



**Town of Seabrook
Planning Board Minutes
July 6, 2026
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

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

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

TASC-RPC

Janvrin stated that he got a letter of interest from Diana Chapman to represent the Town of Seabrook on the TASC-RPC. The board discussed that they should have an alternate for the PRC, Jill Gordon stated she will be the alternate.

Motion:	Janvrin	To recommend Diana Chapman to represent the Town of Seabrook at TASC-RPC.
Second:	Eaton	Unanimous

Motion:	Janvrin	To recommend Jill Gordon to represent the Town of Seabrook as an alternate for RPC.
Second:	Eaton	Unanimous

“The Seabrook Planning Board will hold a public hearing at 6:30 PM on Monday July 6, 2026 at the Seabrook Town Hall in order to consider proposed updates to several chapters of the Seabrook Master Plan, namely Demographics & Housing, Transportation, Land Use, Town Facilities & Services, and Natural Resources. The complete text may be viewed at www.seabrookmp.online.”

Tom Morgan, Town Planner, was present, he stated that he made the changes the board suggested from the April 20th and June 1st meetings. Morgan stated that there are three new chapters that need to be adopted and two chapters that were already adopted last year but added changes. Morgan said that the federal grant (HOP Grant) has a deadline for September 30th to wrap up the master plan, he stated he is on track, and that the board needs make sure they are discussing the

master plan for the next few months to finish up. Morgan stated that he has received a historic building survey that has been missing for over 30 years, and will be using the information for the Historic Resource Chapter.

Janvrin opened up the public hearing at 6:45pm, for the chapters of the master plan, Land Use, Town Facilities, Demographics and Housing, Natural Resources and Transportation.

Matt Soubrin asked about the TREC federal grant that the board was going to apply for last year and was wondering if the plans the board discussed last year was going to be in the master plan, Morgan stated he hasn't gotten a response regarding that grant yet but he did incorporate what was discussed last year in the master plan in chapters transportation and Future Land use.

Janvrin closed the public hearing at 6:50pm.

Motion:	Janvrin	To adopt the chapters, Land Use, Town Facilities, Demographics and Housing, Natural Resources and Transportation.
Second:	Sanborn	Unanimous

Janvrin stated the planning board, and Tom Morgan will be at the carnival for the 250th anniversary and Old Homes Days looking for public outreach regarding the master plan. Morgan stated the recreation department is looking for someone to sign the waiver for old homes day for the booth. Janvrin and Packard signed the waiver.

Asking for Extension- Case 2025-06 – Proposal by Cardinal LLC for a site plan review at 894 Lafayette Road, Tax Map 7, Lots 93-20 and 93-200

Kat Morrill, TEC submitted an extension, they are still working on their conditions and state permits and are asking for an 180-day extension. Janvrin stated that they have actively been working on completing the conditions.

Motion:	Sanborn	To extend the approval of conditions for case 2025-06 to December 8, 2026.
Second:	Dow	Unanimous

Janvrin took a 5-minute recess at 6:55PM and opened the meeting back up at 7:00PM.

Case 2026-14GU – Billboard at 122 Stard Road, Tax Map 4, Lot 30

Janvrin stated that this project was submitted to the planning board as a governmental and that the planning board decision process is very limited and can only make non-binding comments back to the board of selectmen. Janvrin stated that they did hold a hearing in June allowing the

public to speak. Janvrin said that they cannot make a yes or no decision on this project and holding this meeting to gather public comment to relay back to the board of selectmen.

Scott Blood, 21 Stard Road Hampton Falls, he stated that he lives on the Seabrook-Hampton Falls town line. Blood had comments and questions about the term governmental use and does not feel this is a governmental use as a private entity owns it, and should be strictly owned by the government entity. Blood asked if this went out to bid and or vote and should go back for another vote because it was never clear that it was going to be a billboard.

James Poirier, 10 Pineo Farms Road, stated that this shouldn't be used for commercial purposes, and also has concerns about the quality of life this will impact regarding noise, lighting and the buffer of trees that are being taken down. Poirier stated that it should go back for another vote.

Preston Hall, 1 Pineo Farms Rd, stated that he has concerns about lighting and noise, as he abuts the Stard Road.

