

Seabrook Planning Board Meeting Schedule and Submittal Deadlines 2026 - 2027

All applications to the Seabrook Planning Board must be submitted according to the schedule below. To be placed on the Planning Board agenda, **complete application packages** must be received by 4:00pm on the application submittal deadline listed below. Applications received after this deadline will be scheduled for the next available planning board meeting.

Complete Applications – Applications must include all materials and information required by the checklist in the Planning Board Application Form. Applications that are incomplete or missing required materials will not be placed on the Planning Board agenda.

Applications must be submitted using the official Planning Board Site Plan Application Form, and all application fees are due at the time of submittal. Complete application packages shall be provided to the Planning Board Secretary, Town Engineer and Rockingham Planning Commission (see contact information below). Submittals must include both hard copies and electronic copies of all materials. **Please refer to the Planning Board Application Form for additional instructions and requirements.**

<u>Planning Board Meeting Date</u>	<u>Application Due Date</u>
Monday, July 6, 2026	Monday, June 8, 2026
Monday, July 20, 2026	Monday, June 22, 2026
Monday, August 3, 2026	Monday, July 6, 2026
Monday, August 17, 2026	Monday, July 20, 2026
Monday, September 14, 2026*	Monday, August 17, 2026
Monday, September 28, 2026*	Monday, August 31, 2026
Monday, October 5, 2026	Tuesday, September 8, 2026
Monday, October 19, 2026	Monday, September 21, 2026
Monday, November 2, 2026	Monday, October 5, 2026
Monday, November 16, 2026	Monday, October 19, 2026
Monday, December 7, 2026	Monday, November 9, 2026
Monday, December 21, 2026	Monday, November 23, 2026
Monday, January 4, 2027	Monday, December 7, 2026
Monday, January 18, 2027	Monday, December 21, 2026
Monday, February 1, 2027	Monday, January 4, 2027
Monday, February 15, 2027	Monday, January 18, 2027
Monday, March 1, 2027	Monday, February 1, 2027
Monday, March 15, 2027	Monday, February 15, 2027
Monday, April 5, 2027	Monday, March 8, 2027
Monday, April 19, 2027	Monday, March 22, 2027
Monday, May 3, 2027	Monday, April 5, 2027
Monday, May 17, 2027	Monday, April 19, 2027

Monday, June 7, 2027	Monday, May 10, 2027
Monday, June 21, 2027	Monday, May 24, 2027
Monday, July 5, 2027	Monday, June 7, 2027

* September 2026 Meeting Dates revised due to Holiday.

***Technical Review Committee (TRC):** Certain applications, including major site plans, subdivisions involving the creation of a roadway, and other applications determined by Town staff, may be required to attend a Technical Review Committee (TRC) meeting prior to the Planning Board meeting. The TRC generally meets on the second Tuesday of each month. Applicants will be notified by Town staff if TRC review is required.

Please send complete application package to:

Seabrook Planning Department
99 Lafayette Road, Seabrook, NH 03874
spb@seabrooknh.org

Christopher Raymond, PE, TEC Inc. **(electronic copy only)**
CRaymond@TECinc.com

Madeleine Dilonno, Rockingham Planning Commission **(electronic copy only)**
mdiionno@therpc.org

APPLICATION TO THE PLANNING BOARD

TOWN OF SEABROOK, NEW HAMPSHIRE

Date Received: _____ Zone _____ Tax Map # _____ Lot # _____ Case # _____

Case #s for prior Planning Board proposals concerning this property - Required _____

Applicant(s) _____ Telephone _____ email address _____

Property Address _____

Name of Property Owner (s) _____ Telephone _____ email address _____

The Planning Board Secretary may not take delivery of your application if any of the below listed items applicable to your project are not included with your application. The calculation worksheet is on page 2. Further instructions are in Exhibit A, and in the Planning Board Application Procedures and Guidance Manual.

Application Submittal Items

- A) Application Fee
- B) List of Abutters - "any person whose property is located in NH, and adjoins or is directly across the street or stream from the land under consideration by the Planning Board, per RSA 672:3.
- C) Plan: 3 Paper copies 22" x 34", and a .pdf
- D) Proof of application for State Permits (if applicable)
 - () Curb Cut Permit or other permit related communications from NH Department of Transportation
 - () Site Specific Permit (erosion control, per RSA 485-A: 17)
 - () Dredge/Fill from NH Wetlands Board / Shoreland Protection Zone Permit
- E) Proof of Ownership: a copy of the existing deed, and a copy of the Tax Map evidencing that the lot(s) is an existing lot of record
- F) Cost Estimates for work such as electrical installation, water and sewer installation, removal of sumps, grading, paving and drainage
- G) Condominium Documents - two copies of proposed documents plus attorney certification. The signed original to be supplied after the Board approves the project.
- H) Deeds, easements, rights-of-way etc. – two copies of existing and/or proposed documents. Signed originals to be supplied after Town Planner and Town Manager review.
- I) Stormwater Operations and Maintenance Manual

