

TOWN OF SEABROOK

SELECTMEN'S MEETING

AUGUST 18, 2025

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

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

REORGANIZATION - BOARD OF SELECTMEN

MOTION: Theresa A. Kyle To nominate Aboul B.
Second: Harold F. Eaton Khan as chairman.
Abstain: Aboul B. Khan

MOTION: Aboul B. Khan To nominate Theresa A.
Second: Harold F. Eaton Kyle as vice-chairman.
Abstain: Theresa A. Kyle

MOTION: Theresa A. Kyle To nominate Harold F.
Second: Aboul B. Khan Eaton as clerk.
Abstain: Harold F. Eaton

MEETING - NEW BUSINESS LICENSES

Optimum Water New England LLC - 6 Whittaker Way
James Caroda was present and said they will be using the
facility here mostly for sales staff. They anticipate 5 staff
members at this facility.

MOTION: Theresa A. Kyle To approve and sign the
Second: Harold F. Eaton business license for
Unanimous Optimum.

Zemobrya - 255 Lafayette Road
Antonella was present and said this is a women's boutique store
she will be opening with her daughter.

MOTION: Theresa A. Kyle To approve and sign the
Second: Harold F. Eaton business license for
Unanimous Zembobrya.

MEETING - RAIL TRAIL

Derek Griggs was present as the president of the Seabrook Rail
Trail. Mr. Eaton said he is concerned with NextEra not allowing
anyone to pass through the power plant property. Derek Griggs
said NextEra approached the group and said they would reconsider
this if they had cow fences on each side and that they would be
able to close the trail if there was an emergency. He said they

couldn't really talk about details without a management agreement.

There are other options to go around the NextEra property but it would be more complicated so the preference would be to go through the property.

Mrs. Kyle said she is not in favor of signing the management agreement without further information as it is going to be an expense to the town. She would like to work with the group but said the town would never own this property. She said when they sign the agreement they take on the liability.

The warrant article to establish the rail trail was voted on in 2012 and there is no time limitation on this as it is an open-ended article.

Scott Bogle from RPC spoke to the rail trail. There is no trail agreement specific to Seabrook as of yet. Mr. Eaton said there are a couple of larger issues that need to be considered. The overpass on Walton Road and the drainage problem at the southerly end of the trail. Scott said there is a private group that is doing the routine maintenance of the trails that are already open north of Seabrook. Scott gave brief Powerpoint presentation on the rail trail project that was previously provided in July to the public.

The construction of the trail is in the 10-year plan with no cost to Seabrook. Mr. Khan said the management agreement does not give any money to the volunteers its only so they can continue on with the project. He is urging the board to consider signing this document so that the volunteers who have worked on this project for the last 15 years can continue with the project. Mr. Manzi said the execution of this agreement does not bind the town to constructing a rail trail if they find that there would be any money needed from the town. He said once they were to receive the agreement for Seabrook it would be sent to legal counsel for review before they signed.

There was discussion on the drainage issue and why D.O.T. hasn't addressed this issue. The other issue is the overpass on Walton Road. Lawrence Perkins said it would be better received if they were to address the issues on Route 286 as right now residents don't trust the D.O.T.

Mr. Eaton said when he attended the presentation he was asked where he stood on this project. He said he couldn't answer that question at the time but knowing now what he was voted in for by

the people, he feels that the board should not be taking action on this when the legislative body voted in favor of this rail trail back in 2012. If everything stays the same as it was in 2012 then this would satisfy what was voted on in 2012. If they come back and say that Seabrook would be responsible for a portion of the project, then they would need to go back before the legislative body for another vote. Mrs. Kyle disagrees with Mr. Eaton and feels they should wait for the town manager to get town counsel opinion.

Mr. Eaton said he would approve the agreement for the rail trail committee to continue with the project based on the vote that was done by the legislative body in 2012.

Mr. Khan agrees with what Mr. Eaton said and if any money was to be spent by Seabrook it would go back to the voters.

Nicole Lentz - Walton Road - she asked what the change is where we already pay for police and fire. She said the police and fire couldn't get to the trail when there was an accident on the trail.

Elaine Lentz - said the motorized vehicles on the trail are of concern. She asked why it is not posted if they are not allowed.