Paul Pappas, Attorney for Scott Blood, asked about the meeting of January 5, 2026 there was an amendment to article 4, and asked if there was a vote by the planning board regarding that amendment. Janvrin stated that they tabled that amendment on the 5th. Pappas said the statute for governmental use says statutorily or traditionally governmental natured, which is hard to justify for this billboard. Pappas believes that the articles were not written clearly enough for the voters to understand as it was described as an electronic facility and not a billboard. Pappas believes it should be put out to vote again with different language that is clearer to the voters on what is actually being built.

Jill Gordon, has concerns about distractions and accidents that this could cause while driving. Gordon stated that she had a conversation with Sue Foote. Foote stated that there are health concerns regarding the billboard, as the LED lights can be bright and the buzzing noise can be bothersome with her health conditions. Gordon stated she has concerns for the abutters that live along the area that will potentially be affected by the LED lights. Gordon said that the zoning board has five criteria while making a vote, and she believes it doesn't meet the criteria.

Wayne Capolupo, Northvision LLC, stated the billboard will not be encroaching onto Hampton Falls and the billboard will be on Seabrook. Capolupo said they hired an arborist regarding the cutting of the trees, he stated that they have gone out to the site and have tagged and cataloged all the trees and determined which ones can be trimmed, and/or removed. Capolupo explained that the arborist stated that most of the trees that are being removed are invasive species and that will have a positive impact on the environment. Capolupo said they are planning to plant about 120 native trees to replace them to help buffering sound. He stated that he has heard the concerns about light trespassing of the billboard onto other properties and said that billboard use to be

illuminated by flood lights, but now are lit up by LED lights which causes almost no light trespassing as it is all directionalized. Capolupo stated that they have but in a lot of research and work into this project as he knows the sound and lighting would raise concern and has made sure these concerns will not be issues.

Janvrin why they didn't go through the regulatory planning board process. Will Warren, Town Counsel stated that this project was the towns idea, and it wasn't North Visions proposal to use this for government purposes. Janrin asked why this project isn't in the mitigation plan for emergency management, Warren stated hasn't been built yet, and the town has reserved their right for active emergency's to use it 24/7.

James Poirier asked if the town has given permission to start cutting down trees at the site. Capolupo stated the town did give permission.

Pappas asked if there was a statutory bases for governmental use for this project, Warren stated yes RSA 674: 54, the towns position is that this is a traditional governmental function.

There were no other questions or comments from the board or public.

Chairman Janvrin closed the public hearing at 8:05PM.

Motion:	Janvrin	Adopt the non-binding comments, and that the town planner will fill in the blank on item number 1.
Second:	Sweeney	Yes; Janvrin, Gordon, Packard, Dow, Sanborn Abstain; Eaton Motion Passed

Janvrin took a 5-minute recess at 8:02PM and opened the meeting back up at 8:11PM.

Case 2026-15 – Proposal by Sea Venture LLC for a site plan review at 6-14 Collins Street, Tax Map 15, Lot 1.

Dean Savastano stated that this property at 6-14 Collins Street has been pretty vacant for about 10 years now, and looking to put a convenient store/restaurant and/or put in food carts and trucks. DiIunno stated that this application qualifies as a low impact proposal but does have some site plan review requirements depending on what he is looking to do. The board recommended that the applicant figures out what he would like to do at the property and what use will be there with new plans and submits it back to the planning board for the July 20th meeting.

Motion:	Janvrin	To continue case 2026-15 to July 20 th .
Second:	Packard	Unanimous

Case 2026-16 – Proposal by 312 South Main Steet LLC for a subdivision at 312-314 South Main Street, Tax Map 17, Lot 37.

Eric Botterman, Millenium Engineering was present at the meeting with the property owner James Sullivan, Botterman stated that the property is 60,000 square feet with two houses on it, a trailer in the back and a house in the front. He stated the proposal is to create two lots, one lot will be 45,000 square feet with the two houses on it, and the second lot will be 15,000 square feet with single family home. Botterman said this abuts the wastewater treatment plant and there is an easement across the property, he said Henry Boyd did speak with Curtis Slayton, Water and Sewer Superintendent and he is fine with the plans. Botterman said that the existing houses are going to be removed, and build two new houses on the bigger lot, and a new house going on the smaller lot. He stated that there will be one driveway access and then split into the dwellings. Botterman stated that he is going to meet with the conservation commission especially regarding the wetland markings.

