



**Town of Seabrook
Planning Board Minutes
February 2, 2026
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Paul Knowles, Bob Albright, Justin Packard, Jill Gordon, Sam Merrill, James Sanborn III and Maddie DiIonno, RPC Interim Planner

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

Case 2025-22 – Proposal by DECM LLC for a 9 lot subdivision at 227 Lower Collins Street, Tax Map 14, Lot 43

Kat Morrill, Millenium Engineering was present, she stated that this projected is for a 10 lot subdivision, with 9 new residential homes with a new road off of Lower Collins and a 22.2 acre lot that will be donated to the town. Morrill stated that they came to the planning board on January 5th to discuss the waivers and the initial details of the project, which the board decided to hold off on so they could do a site walk, the board went on a site on January 10th. Morrill stated the board, dept heads, and abutters were in attendance for the site walk to discuss some issues, especially with the speeding at the end of Lower Collins, with the feed back they decided that they will install a stop sign at the end of the proposed cul-de-sac facing out towards Lower Collins. She said the group at the site walk got to see where some of the new homes will be located, along with the privacy fence that will be installed between the property and the Twin Brooks Campground. Morrill stated that went back to TRC along with multiple individual meetings with department heads to make sure everything is addressed. Morrill said that she has been in contact with the fire department regarding house numbers, and they requested that odd numbers be on the left, plans will be revised with the new numbers. They were supposed to have a meeting with the conservation commission, but it got cancelled, but they did review the letter from Morrill about the intentions of the donation parcel and project, and the commission submitted a letter with their endorsement. Morrill said did get TEC's comments and she is going to format a response to Chris Raymond this week. Janvrin stated that in TEC's comments it states that lot 4 and 8 don't have enough frontage, Morrill stated on the printing of the plans a label dropped off and that lot 8 does have the appropriate amount of frontage, Janvrin asked about lot 4, Morrill stated if you look at the plans it says 93 ft and then 7ft, which gives the appropriate amount, Janvrin stated to make sure everything is cleaned up before recording the mylar for the registry. Janvrin asked about turn radius for firetrucks, Morrill stated that in the original submission they did provide a turning template, she has then spoken to Rick Saracy, Fire Deputy and she has revised the turn template to be able to fit the fire apparatuses that the

department has. Janvrin stated that TEC made the request that the tree clearing limits on the plans, Morrill stated on the plans and erosion control plan it shows what trees have been picked up and what trees they plan to save and remove. Janvrin stated that the DPW had comments about the driveways for lots 5 and 6 and he sees them as problematic with snow going into the driveways when plowing, Morrill stated they have not moved the driveways but still have been looking for ways to move or adjust them. Janvrin stated that they will hear from abutters before they go over the waiver requests.

Sherry Watson, 90 Marshview Circle, stated the neighborhood has several concerns as they have submitted in a letter to the board. She stated that they have concerns with the road width going from 22 ft to 20 ft as the average car is about 7.5 ft wide, and it doesn't leave a whole lot of room if two cars are passing each other, or if there are cars parked on the side of the road. She stated that if they took out some of the lots if that would help the problem, Janvrin stated that the proposed lot sizes are in regulation with the zoning regulations. Watson asked if a wetland engineer company has come out to recheck the flag and that they hold off on the waivers until that is completed. Morrill stated that wetland delineations are good for 5 years, and was done September of 2022 and soil mapping was done in 2025.

Janvrin addressed the letter from the abutters, and he stated when an application comes to the planning board, they check the plans, to make sure they meet zoning, utility and stormwater requirements, they don't look at the underlying tone of financial benefits for the applicant.

John Watson, 90 Marshview Circle, believes accepting these waivers could hurt the town regarding future expenses to fix the town roads or any other issues in the future.

There were no other comments from the abutters.

Kat Morrill stated that they are asking for a waiver from Seabrook Subdivision Regulations Section 6.1 subsection 6.103 for underground utilities – specifically underground electric. Applicants propose traditional overhead wires and services for the new lots. Poles will be placed in the proposed Right-Of-Way for future service or maintenance by Unitil. Applicant request waiver to prevent issues at the stream crossing.

Motion:	Merrill	To accept the waiver for Section 6.103 – Underground Utilities.
Second:	Sanborn	Yes; Janvrin, Albright, Packard, Merrill, Gordon Against; Knowles Motion Passed

Kat Morrill stated the next three waivers are in regard to the road and sidewalks. Janvrin stated and the TRC meeting, department heads were fine with the 20-foot road width. There were conversations from the public to the board regarding the road width and potential problems with

the road width and sidewalks. Janvrin stated that if the proposed roadway is not accepted by the town as a public roadway, a Homeowners Association formed and that the association will provide private maintenance of the roadway, mail, rubbish removal and drainage.

A waiver from Seabrook Subdivision Regulations Section 6.2 subsection 6.201 for pavement width. A 22' pavement cross section is required for subcollector roadways and a 20' width is requested for this subdivision as no further development can occur once this development is permitted.

Motion:	Merrill	To accept the waiver for Section 6.201 – Roadway Width
Second:	Janvrin	Motion Failed 2-4

A waiver from Seabrook Subdivision Regulations Section 6.209 and Seabrook Site Plan Review Regulations Section 8.090 requesting partial relief from the regulation to allow a subdivision with bituminous curbing as the primary curb type for the road edge. The initial entrance to the new street is designed to have vertical granite curbing along the tie in with Lower Collins before the curbing is transitioned to bituminous curb. While there are several reasons for this, the financial impact of bituminous curbing is far less than that of vertical while still providing the same end result. In this case we believe that this is similar to the development done at Marshall Way.

Motion:	Janvrin	To accept the waiver for Section 6.209 – Mandatory Vertical Granite Curbing
Second:	Albright	Motion Passed 4-2

A waiver from Seabrook Site Plan Review Regulations Section 8.080 for mandatory sidewalk construction and in conjunction a waiver from the Seabrook Subdivision Regulations for Section 6.220. We note that this project is located on a dead-end street and is producing a dead-end street. As there is no ability for future development, we request no sidewalks be required.

Motion:	Janvrin	To accept the waiver for Section 6.221 – Mandatory Sidewalks
Second:	Merrill	Motion Failed 2-4

Motion:	Janvrin	To deny the waiver for Section 6.201 – Roadway Width
Second:	Merrill	Motion Passed All in Favor

Motion:	Janvrin	To deny the waiver for Section 6.221 – Mandatory Sidewalks
Second:	Merrill	Motion Passed All in Favor

DiIonno recommended to the board that the case comes back to the board after applying all of TEC's and TRC comments with revised plans. The board agreed. Janvrin stated that the next meeting is February 23rd.

Motion:	Janvrin	To continue case 2025-22 to February 23 rd .
Second:	Merrill	Motion Passed All in Favor

Chairman Janvrin adjourned the meeting at 8:40PM. Minutes were taken by Kelsey Johnson.