Submittal Requirements

Check whichever fees apply	Item to be Submitted	Fee
Subdivisions up to 5 lots (no road required)	A B C D E F H I	\$200 + \$100 per lot
Subdivisions up to 5 lots including a roadway	A B C D E F H I	\$500 + \$250 per lot
Subdivisions in excess of 5 lots including a roadway	A B C D E F H I	\$1,000 + \$500 per lot
Lot-Line Adjustment or Removal	A B C E H	\$300
Site Plan	A B C D E F H I	\$300 + \$100 per every 1,000 sq ft of net increase in impervious surface
Amended Site Plan (must be submitted less than one year after original site plan approval and impact less than 10% of approved site plan impact area; see Section 3.500 of the Seabrook Site Plan Regulations).	A B C D E F H I	\$150 + \$50 per every 1,000 sq ft of net increase in impervious surface
Condominium Conversion	A B C E G H	\$300 plus \$100 per condo unit
Low Impact Proposal	3 copies of drawing or overhead; see checklist;	\$300
Voluntary Lot Merger	A E + 3 Plans	\$100 + \$50 per lot
Conditional Use Permit	A B C D E F	\$100
Public Notice		\$150
Abutter, Owner, and Professional Service Provider Notices		\$125 + \$12.25 per owner, applicant, professional service provider; \$2 per abutter
Recording of mylars and documents		Actual Cost based on number of pages + \$100
Re-submittal of Plan or Mylar for non construction Correction, or recording of mylar for condo conversion		\$100

The Planning Board meets the first and third Tuesday of every month. All documents must be submitted to the Planning Board Office a

minimum of 28 days prior to the hearing date. Contact the Planning Board Secretary for submission schedule or assistance. The Planning Board Secretary will inform you of your case number upon receipt of a complete application. This case number must be used on all correspondence and submission documents.

***APPLICANT IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH ALL TOWN AND STATE REGULATIONS.**

Application to the Seabrook Planning Board

Case # _____

Fee Calculation Work Sheet

Please use the table below to calculate the fees due to the Seabrook Planning Board with your application and include this worksheet with your application. Make all checks payable to: Town of Seabrook.

	Fee item	Calculation	Sum
	Subdivisions up to 5 lots – no road	\$200.00 + (\$100.00 X ----- (fill in number of lots)) =	
	Subdivisions up to 5 lots including a roadway	\$500.00 + (\$250.00 X ----- (fill in number of lots)) =	
	Subdivisions in excess of 5 lots including a roadway	\$1,000.00 + (\$500.00 X ----- (fill in number of lots)) =	
	Lot Line Adjustment	\$300.00	
	Voluntary Lot Merger	\$100 + \$50 per lot	
	Site Plan Review	\$300 + \$100 per every 1,000 sq ft of impacted area– identify and measure all impacted area including, but not limited to, buildings, parking, landscaping, woodlands and wetlands;	
	Amended Site Plan	\$150 + \$50 per every 1,000 sq ft of impacted area– identify and measure all impacted area including, but not limited to, buildings, parking, landscaping, woodlands and wetlands;	
	Condo Conversion	\$300.00 + (\$100.00 X ----- (fill in number of units)) =	
	Low Impact Proposal	\$300	
	Re-submit/Mylar Correction	\$100.00	
	Public Notice	\$150.00	150.00
	Abutter, Applicant & Professional Service Provider Notices – names supplied on 3 sets of address labels	\$10.48 X (for each owner, applicant & engineering firm) = A \$7.78 X (fill in number of abutters per NH RSA676:41 (d) = B A + B =	
	Recording of mylars, documents, and condominium documents	Actual recording costs (see charts below for size/mylar cost) X (number of sheets) + \$100.00 (plus \$26.00 per sheet to be recorded via a separate check made out to the Rockingham Registry of Deeds this amount should not be included in the fee total)	100.00
	Application Administration fee	\$150.00	150.00
		TOTAL Amount Due	
	State <u>LCHIP surcharge</u>	\$25.00 due on each deed, and plan set recorded per RSA 478:17g, II-(a), A check made payable to Rockingham County Registry of Deeds must be submitted to the Planning Board following the signing of the mylar.	