Motion:	Janvrin	To accept case 2026-16 as administratively complete.
Second:	Gordon	Unanimous

Judith Siemonsma, 310 South Main Street stated that she never received a letter regarding this project, and she has been trying to contact the property owner. She has concerns about the flood zone, and why they are building if it is in the zone. Botterman and Janvrin stated that they are planning to build outside the flood zone because the houses that are currently there are in that zone.

There were no other questions or comments from the board or public.

Motion:	Janvrin	To approve case 2026-16 with the following conditions; Conditions Precedent; 1. The Plan shall be recorded at the Rockingham County Registry of Deeds, and a copy of the recorded Mylar and subsequent deeds shall be provided to the Town of Seabrook. 2. The applicant shall seek written comments from the Conservation Commission in accordance with Section 4.607 and 4.611 of the Subdivision Regulations.
----------------	----------------	---

		3. Copies of existing and proposed easements shall be provided to the town in accordance with Section 4.602 of the Subdivision Regulations. 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. Conditions Subsequent; 1. Wetland markers shall be placed per Conservation Commissions recommended interval at the wetland boundary. 2. A driveway permit application shall be submitted
Second:	Gordon	Unanimous

Case 2026-17 – Proposal by Mark Potvin for a lot line adjustment at 135 and 137 Farm Lane, Tax Map 12, Lots 44 and 44-2.

Mark Potvin was present, he said there is a single family on 135 Farm Lane and a Single Family on 137 Farm Lane, he is looking to do this lot line to increase the frontage of 135 Farm Lane and reduce the frontage of 137 Farm Lane. He stated the adjusted boundary will then taper, providing an additional approximately 30 feet of width from 137 Farm Lane to 135 Farm Lane before continuing in a straight line to the property line shared with 141 Farm Lane, which is under the same ownership as 137 Farm Lane. The Lot line will continue north approximately 280 ft., adding 35,000 sq. ft to 135 Farm Ln. from 141 Farm Ln (same owner of 137 Farm Ln.). They discussed that he would need an easement for the existing driveway, and they recommended that they move the driveway over, if the other is eventually sold to someone else that isn't in the family, Potvin agreed.

Motion:	Janvrin	To accept case 2026-17 as administratively complete.
Second:	Eaton	Unanimous
Motion:	Janvrin	To grant the waiver; Section 4.529 of the Subdivision Regulations requires a 100' by 100' rectangle to be depicted within each proposed lot to demonstrate compliance with the minimum lot width and depth requirements of the Zoning Ordinance.
Second:	Eaton	Unanimous

Motion:	Janvrin	To approve case 2026-17 with the following conditions; Conditions Precedent: 1. The final plan shall include notes acknowledging all waivers granted by the Planning Board. 2. The Plan shall be recorded at the Rockingham County Registry of Deeds, and a copy of the recorded Mylar and subsequent deeds shall be provided to the Town of Seabrook. 3. 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. 4. The driveway depicted for 137 Farm Lane must be either moved wholly into lot 12-44 or an access easement recorded against lot 12-44-2 to the behalf of lot 12-44.
Second:	Gordon	Unanimous

Case 2026-18 – Proposal by Helen Lalime for a subdivision at 9 Raymond Drive, Tax Map 9, Lot 196.

Helen Lalime was present at the meeting she stated that she is proposing to separate her house lot, and convey the property with the dam and wetlands to the Town of Seabrook. She stated that there will be able to have an access point on Folly Mill Road that the town can construct to access the pond that they already maintain.

Motion:	Janvrin	To accept case 2026-18 as administratively complete.
Second:	Dow	Unanimous

Motion:	Janvrin	To approve case 2026-18 with the following conditions; Conditions Precedent: 1. The Plan shall be recorded at the Rockingham County Registry of Deeds, and a copy of the recorded Mylar and subsequent deeds shall be provided to the Town of Seabrook.
----------------	----------------	---

		2. The applicant shall seek written comments from the Conservation Commission in accordance with Section 4.607 and 4.611 of the Subdivision Regulations. 3. Copies of existing and proposed easements shall be provided to the town in accordance with Section 4.602 of the Subdivision Regulations.
Second:	Eaton	Unanimous

Chairman Janvrin adjourned the meeting at 9:20PM. Minutes were taken by Kelsey Johnson.