



**Town of Seabrook  
 Planning Board Minutes  
 April 20, 2026  
 Seabrook Town Hall  
 99 Lafayette Road Seabrook, NH 03874  
 603-474-5605**

Members Present; Jason Janvrin, Aboul Khan, Bob Albright, Justin Packard, Jill Gordon, George Dow, James Sanborn and Maddie DiIonno, RPC Interim Planner

Chairman Janvrin opened the meeting at 6:30PM with the pledge of allegiance.

**Case 2026-04 – Proposal by Jonathan Clark for 8 lot subdivision on Ledge Road, Tax Map 3, Lots 26, 26-1, 28, 29-2 and 31.**

The applicant has requested a continuance, Janvrin continued the case until May 18<sup>th</sup>.

**Master Plan**

Tom Morgan was present at the meeting; he has passed out the update chapters of the master plan and asked the planning board to review the updates. He stated the board will end up on voting on the revised chapters and he wants to make sure they are satisfied with the board before they meet again next month. Morgan stated that for the next few chapters, he will be holding an event in June that the town residents can attend to put in their input. Janvrin said on page 18 for facility and services, there is a spelling error in the name, Morgan stated that he will fix. Janvrin stated that he would also like the new wells on Stard Road be put in the master plan, they aren't going to be online until 2030, but would like it mentioned in the plan. Morgan stated that he will keep the secretary in contact regarding future public hearings and meetings for the master plan.

**Case 2026-08 – Proposal by Elite Solutions Inc for a conditional use permit at 39 Pages Lane, Tax Map 7, Lot 16-20**

The applicant was not present at the meeting, he is looking for a conditional use permit for his business at 39 Pages Lane. He owns a cleaning business and would like to have his 2 company cars registered and kept on the property.

<b>Motion:</b>	<b>Janvrin</b>	To accept case 2026-08 as administratively complete.
<b>Second:</b>	<b>Dow</b>	Unanimous

<b>Motion:</b>	<b>Janvrin</b>	To waive item C on the application submittal and find that the google image that was submitted is suffice.
<b>Second:</b>	<b>Albright</b>	Unanimous

Janvrin went over the 5 criteria's, Gordon had one concern about the number of vehicles, Janvrin stated that they can put in the motion that he is limited to 3 company vehicles at the property. There were no other concerns from the board.

<b>Motion:</b>	<b>Dow</b>	To grant the conditional use permit for case 2026-08, with the condition that no more than 3 company owned vehicles can be on the property
<b>Second:</b>	<b>Gordon</b>	Unanimous

### **122 Stard Road Billboard by Northvision, LLC**

James Scully, Morris and Scully PLLC, was present representing Northvision LLC. He stated that he is representing the applicant, Janvrin stated that there is no application pending in front of the board at this moment, and that they are hearing information regarding this matter of the billboard. Scully stated that the proposed billboard will be used as governmental use through the towns retained rights within the lease. He said that the billboard will be used for notification purposes, and the town can use the billboard for emergency situations, typically civil disasters, amber alerts, tides, and etc.. Janvrin asked if they have submitted an application for the board's input, Scully stated they have submitted information briefing package. Janvrin stated that he hasn't seen an application or a public notice for this hearing or abutters have not been notified. Scully stated that they have submitted the application, and abutters do not have to be notified RSA 674, as this is for governmental use. Scully stated that they hand delivered the application on April 14<sup>th</sup>, Janvrin stated that the board has until May 14<sup>th</sup> to hold a public hearing regarding this matter, Scully stated that they were placed on the agenda for tonight for public hearing, Janvrin stated that is incorrect and that they were placed for a discussion, as there was no public notice posted for this meeting. Scully stated that they didn't need public notice, Janvrin stated that in his opinion, along with the board attorney, that this is not a governmental use of the property. Janvrin continued the matter until May 4<sup>th</sup>, as that is in the 30-day window of submittal.

Chairman Janvrin recessed the meeting for 5-minute break at 7:40PM. Janvrin reopened the meeting at 7:46PM.

**Case 2026-07 – Proposal by Four Seasons LLC for a site plan review at 30 Perkins Ave at Tax Map 8, Lot 1.**

Wayne Morrill, Jones and Beach Engineering was present, he thanked the board members for coming to the site walk regarding some concerns at the last meeting. Morrill stated that they discussed concerns regarding the entrance driveway coming into site, as board members pointed out that there is a blind corner and when the truck goes around the corner he has to swing out goes into the wrong lane. Morrill stated they shut down one of the driveways and took the southern driveway and pulled it all the way down to the corner. He also stated that he is going to put yield signs as well, so cars will slow down. Morrill said they put on the plan that the dumpster will be maintained and checked monthly to make sure everything is satisfied, along with adding the hours to the plan, as the dumpster is on the side of the site of the abutters. Morrill stated they hired an independent water company to do a study from surrounding area hotels to show the board around how much water they will be using. The study stated that the water usage per day will be around 3,185 gallons at 100% capacity. Morrill said that the landscape plans will put out a lot of color, trees and shade on the property, and they are asking for a waiver for the landscape plan. Morrill stated that he hasn't received any more comments at the time from TEC, but has been back and forth with Chris Raymond, and if there are any additional comments they will abide by them. Janvrin stated that it would be useful to put a point well in to wash the sidewalks and exterior instead of using the town water, Morrill stated he will speak to his client regarding that. Janvrin asked about snow storage, Morrill said that there is snow storage onsite, and once it gets large enough, it will get trucked off site. Janvrin said that he has seen the memo yet for the exaction fee from TEC, but he needs to go back at the original site plan to see what the original memo said, Morrill believes the fee will be for an additional 30 rooms from the original.

