

TOWN OF SEABROOK

SELECTMEN'S MEETING

JUNE 16, 2025

Harold F. Eaton  
Aboul B. Khan  
Theresa A. Kyle  
William M. Manzi, III

Mr. Eaton opened the meeting at 10:00AM.

**MEETING - REPORT OF THE RECREATION DIRECTOR**

Cassandra Carter was present for her report (see attached). Ms. Carter said this summer she will be changing Monday's hours from 8AM-8PM. Adult pickup basketball is a big hit, and she would like to continue it through the summer, and the new hours will allow for this.

Ms. Carter congratulated the 8<sup>th</sup> graders moving onto high school and the high school graduates. She recognized a few who have been volunteering and/or employed at the recreation center.

Recreation C.I.P. - Ms. Carter said she has 2 items. One is a recreation department truck, and she explained the needs of the department. The second item is a pavilion where there could be outdoor space for the department. There was discussion on location and this being a recreation pavilion versus a public pavilion. Mr. Eaton suggested raising funds for a community type setup but feels this is a great idea for an addition to the recreation center.

**MEETING - REPORT OF THE DPW MANAGER**

John Starkey was present for his report (see attached). Mr. Starkey mentioned that when he first started with the town it was suggested there be information provided about the estuary at the welcome center. This might be something to consider with the new request for information.

There was discussion on the Causeway Road Bridge and assessment from TEC (report provided to the board). Mr. Starkey said under the bridge there are utilities for water and sewer. This could increase the costs. He also provided a report from Wheeler Bridge Company which would be a fabricated bridge they could look into. Mr. Eaton said the planning board has looked at grant opportunities to offset the cost.

DPW C.I.P. - Mr. Manzi said the items are to replace the recycling truck to come from the revolving fund, annual road paving program and drainage design, replace pickup truck, Causeway Street Bridge, and maintain the drainage pump stations. Mr. Eaton feels there should be a pump station for the leachate

tank in 2026. Mr. Khan said this would require a permit from DES and asked if any other community is doing something similar. Mr. Eaton said the process would be no different from what they are currently doing to get this liquid to the sewer system now. He said it would have a greater dilution and feels DES would have no concerns with this process. Mr. Manzi said if the board directs him, he will come back to the board with the numbers for engineering so they would have something to work with and consider.

MOTION: Harold F. Eaton To add pump & piping to  
Second: Theresa A. Kyle sewer manhole on the  
Unanimous north side of the  
transfer station to the  
2026 CIP.

Mr. Starkey said they are having an issue with the skid steer in the recycle center. This is 15 years old and having many issues to continue to repair. He asks the board to be open-minded to add these types of items to the CIP. Mr. Manzi said if there is an amendment to the CIP send the information and he will add it and have an amended document out this week.

Mrs. Kyle asked if the security cameras were working at the transfer station. Mr. Starkey said he would look into it and get back to her.

There was brief discussion on single cabs versus quad cabs. The foreman would prefer single cabs. The board feels there needs to be at least 1 vehicle, which is a quad cab in order to get staffing to a location without having to use 2 vehicles.

**PREVIOUS MINUTES - JUNE 2 PUBLIC**

MOTION: Aboul B. Khan To adopt the minutes of  
Second: Theresa A. Kyle June 2 public.  
Unanimous

**RESOLUTION - LOAN AGREEMENTS WITH NH MUNICIPAL BOND BANK**

Mr. Eaton read the resolutions into the record (see attached).

MOTION: Harold F. Eaton To approve and sign all  
Second: Theresa A. Kyle of the resolutions for  
Unanimous the loan agreements with  
NH Municipal Bond Bank.

There was discussion on the projects being done with the 3 bonds and explanation of each project by Curtis Slayton. The payments

for these bonds will be taken from the water and sewer enterprise funds. Mr. Manzi said the 2 larger bonds will be 25 years and the smaller will be 20 years.

**ISSUANCE OF DRIVEWAY PERMITS**

75 Atlantic Avenue  
308 Portsmouth Avenue

MOTION: Harold F. Eaton To approve and sign the  
Second: Theresa A. Kyle issuance of the driveway  
Unanimous permit for 75 Atlantic  
Avenue.

Mr. Starkey said there is currently crushed stone on this property. The owner has been advised of the rules set by the board and the stone would need to be removed from the town property.

There was discussion on why the permit is needed with approval by the board. This permit is only for issuance not a final approval for the driveway.

MOTION: Harold F. Eaton To approve and sign the  
Second: Theresa A. Kyle issuance of the driveway  
Unanimous permit 308 Portsmouth  
Avenue with condition  
that the 3/4" stone be  
removed from town owned  
land.

**FINAL APPROVAL DRIVEWAY PERMIT**

172 Tilton Street

MOTION: Theresa A. Kyle To approve and sign the  
Second: Harold F. Eaton final approval for 172  
Unanimous Tilton Street driveway  
Permit.