Kristine Maynard - Locke Lane - she feels the rail trail would be a wonderful amenity to the town. She would caution the motorized vehicles due to the stone dust and people walking and bicycling.

Derek Griggs - thanked the board for considering this today and will work very hard to ensure the taxes are not increased due to the rail trail.

Jill Gordon - Pineo Farms Road - the rail trail would give access to people with physical limitations that would allow another way for these people to get to other areas as needed.

Mr. Khan said the board doesn't want to hear insults to any board member. They should have debate amongst each other. Mrs. Kyle said she will not sign anything until her questions are answered and she certainly won't sign anything if she is insulted. Mr. Manzi said when he receives the agreement he would provide to the board for comment and then it could be given to town counsel for review. Mr. Eaton said the motion would be to move forward not to sign any agreement. Mr. Khan

said they could also ask for an opinion on whether or not the warrant article is still valid.

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| <u>MOTION:</u> | Harold F. Eaton | To move forward in the |
| <u>Second:</u> | Aboul B. Khan | process with getting the |
| <u>Abstain:</u> | Theresa A. Kyle | documentation from D.O.T |
| | | and for the board to |
| | | review the management |
| | | agreement. |

Board break at 11:39AM. Reconvened at 11:48AM.

MEETING - SHEA RESOURCE INVENTORY GRANT

Nuclear regulatory commission on the emissions read by Mrs. Kyle who was contacted on this. Another call she received was from someone who wanted to know what the role is of the police officer and/or animal control officer, and they are not obligated to go onto private property to remove dead animals.

Sarah Gagnon - new funding opportunity comes from the "moose plate" grant. She explained the project would need to be for conservation or land acquisition and this project would fall under conservation. There's no match requirement if there was it would make the application process more attractive. She said the estimated amount is just over \$27K. There was discussion on the requirements for the grant. There would be no restriction to Seabrook on receiving this grant.

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| <u>MOTION:</u> | Harold F. Eaton | To approve the inventory |
| <u>Second:</u> | Theresa A. Kyle | grant with a \$0 match. |
| Unanimous | | |

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| <u>MOTION:</u> | Theresa A. Kyle | To authorize the town |
| <u>Second:</u> | Harold F. Eaton | manager to sign and all |
| Unanimous | | documents for the grant. |

MEETING - REPORT OF THE POLICE CHIEF

Chief Edwards was present for his report (see attached). There was discussion on removing the residency requirement from the posting to see if they can get additional applications for employment. In order to remove it completely it would need to be removed from the town charter. There was discussion on leaving the firefighter posting up until the positions are filled.

Mrs. Kyle thanked the fire department for being at the beach. She also said there are cars parked on the side of the road on Route 286 in the breakdown lane. She said there is no way the

emergency vehicles could get down to the beach if needed. She spoke with Quinn who indicated they can ticket the vehicles if it is interfering with public safety.

Mr. Eaton asked where they are with communications in the vehicles. Chief Edwards said they are changing the communication in the dispatch center. The C.I.P. has the radio's needed for the trucks. There was discussion on what is needed and also the towers where the radio equipment is housed.

Review of C.I.P - the capital reserve fund will be to purchase the airpicks in 2026. There is an article about the replacement of engine 2 for \$250K. Fire dispatch maintenance will be another article in the amount of \$125K. Radio maintenance of \$265K is on for 2026 and lastly is the Emergency Operations Center upgrade of \$75K.

PREVIOUS MINUTES - JULY 14 PUBLIC & NON-PUBLIC

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

To approve the minutes of July 14 public & non-public with correction to the public minutes on the "National Night Out" event that the Chief said "no" and that he was asked by Mr. Eaton directly to think about that as this event was very well received by the taxpayers.

REFUND

Delta MB LLC. - \$225

MOTION: Harold F. Eaton
Second: Theresa A. Kyle
Unanimous

To approve and sign the refund.

ABATEMENTS

Dwight Souther - \$188.52
Stephen Rando - \$224,737.64
Christopher Menounos - \$1062.29
Dupuis Family Trust - \$145.75
Joel Bornstein - \$56.33

Curtis Slayton said it was a backwards meter read, and no money is being exchanged it is a correction on the books.

