



**Town of Seabrook
Planning Board Minutes
June 1, 2026
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Harold Eaton, Justin Packard, Robert Albright, James Sanborn, and Maddie DiIonno, RPC Interim Planner

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

Request to release site security for case 2019-14, 81 Ledge Road

Janvrin stated that 81 Ledge Road is asking for their remainder of their site security. TEC submitted a letter recommending the request to release the funds back to the property owner and all inspections have been completed.

Motion:	Janvrin	To release the remainder of site security for case 2019-14 with the condition that the planning board receives an as-built.
Second:	Albright	Unanimous

Master Plan

Tom Morgan was present to discuss the master plan, he stated that back in April he gave the board 4 chapters for their review, Existing Land Use, Town Facilities and Services, Natural Resources and Historical Resources. He stated that all the edits that the board made are now in the updated chapter. Morgan stated that once the board is satisfied with these chapters, they will hold a public hearing and adopt the chapters when ready. He said that he is working on the next few chapters, one of them is Future Land Use, which is a high priority. Morgan stated that he will be holding a Planning Charrette on June 20th, 12PM at the library for the public to come and voice their input. Eaton stated that the 250th Committee are having a carnival on July 25th and would like Tom to attend as this is a big event for the community, Morgan stated that he will definitely attend. The board discussed and agreed to hold a public hearing on July 6th for the 4 chapters, Existing Land Use, Town Facilities and Services, Natural Resources and Historical Resources, and that the public can access these chapters at www.seabrookmp.online.

Blade Flag – Zoning Legislative Intent

Janvrin stated that in chapter 13, prohibited signs, it states “Animated, moving, flashing, spinning, revolving, scrolling, or intensely lighted signs and signs that emit audible sounds or noise are prohibited in order to enhance traffic safety”. Janvrin stated that blade signs are flags on a pole and they wave around, and there has been an abundance of them, and if blade signs fit in the category of prohibited signs. The blade signs are in fact prohibited as they are moving constantly and a distraction to drivers. Janvrin stated that he has been seeing a lot of complaints regarding the signs as there has been a lot placed by businesses on route one. The board discussed and agreed that the intent of prohibited signs does apply to blade signs and would like to send the code enforcement officer a memo that business are in violation and that the code enforcement officer is to send violation letters to these businesses.

Motion:	Janvrin	To planning board, find that blade signs do in fact pose a violation of section 13.400 and to write a letter the code enforcement officer and BOS request that it be enforced.
Second:	Albright	Unanimous

RPC Planning Contract

Janvrin stated that the planning contract with Maddie, Town Planner from RPC has expired and needs to be renewed, the renewed contract will start on July 1st. He stated the contract is very straight forward and will pay two lump sum payments in July and January of 2027. Janvrin stated that Maddie will start doing office hours, which are included in this contract, so she is able to meet with applicants. Janvrin said that her services with applicants and TRC will be billed out to applicants which is stated in the planning board application.

Motion:	Sanborn	To authorize Jason Janvrin, Chairman to sign the RPC contract for planning services.
Second:	Packard	Unanimous

Driveway Application Process

Janvrin stated that the DPW Manager is retiring and that the board has delegated the DPW Manager to administer driveway permits, Janvrin stated that the planning board has original and exclusive jurisdiction under statute. Janvrin stated that he is looking for a plan going forward for driveway permits until they hire a new DPW Manager. Janvrin and the board discussed and if the process will be the same, the board will vote to approve the issuance of the permit, DPW will check the driveways to make sure they are according to regs and plans, and once complete the applicant will submit pictures of the driveway to the planning board for final approval. They

agreed to have the discussion again at a later date to figure out who will be signing off on the driveway permits for the DPW and the Planning Board.

RPC Alternate Commissioners

Janvrin stated that as of right now Justin Packard and Aboul Khan are the reps for RPC for Seabrook but are looking for 2 alternates just in case they cannot attend those meetings. Robert Albright has volunteered to be an alternate.

Motion:	Janvrin	To appoint Robert Albright as an alternate for the RPC.
Second:	Packard	Unanimous

Janvrin stated that he will notify the town managers office for Board of Selectmen approval.

Janvrin asked Justin Packard if he is planning on going to the Annual RPC meeting and meal, Packard stated he is planning to attend.

Motion:	Sanborn	The planning board take \$100, \$50 a person, for the two commissioners to attend the annual meeting.
Second:	Eaton	Yes; Janvrin, Albright, Sanborn, Eaton Abstain; Packard Motion Passed

Janvrin adjourned the meeting at 8:48PM. Minutes were taken by Kelsey Johnson.