Susan Mooskian, 14 Spruce Court, a member of the Seabrook Village Coop was present, she raised some concerns she had to the board. Mooskian stated that only 9 houses in the coop were notified as abutters, but all residents mainly use the access on Perkins Ave, and why weren't the rest of the abutter notified. Mooskian voiced concerns with the traffic on Perkins Ave as it is dangerous and almost accidents there every day. She also stated they also have concerns with noise, lighting and the buffing area between the coop and BJ's property. Janvrin stated that the lighting has been shown on the plans, and there is no light trespass past the pond. Janvrin read the definition of an abutter from the NH statute, and stated that the direct abutters were noticed, along with the Seabrook Village Coop Owner. Janvrin stated the fence/sound wall is only 6 feet tall by town regulations, when they did the site walk there is one home on the hill, where you can see the lot, and understand the concerns of the hotel being able to look out and see the coop houses. Janvrin stated that he doesn't want to discount the concern, but the applicant has the ability to develop their property under the zoning, and they have come up with landscaping to help with the concern. Mooskian also has concerns with people from the hotel using the trail coming into the coop near the pond, the board members asked the property owner if they could

put up a sign where the trail open is, that stated no trespassing onto the coop, and they stated they would do that. Mooskian asked if it could be completely closed off, Morrill stated that they can close that off, cause stormwater collects and goes through that channel, he recommended a chain fence right there along with the sign. Morill stated he will ask the owner (BJs) and see what they will say, as the property that is being discussed tonight is the back lot for the hotel. Morrill and the board discussed the problems on Perkins Ave and the traffic, Morill said that the road is as wide as it goes, and cannot widen it, along with DOT stating there is no other improvements that could be made. Morrill stated that himself, developer, BJs and the town tried to get the slip lane in with DOT and they denied it every time. Morrill said they will repaint the stop bars at Perkins Road and BJ's access points on the site. He stated he will reach out to the BJ's owner and start with the process of the modifications for the abutters.

<b>Motion:</b>	<b>Janvrin</b>	<p>1. Section 5.030 – The stamp or seal of a Licensed Landscape Architect</p> <p>In granting this waiver, the Board found that landscape plan as submitted is sufficient and satisfies the purposes and intent of Section 13, Landscape Design Standards. The Board further found that the waiver is consistent with the spirit and intent of the Site Plan Regulations and that granting such relief will not result in any adverse impact to public health, safety, or welfare.</p>
<b>Second:</b>	<b>Dow</b>	Unanimous

<b>Motion:</b>	<b>Janvrin</b>	<p>To approve case 2026-07 with the follow conditions;</p> <p>Conditions Precedent:</p> <ol style="list-style-type: none"> <li>1. All applicable local, state, and federal permits shall be obtained. Permit numbers shall be noted on the approved plans.</li> <li>2. A construction security in the amount of \$140,000, together with an executed site security agreement, shall be submitted to the Town prior to the commencement of any construction activity in accordance with Section 9.101 of the Seabrook Subdivision Regulations.</li> <li>3. All outstanding comments identified in the review letter dated March 18, 2026, and any subsequent letters issued by TEC, Inc., shall be addressed to the satisfaction of TEC, Inc.</li> <li>4. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, shall be paid in full by the applicant prior to the issuance of any permits.</li> </ol>
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		<p>Conditions Subsequent:</p> <ol style="list-style-type: none"> <li>1. A pre-construction meeting shall be held between the contractor and town officials designated by the planning board to discuss the proposed construction.</li> <li>2. As-built plans shall be submitted to the Planning Board immediately following completion of the project and before release of site security certifying that the project has been substantially completed in a manner consistent with the approved plan.</li> <li>3. The exaction fee in the amount determined by TEC, Inc., shall be paid by the developer prior to the issuance of an occupancy permit.</li> <li>4. Water conservation measures as submitted to the Planning Board and discussed at the April 20, 2026; public hearing shall be implemented to the extent practicable.</li> <li>5. Applicant shall install waterless urinals in the hotel public restroom facilities.</li> <li>6. All outdoor water use shall be supplied from an on-site point well, subject to all applicable local and state regulations.</li> <li>7. The applicant shall repaint stop bars at the Perkins road and BJ's access points on the site, subject to review and approval by the Town Department of Public Works (DPW).</li> <li>8. The applicant shall coordinate with BJ's to evaluate and implement feasible modifications to the entrance of the manufactured housing park to discourage unauthorized pedestrian access from the BJ's property.</li> </ol>
<b>Second:</b>	<b>Albright</b>	Unanimous

<b>Motion:</b>	<b>Janvrin</b>	To approve minutes of March 23, 2026
<b>Second:</b>	<b>Gordon</b>	Yes; Janvrin, Albright, Packard, Dow, Sanborn Abstain; Khan Motion Passed

<b>Motion:</b>	<b>Janvrin</b>	Too extend the contract for the services of Rockingham Planning Commission for 365 days with the condition that either party can terminate the contract with a 60 day notice.
<b>Second:</b>	<b>Albright</b>	Unanimous

Chairman Janvrin adjourned the meeting at 9:22PM. Minutes were taken by Kelsey Johnson.