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

To approve and sign all
the abatements.

ABATEMENT/REFUND REQUEST
86B South Main Street

Curtis Slayton said there was no explanation given so he denied
the request.

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

To approve the
recommendation by the
water superintendent to
deny the request.

HYDRANT FLOW TEST
570 Lafayette Road

MOTION: Harold F. Eaton
Second: Theresa A. Kyle
Unanimous

To approve and sign the
hydrant flow test.

FINAL APPROVAL DRIVEWAY PERMIT
238 Bristol Street

MOTION: Theresa A. Kyle
Second: Harold F. Eaton
Unanimous

To approve and sign the
final driveway permit.

Mr. Eaton would like to have a picture inserted into the file
for any future reference.

WATER & SEWER SERVICE APPLICATIONS

Cardinal NH 15 LLC. - 894 Lafayette Road #1
James Kater - 164 Tilton Street
James Lentz - 112 Walton Road
Thomas Arcand - 95 Lillian Avenue
Dawn Frost - 65 Dow's Lane

MOTION: Theresa A. Kyle
Second: Harold F. Eaton
Unanimous

To approve and sign all
of the water & sewer
applications.

REQUEST TO SELL BACK CEMETERY PLOTS - HILLSIDE CEMETERY

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

To approve the request
to sell back cemetery
plots but if there is a

recording fee that is to be paid for by the applicant.

QUESTIONS/COMMENTS

The board attended the Old Home Day event. They thanked the departments that were involved in setting this event up.

The Beach Civic Association meeting is tonight, and the Board of Selectmen will be attending.

Mr. Manzi said the question was asked as to how much the beach pays in residential taxes on the overall tax warrant. Mr. Khan read the memo into the record (see attached). Mr. Eaton asked if this could be put on the town's website.

NON-PUBLIC SESSION

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| <u>MOTION:</u> | Harold F. Eaton | To enter into non-public |
| <u>Second:</u> | Theresa A. Kyle | session under RSA 91-A:3 |
| <u>Unanimous</u> | | II (C) tax deeding and |
| | | (e) negotiations. |

Roll call:

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

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| <u>MOTION:</u> | Theresa A. Kyle | To adjourn the meeting |
| <u>Second:</u> | Harold F. Eaton | at 3:31PM. |
| <u>Unanimous</u> | | |

Minutes taken by Kelly J. O'Connor.

Approved and endorsed:

Harold F. Eaton
Clerk

Date: _____

TOWN OF SEABROOK BOARD OF SELECTMEN

AGENDA

August 18, 2025

Open Meeting at 10:00 A.M.

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

REORGANIZATION - BOARD

MEETINGS

- 1.) Meeting – New Business Licenses
Optimum Water New England LLC – 6 Whittaker Way
Zemobrya – 255 Lafayette Road
- 2.) Meeting – Rail Trail
- 3.) Meeting – SHEA Resource Inventory Grant
- 4.) Meeting – Report of the Fire Chief
Review of Departmental C.I.P.

NEW BUSINESS

- 1) Question of approving minutes of July 14 public & non-public.
- 2) Question of approving refund for Delta MB LLC - \$225.
- 3) Question of approving abatements for Dwight Souther - \$188.52, Stephen Rando - \$224,737.64, Christopher Menounos - \$1062.29, Dupuis Family Trust - \$145.75 and Joel Bornstein - \$56.33.
- 4) Question of approving recommendation for an abatement/refund request – 86B South Main Street.
- 5) Question of approving hydrant flow test – 570 Lafayette Road.
- 6) Question of approving final driveway permit for 238 Bristol Street.
- 7) Question of approving water & sewer service applications for Cardinal NH 15 LLC – 894 Lafayette Road #1, James Kater – 164 Tilton Street, James Lentz – 112 Walton Road, Thomas Arcand – 95 Lillian Avenue and Dawn Frost – 65 Dow's Lane.
- 8) Question of approving request to sell back cemetery plots – Hillside Cemetery.

QUESTIONS/COMMENTS

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

PUBLIC PARTICIPATION

NON-PUBLIC SESSION

RSA 91-A:3, II (c) tax deeding & (e) negotiations