
Town of Seabrook

Memorandum

To: Board of Selectmen

From: Town Manager

CC: Kelly O'Connor

Northvision Agreement/Contract

September 10, 2025

I have submitted the Northvision contract for approval and signature. This contract was delayed by a year while the Town took action to quiet title to the land being leased. With that process complete this agreement has been fully vetted by Town counsel. Changes have been made to the contract which accrue to the benefit of the Town. Those changes are:

1. An increase in payment to the Town to exceed another offer from a separate billboard company has moved the rent income to \$135,000 per year. The separate "host community fee" of \$50,000 shall be payable as well, with the first payment of that fee covering the first five years of the agreement in advance.
2. Section 4 places this agreement as a "governmental use" and therefore exempt from local land use regulations. "Billboard shall constitute a "governmental use" within the meaning of RSA 674:54, I, and shall therefore be exempt from local land use regulations."
3. This agreement was ratified by Town Meeting in 2025 via Article 39, with Article 38 also approving the action required to quiet title.

