



**Town of Seabrook
Planning Board Minutes
June 15, 2026
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Harold Eaton, Justin Packard, Jill Gordon, James Sanborn, Dennis Sweeney, George Dow and Maddie DiIunno, 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

Erik Poulin, Jones and Beach Engineers was present at the meeting. He wanted to give the town an update regarding the project; he stated that the applicant had a conversation with the town regarding purchase of the properties but that has stalled, so as of right now they are seeking approval from the planning board. Poulin stated that the main thing that has changed is the relocation of the stormwater pond and has pushed it as far as possible away from the towns well radius. Janvrin asked if they have met with TRC regarding the changes to the plans, Poulin stated that they have not. Janvrin stated that this needs to be reviewed by TRC on July 14th, and come back to the board on July 20th. Poulin wrote a letter requesting a continuance to July 20th and submitted it to the planning board.

Motion:	Janvrin	To grant the request for a continuance for Case 2026-04 to July 20 th .
Second:	Sweeney	Unanimous

Case 2026-10 – Proposal by Affordable Computer Technology for a site plan review at 16 Whitaker Way, Tax Map 4, Lot 19-30. (Building Addition)

George Manzi, Secured Recycling and Ryan Gagne, Contractor for the project stated that they hired Millenium Engineering and have submitted updated plans. The new addition will be 1,044 sq ft, as the previous purposed building was 2,500 sq ft. They stated that the drainage on site is fine, and all materials will be kept offsite, and will bring them in as needed. Janvrin stated that the original plan was a separate building, and now they are proposing an attached addition to the existing building, Manzi stated that is correct as it fits the needs better to the business and does not affect the drainage to the lot. Town engineer Chris Raymond, TEC submitted the following

questions for the applicant, Janvrin read the following and Manzi and Gagne answered as followed;

-Is there any sitework associated with the building expansion?

Foundation for New Expansion

-Where will material be stockpiled?

Offsite box truck and material will be stored offsite

-Does the building expansion impact vehicle circulation onsite?

No impact.

Are there any proposed restrooms in the building expansion?

No additional restrooms.

Does the new building require any new utility connections?

Yes, interior lighting and a few receptacles.

Does the new building need a sprinkler system?

The existing building is sprinkled, the new addition is not going to be. Janvrin deferred that question to the deputy fire chief, which the applicant will need to speak with.

Does the new building propose any floor drains?

No floor drains.

Will the roof have a drip edge or downspouts? Where will the roof runoff be directed?

Yes, will have a drip edge and downspout, and be directed towards the street.

Does the building expansion change drainage patterns onsite?

No change to drainage patterns.

What is the plan for erosion control and site stabilization before, during and after construction?

Crush stone already on the site.

What does stormwater do today? Where is it collected and treated?

There is no impact for stormwater currently and not be any after addition.

Does existing stormwater system/BMP's have an O&M plan? N/A

After discussing, Chris Raymond would like the drainage calculation drawn and stormwater looked at, which the applicant will reach out to Henry Boyd, Millenium to have him submit that to the board and Chris.

Motion:	Packard	To accept case 2026-10 as administratively complete.
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Second:	Sweeney	Unanimous
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Janvrin asked if there were any abutters that would like to speak, there was none.

Janvrin stated that there are a few waiver requests,

- Section 5.050 - The location, size and design of proposed signs, outside lighting & other advertising devices. Janvrin asked if there was going to be wall mounting lighting where the new addition will be, Manzi stated there will not be, there is just the existing lighting on the existing building

Motion:	Janvrin	To grant the waiver for Section 5.050 - The location, size and design of proposed signs, outside lighting & other advertising devices.
Second:	Packard	Unanimous

- Section 5.100 - Lighting specifications

Motion:	Janvrin	To grant the waiver for Section 5.100 - Lighting specifications
Second:	Sanborn	Unanimous

- Section 13.100 - Landscape plan stamped and signed by a licensed landscape architect. Janvrin asked if they are changing anything to the landscape, Manzi stated there will be no change to the landscape.

Motion:	Janvrin	To grant the waiver for Section 13.100 - Landscape plan stamped and signed by a licensed landscape architect
Second:	Gordon	Unanimous

Motion:	Janvrin	The planning board find that the 3 waivers granted carry out the spirit of the ordinance.
Second:	Gordon	Unanimous

Motion:	Janvrin	To deny the request for waiver for 4.532 -A stormwater operations & maintenance plan and 4.608 -An erosion and sediment control plan, and to have them submitted to the planning board department and Chris Raymond, TEC.
Second:	Gordon	Unanimous