**WATER & SEWER APPLICATIONS**

Sam Patterson - 6 Janvrin Drive  
Jillian Real Estate Dev LLC. - 6 Cross Beach  
Pamela Kimone - 53 South Main Street

MOTION: Theresa A. Kyle To approve and sign both  
Second: Harold F. Eaton water & sewer  
Unanimous applications for 6  
Janvrin Drive.

MOTION: Theresa A. Kyle  
Second: Aboul B. Khan  
Unanimous

To approve and sign both water & sewer applications for 6 Cross Beach.

MOTION: Theresa A. Kyle  
Second: Aboul B. Khan  
Unanimous

To approve and sign both water & sewer applications for 53 South Main Street.

**LAND USE CHANGE TAX BILL**  
28A-28B Mill Lane  
30A-30B Mill Lane

MOTION: Theresa A. Kyle  
Second: Aboul B. Khan  
Unanimous

To approve and sign both land use change tax bills.

**RELEASE DEED**  
Griffey Seabrook, LLC - Map 9-238-4

MOTION: Theresa A. Kyle  
Second: Aboul B. Khan  
Unanimous

To approve and sign the release deed for Griffey Seabrook, LLC.

**FIREWORKS SALES LICENSE**  
Fireworks Over the Border, Inc. - 443 State Road 286

MOTION: Harold F. Eaton  
Second: Aboul B. Khan  
Unanimous

To approve and sign the fireworks sales license.

Mrs. Kyle said she has been receiving complaints about fireworks on the beach. Fireworks are not allowed on the beach in Seabrook. She said they need suggestions on how they can stop what is going on. There was a recommendation not to approve the licenses for the firework stores. Mr. Khan said previously when he was on the board he put forth a notice in all the fireworks stores that there are no fireworks allowed in the Seabrook Beach Village District.

Mr. Eaton said there are 2 ways they can attack this one is obviously enforcement, but they could also try the neighborhood watch where the residents are being proactive. He suggested they send out flyers about the fireworks to the rental properties and/or real estate agencies. He suggested with DOT approval they could put up signage that says it is illegal for fireworks on Seabrook Beach to educate the public.

Mr. Khan said he is not against fireworks in a controlled way. AK, HE, U to put this item on the next 3 agendas as the last item until the board feels it is no longer needed.

**SELECTMEN'S SCHEDULE - JULY 2025 TO DECEMBER 2025**

Mr. Khan read the schedule into the record (see attached).

The board will be touring the new park on Friday, June 20 at 2:30PM.

MOTION: Theresa A. Kyle To approve the Board of  
Second: Aboul B. Khan Selectmen's schedule.  
Unanimous

**SRF LOAN APPLICATION**

Curtis Slayton was present and explained this is to give him permission to put together documents for SRF funding. He explained this was approved previously but the bid amounts he received are higher than anticipated. The 2<sup>nd</sup> part would be to give the town manager permission to sign the loan documents if the town was to proceed forward with the application.

MOTION: Theresa A. Kyle The person holding the  
Second: Harold F. Eaton position of Water &  
Unanimous Sewer Superintendent  
currently held by Curtis Slayton is hereby designated as the authorized representative of the applicant for the purpose of filing an application for a loan in accordance with NH Code of Administrative Rules Chapter Env-Wq 500, furnishing such information, data, and documents pertaining to the applicant for a loan as may be required; and that if such a loan be made the Town Manager currently held by William M. Manzi III, is the authorized representative of the applicant for the purpose of signing any documents pertaining to the disbursement of funds to the loan recipient and at the time of loan execution are authorized to sign the loan agreement binding the applicant to the terms and conditions of the loan.

Mr. Eaton said there are commercial fishermen who are getting fined for parking in the area designated for commercial fishermen. Currently there is no way to determine who is a commercial fisherman. He proposed they utilize the parking placards that are issued to commercial fishermen stating they are such. The commercial fisherman would need to provide tax documents that would show they are providing income for their family through commercial fishing. There was discussion among the board members.

MOTION: Harold F. Eaton  
Second: Aboul B. Khan  
 Unanimous

To create the adoption of a commercial fishermen placard that will be issued upon documentation from the IRS that the person's primary source of income is from commercial fishing and the spots to be dedicated to the fishermen only.

Mr. Manzi asked when this would become effective. Primary source of income on the first page of the business tax return without SS#, etc.

MOTION: Aboul B. Khan  
Second: Harold F. Eaton  
 Unanimous

To review the previous adopted motion in 6 months.

There was discussion on the tickets issued to commercial fishermen and the appeal process. This would be effective mid-July.

Mr. Khan said he has received multiple calls regarding Lowe's parking lot having no marked parking lines and stop signs. The planning board did send out a non-compliance letter under their maintenance agreement and they have since put in one stop sign.

#### **QUESTIONS/COMMENTS**

Vicki Sawyer - 36 Atlantic Avenue - addressed second trash pickup previously addressed by the board. The board also restricted the number of barrels a homeowner can place curbside for trash pickup. She doesn't feel a two-family home should be limited to the same amount of trash as a single-family home. She is also concerned with the number of placards a two-family home is given. Ms. Sawyer is respectfully asking that the two-family homes be given the same privileges, so they have the same access as a single-family home.