Mylar Plan Size	Cost	Document Recording Fees:
8 ½ X 11 inches	11.00	17.00 for first page, 4.00 each additional page
11 X 17 inches	11.00	17.00 + (----- (number of pages) X 4.00) =
17 X 22 inches	16.00	(A separate check will need to be made out to the Rockingham Registry of Deeds prior to the recording of Condo Docs and all other documents to be recorded. The Fee schedule is set by the Registry)
22 X 34 inches	26.00	

Additional Fees

Plan Review: All plans will be reviewed by the Town Planner. Subdivisions that include provisions for roadway construction or connection to Town services, and most site plans, will be reviewed by the Planning Board's engineer. The cost for such reviews shall be borne by the applicant. Town Planner Review and Engineering Review will be billed on a per-hour rate.

Additional Fees: The Planning Board may require additional fees or escrows in connection with a particular case application

process including, but not limited to, administration, research, special investigative studies, review of documents, attorneys, inspections, and other professional services, as per NH RSA 674:44V and NH RSA 674:41. The need for additional services incurring fees and/or expenses shall be the sole determination of the Planning Board. All additional fees specified in Section 4 of the Subdivision Regulations apply to applications for site plan review. The Planning Board reserves the right to recover all legal fees in connection with an application, including court related fees. The Applicant will receive one or more Invoices for amounts to be reimbursed to the Planning Board. Prompt payment is expected. All outstanding Invoices shall be paid prior to the recording of a mylar or the issuance of a building permit. All reimbursement amounts due shall be paid in full prior to the issuance of an occupancy permit.

Incomplete Applications. Applications submitted to the Planning Board that are incomplete will result in an administrative processing fee of \$75.00

Returned Checks. The assessment for returned checks is \$50.00. Your application will be suspended until all fees due are paid in full

Technical Review Committee. The applicant shall reimburse the Town for the cost of Technical Review, if such review is required by the Planning Board. The calculation of such costs shall include the hourly rates for each member of the Technical Review Committee, and that of the Secretary.

Charge for Extensive Review

Construction Oversight – The Applicant shall reimburse the Town for all costs of construction monitoring as determined by the Planning Board. The applicant shall reimburse the Town for all costs of outside inspection services incurred by the Building Department.

Administrative Service Fee – The applicant will be assessed an administrative fee of 20 percent of the cost of professional services rendered to the Planning Board. Said fee is intended to cover accounts payable and record keeping, but in no instance shall the fee exceed \$100 per invoice.

Applicant's Follow-on Responsibility. Applicants are responsible for providing revised plansets and mylars, in a timely way after the application has been approved, and for carrying out the conditions of the Notice of Decision. The Applicant will receive one or more invoices for amounts to be provided or reimbursed to the Planning Board. **Plans and mylars will not be signed unless they are entirely satisfactory to the Town Planner and all invoices provided to date have been paid.** . A fee of \$100 will be assessed for refilling of any Mylar rejected by the Registry **Outstanding Invoices must be paid in full prior to the Planning Board Chair signing the final revised planset, and again prior to the issuance of a Certificate of Occupancy.**

Exaction Payments – During the approval process the Applicant and the Planning Board may agree to certain offsite or exaction mitigation payments. Such payments shall be identified as a condition of approval, and shall be paid in full prior to the issuance of a certificate of occupancy.

Security Amounts

The minimum security amount for any case is \$5000 or as recommended by the Planning Board Engineer, and/or as stipulated by Planning Board approval. Security must be submitted prior to the preconstruction meeting and/or the issuance of a building permit.

Re-submittal of an Application – The fee for resubmitting an Application within one year is at least one half the original application fee, but no less than \$500. In the event that the Planning Board's review of the re-submittal extends more than three meetings, the applicant will be assessed the full original application fee in addition to fees specified in Section 4.330 above.

Describe existing uses and structures on the property.

Describe proposed uses, structures and modifications: _____

CERTIFICATION

Case # _____

I certify that this application and the accompanying plans, supporting information and documents are originals or true copies, and have been prepared in conformance with all applicable regulations. I have read "The Town of Seabrook Land Use Regulations" and the "Planning Board Application Procedures and Guidelines Manual". I understand that the Applicant is responsible for payment of all costs associated with the review of this Application.

OWNER(s): _____
(signature) _____ (print)

(address)

(signature) _____ (print)

(address)

APPLICANT(s): _____
(signature) _____ (print)

(address)

(signature) _____ (print)

(address)

AGENT*: _____
(signature) _____ (print)

(address)

*If an Agent is designated, an authorization letter signed by Owner must be submitted with the Application

Copies of the Town of Seabrook Land Use Regulations, and Application Procedures and Guidelines Manual are available on-line and in the Planning Board Office, Seabrook Town Hall, 99 Lafayette Road, Seabrook, NH 03874, Phone: 603 474 5605 e-mail: planningboard@seabrooknh.org.