Motion:	Janvrin	To approve case 2026-10 with the following conditions; Conditions Precedent: 1. All applicable local, state, and federal permits shall be obtained. Permit numbers shall be noted on the approved plan. 2. The applicant shall provide a stormwater operations and maintenance plan and erosion and sediment control plan in accordance with Section 4.532 and 4.608 of the Subdivision Regulations, which shall be reviewed to the satisfaction of the Town Engineer. 3. In absence of a recommendation from the Planning Board's Engineer, site security is set at \$5000 in accordance with Site Plan Regulation section 6. Conditions Subsequent: 1. The project shall comply with all applicable Fire Department and Building Code requirements. 2. Construction of the building shall be completed in accordance with the plans submitted and approved by the Planning Board. Any change in location or size of the building shall be required to come back to the Planning Board for review. 3. A pre-construction meeting shall be held between the contractor and town officials designated by the planning board to discuss the proposed construction. 4. 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. 5. Any changes to exterior lighting or signage on the property shall comply with all applicable provisions of the Seabrook Zoning Ordinance.
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Second:	Sweeney	Unanimous
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Case 2026-14GU – Billboard at 122 Stard Road, Tax Map 4, Lot 30

Attorney William Warren, DTC, Town Counsel was present via Zoom, he stated that he represents the town and select board in connection with the governmental use (RSA 674: 54) application that was submitted for a proposed billboard on town owned property on Stard Road, located between Coca Cola and the Hampton Fall town line. Warren stated that governmental uses are typically exempt from local land use regulations, including site plan and subdivision regulations and the towns zoning ordinance. He said when a municipality proposes to use government land for any purpose, the municipality is required to notify the Board of Selectmen and the Planning Board, which are authorized under statute to hold a public hearing, the planning board are authorized to issue non-binding comments on the projects compliance regarding the town regulations and zoning ordinance. Warrant said the statute limits the planning board making nonbinding comments, they are interested in what the planning board has to say about the project. Warren stated that the town has been working on the project for 2.5-3 years, with North Vision LLC. North Vision LLC proposed to lease the town land for a private advertising billboard, the town and BOS had no objections and was placed on the 2025 town warrant, which was passed by 70% of the voters. In the course of negotiating a lease, there were issues with the title of land, and there was a court case to ensure the town has title to the land, which was completed at the end of 2025. Warren stated that the town has entered into a lease agreement with North Vision LLC which will be responsible for building and maintaining the billboard and will be paying the town \$50,000 a year for a host community fee, on top of the yearly rent that is in the lease. While negotiating the town gave North Vision two options; the first option was to construct the billboard for private advertising use, the only benefit would be the rental payment and the host community fee. The second option in which the town proposed, a government use of the sign, with the conditions in the lease that the sign will be used for government purposed and the town will be able to use the sign for 20 hours a month to share information to the community, along with the rental and host fees. Warren stated that the lease grants the town to use it to little or no restrictions when it comes to emergency communications. Janvrin stated where the billboard sits, its considered a class VI road and how that will be handled, Warren stated that the road has been discontinued by town meeting with a warrant article along with the billboard article. Janvrin asked DiIunno to go over the project as if they had to go in front of planning for a site plan review. DiIunno stated under the normal land use regulations, this would require site plan review and would have been all the planning application requirements. She did state they would have to get a variance as well, as billboards are not allowed on the west side and only on the east side. Janvrin asked if the emergency system Code Red would tie into this system, Attorney James Scully, counsel for North Vision LLC stated whatever the technology NH uses for emergency messaging the applicant intends to utilize and set up.

Attorney Paul Pappas, representing Scott Blood, 21 Stard Road stated that they didn't get official notice regarding this project. Pappas asked if they could conduct another meeting at a later date, Janvrin stated that the planning is required to give public notice regarding this project, which was posted, but as this is not a planning board case, they are not required to notify abutters or formally review it as a site plan. Blood voiced that he does not believe that this project does not fit the use of governmental and is not zoned appropriately for where it is going. There were no other questions from the board or public. Janvrin stated he will work with DiIunno with comments regarding the project and submit them to the town.

Motion:	Janvrin	To continue the public hearing to July 6 th , 6:30PM.
Second:	Gordon	Unanimous

Janvrin recessed the meeting for a 5-minute break at 7:33PM and opened the meeting back up at 7:39PM.

John Drivas, Reds Kitchen and Tavern was present and stated that he submitted an application for an entertainment license to the BOS, which they tabled as they wanted planning board review. Janvrin stated that in 2020 they had an application for outdoor seating, and in the NOD it stated they would have no music go past the property line and will only have overhead speaker music and needs to be shut off at 10PM. The planning board discussed and stated they cannot change the NOD that was previously approved, and they would have to submit a new site plan review, to explain to the board exactly they layout of the outside entertainment and noise concerns.

Driveway Applications

Janvrin stated that they will take this subject up on the July 6th meeting

Grants – The Prep Project Builder and Taking Action for Wildlife

DiIunno stated that the PREP grant is available for water resource protection related projects, which she has put together an application for, to be able to use these funds for the wetland and aquifer protect ordinances to be updated.

Motion:	Sanborn	To allow Chairman, Jason Janvrin to sign the letter of support for the PREP grant application.
Second:	Gordon	Unanimous

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