Mr. Eaton said in regard to the parking placards the board has been quite clear in their stance. He said they have an issue with parking at the beach, and they are not going to change this. He said he is about fairness and will look at this with trash pickup. Ms. Sawyer feels it is fair to allow the two-family home to put out 5 barrels per unit.

Mr. Starkey commented that the employees actually picking up the trash are looking to him for leadership as it is confusing. They need to know what they are doing. There needs to be consequences for the homeowner who is not following the rules. It needs to be documented as to who is not following the rules.

Mr. Eaton said he feels being a good town official is being fair, and he respects Vicki Sawyer coming before the board for what she believes is fair. He wouldn't have an issue with trying to come to a solution of having a dump pass or allowing for additional barrels at curbside.

Mr. Khan does not feel there will be a huge concern in determining who is a 2-family. Mr. Starkey said the staff will take notice of the number of barrels, but they can figure it out with help from his chain of command.

Mrs. Kyle asked if they could have 2 beach trash runs for the month of July. She said there is going to be a mess at the beach. Mr. Eaton said he is not in favor of having any double runs and that everyone in town have the same treatment. He would consider the 2-family units each having the 5-barrel limit.

Sue McNabb asked if the rule was for the entire town. Mr. Eaton clarified the rule for the entire town.

Vikki Mitchell said they have 750 houses at the beach, so the trash piles up more quickly. She argued they have the highest value of homes in the town.

Debra Pickard, she said they have the attraction. They want to keep it clean.

George said the reality is there is a lot of trash in the summertime within the beach district. The beach is at a 100% volume during the months of July and August. He said different areas of the town have different needs. It is up to the board to make it right in all areas of the town. Mr. Eaton said all residents have more trash in the summer so he would like to not make it one against the other. He explained options that could be done for the rental properties.

Sue McNabb said they were hit with two changes. She said they could live with the 1 trash pickup, but could they not limit the number of barrels.

Vikki Mitchell said there is one employee back who holds a CDL license. She asked if this could help with the staffing problems. John Starkey commented that anytime he doesn't have to do a particular task it is easier.

MOTION: Theresa A. Kyle To have 2 trash runs at the beach for the month of July.

No second, motion failed.

It was stated numerous times that the check-out time is 11AM for the renters so they cannot make it to the dump. Mr. Khan said he is not here to accommodate the renters. Mr. Eaton and Mrs. Kyle agree with Mr. Khan on this.

Dan Moore - Marshall Way - said article 42 passed on the ballot to open Rocks Road through to the North Access Road. Mr. Manzi said it is not legally binding on the board. Mr. Khan commented that when the transfer station opened up this North Access Road with the power plant it was determined this road would only be open while the transfer station was open. There is an agreement with the power plant on this.

#### **NON-PUBLIC SESSION**

MOTION: Theresa A. Kyle To go into non-public session at 2:41PM.  
Second: Harold F. Eaton  
 Unanimous

Roll call:

Mr. Eaton - yes  
 Mr. Khan - yes  
 Mrs. Kyle - yes

MOTION: Harold F. Eaton To adjourn the meeting at 3:44PM.  
Second: Aboul B. Khan  
 Unanimous

Minutes taken by Kelly J. O'Connor.

Approved and endorsed:

---

Theresa A. Kyle  
 Clerk

Date: \_\_\_\_\_

# **TOWN OF SEABROOK BOARD OF SELECTMEN**

## **AGENDA**

June 16, 2025

Open Meeting at 10:00 A.M.

### **TURN CELL PHONES TO VIBRATE OR OFF PLEASE PLEDGE OF ALLEGIANCE**

#### **MEETINGS**

- 1.) Meeting – Report of Recreation Director  
Review of Departmental C.I.P.
- 2.) Meeting – Report of DPW Manager  
Review of Departmental C.I.P.

#### **NEW BUSINESS**

- 1) Question of approving minutes of June 2 public.
- 2) Question of approving resolutions for Loan Agreement with NH Municipal Bond Bank.
- 3) Question of approving driveway permit issuance for 75 Atlantic Avenue and 308 Portsmouth Avenue.
- 4) Question approving final driveway permit for 172 Tilton Street.
- 5) Question of approving water & sewer service applications for Sam Patterson – 6 Janvrin Drive, Jillian Real Estate Dev LLC. – 6 Cross Beach and Pamela Kimone – 53 South Main Street.
- 6) Question of approving land use change tax bill for 28A-28B Mill Lane and 30A-30B Mill Lane.
- 7) Question of approving release deed for Griffey Seabrook, LLC – Map 9-238-4.
- 8) Question of approving fireworks sales license for Fireworks Over the Border, Inc. – 443 State Road 286.
- 9) Question of approving selectmen’s schedule for July-December 2025.
- 10) Question of approving SRF Loan Application Clean Water SRF Authorization form.

#### **QUESTIONS/COMMENTS**

Board of Selectmen on any boards and/or committee meetings they have attended.

#### **PUBLIC PARTICIPATION**