Checklist of Items Required for an
Application to the Seabrook Planning Board

Case # _____

	*	Item	Submitted	Not Submitted	N/A	Authority
<i>Application</i>	L	Completed application form with owner signature				Applica. Form
	L	Fees paid				Sub III-E
	L	Abutters list				Sub V-E5
		Copy of deed				Applica. Form
		Cost estimate for site work				App Form F
<i>Low Impact Proposal</i>	L	3 copies of plan sheets, drawings, or aerial photos depicting the site with lot, building, driveway, parking dimensions and setbacks;				Site Plan Section 4
<i>Subdivision & Site Plan Exhibits</i>		Three 34"x22" paper copies of the plan sets				Sub V-A
		Scale not greater than 20' nor less than 100'				Sub V-B
		Locus				Sub V-C
	L	Title Block, with space for Case #, parcel identification, owner and plan preparer ID in lower right corner				Sub V-E1
	L	Date				Sub V-E2
	L	North arrow				Sub V-E2
		Surveyor stamp				Sub V-E3
		Engineer stamp				Sub V-E3
		Wetlands Scientist stamp				Sub V-E3
		Landscape Architect Stamp				Site V
		Easements and easement holders				Sub V-E5
		Dimensions to hundredths of a foot				Sub V-E6
		Radii & bearings of prop lines, ways & easements				Sub V-E6
		Street & Utility profiles, cross sections & details				Sub V-E7
	L	Street name				Sub V-E8
	L	Proposed use of property				Sub V-E9
		Proposed public areas				Sub V-E10
		Permanent monuments				Sub V-E11
		Flood elevation data				Sub V-E11
	L	Sign details				Sub V-E12
	L	Lighting details				Sub V-E12
		Landscaping details				Sub V-E12
		Driveway details				Sub V-E14
		Wetlands, streams, ponds & creeks				Sub V-E15
		2-foot contours, existing & proposed				Sub V-E16
		Revision Block to the left of Title Block				Sub V-E17
		Approval signature line above Title Block				Sub V-E18
		Stormwater Drainage Analysis				Sub V-M
		Stormwater Operations & Maintenance Manual				Sub V-N
		Intended location of dwellings & structures				Sub V-E19
	L	Signature of Planner or Building Inspector				

* Low Impact Proposal: Applicable items required to be submitted for an Low Impact Proposals are designated by an "L".

Signature of Town Planner or Building Inspector to allow a Low Impact Proposal.

		Item	Submitted	Not Submitted	N/A	Authority
<i>Subdivision &</i>		Size and location of impermeable surfaces				Sub V-E20
<i>Site Plan Exhibits</i>	L	All appropriate setback lines				Sub V-E21
		Lot depth & width rectangles on building sites				Sub V-F
	L	Lot numbers				Sub V-G
	L	Street numbers				Sub V-G
		Board of Adjustment approval with explanation				Sub V-H
		Applications filed for State & Federal permits				Sub V-I
		ConComm comments, if wetlands involved				Sub V-J
		Technical Review Committee comments				Sub V-K
		Wetlands Survey extending 25 feet off-site				Sub V-L
		Permanent boundary markers for wetlands				Sub V-L
		Stormwater Pollution plan				Sub V-M
		Erosion & Sediment Control plan				Sub V-N
		Water Meter installation note				Sub V-O
		Draft Deed citing easements and wetlands				Sub V-P
		Acreage				Sub V-E4
	L	Waiver Requests in Writing				Sub V-B
<i>Site Plan Exhibits</i>		Architectural elevations				Site Art. VI
	L	Lighting fixture details				Site Art. VI
	L	Lighting locations & hours of operation				Site Art. VI
		Maintained horizontal luminance				Site Art. VI
		Photometric grid				Site Art. VI
		Light pole foundation & pole details				Site Art. VI
		Traffic Study				Site Art. XI
<i>CondoConversion</i>		Certified copy of condo documents				Site Art. XI-A
		Utility plan showing shutoff valves				Site Art. XI-B
		Wetland delineation				Site Art. XI-E

APPLICANTS MUST SUBMIT ALL ITEMS ON THE CHECKLIST OR REQUEST A WAIVER IN WRITING WITH THE APPLICATION FOR ANY ITEM NOT SUBMITTED.

End of Application Case # _____