

Town of Seabrook  
Board of Adjustment  
February 26, 2020

**Members Present:** Jeffrey Brown, David Davidson, Philip Howshan, and CEO Lacey Fowler and Secretary Judie Walker.

**Not Present:** Teresa Rowe-Thurlow, Dr. Robert Lebold and James Sanborn

Roll Call

Jeff Brown opens the meeting at 7:00 PM and explains procedures and where the notices of meeting have been posted. Jeff Brown notifies the applicants that we only have three board members tonight a full board is five members, you would have to get a majority vote, we only have three tonight if you choose can continue your case until next month. There is a rule of Seabrook Zoning Board if you wish to continue with your case you have to get a unanimous decision.

Old Business

January minutes

Motion: David Davidson                      As written

Second: Phil Howshan

Unanimous

Administrative: We have a new members for the Planning Board David Davidson and James Sanborn, but we are still recruiting.

New Business

**CASE # 2020-003** Charles Liebermann, 456 New Zealand Road Map 1 lot 13-20, the undersigned hereby requests for a variance to the terms of section 15 sub section 400 and asks that said terms be waived to permit: Replace a mobile home in Zone # 1 with a stick built home.

Charles Liebermann, explains the mobile home that was burnt down on his lane that he purchased from Darlene Belmer he wants to replace with a stick home. The mobile home was 12 x 73 it is within the setbacks on the land. Jeff asks if there are any questions from the board Phil Howshan wants to make sure he has enough room within the setbacks. CEO explains the process of building a stick built home. Mr. Lieberman will have to pull permits with the Building Office.

Anyone wishes to speak in favor or against this case. John Hird of 16 Irene's Way asked why was Mr. Lieberman needs a variance. Jeff explained because he was replacing a mobile home with a stick built home, that all no new driveways being added.

They determine the following:

	<b>D. Davidson</b>	<b>J. Brown</b>	<b>P. Howshan</b>
1	YES	YES	YES
2	YES	YES	YES
3	YES	YES	YES
4	YES	YES	YES
5	YES	YES	YES

Motion: David Davidson Grant variance as written  
 Second: P. Howshan  
 Unanimous

**CASE # 2020-004**, Stargazer Real Estate Development, LLC 463/463A New Zealand Road, Map 2 lot 11-1  
**Section 3 Special Exceptions:** The undersigned hereby requests a Special Exception as provided for in, Section 7 to allow: Expansion of non-conforming house in Zone #1, replacing existing mobile home with a new house.

Henry Boyd is representing Paul Lepere who purchased the property in December of 2019. The property consists of a ranch style home and an older, detached mobile home. I'm sure that the abutters will tell you that this property has been an eyesore and police nuisance for number of years. The ranch home was almost inhabitable due to the incredible amount of trash discarded both inside and out. The mobile home on the property was a constant problem for the neighbors with reports that strangers would enter and live there for weeks at a time and nonstop partying. Stargazer is asking for an expansion of non conforming new house in Zone 1. They will be moving the driveway and will work the DPW.

Anyone wishes to speak in favor or against this case. Raymond Green 9 True Road wants to know if they will be taking care of the dead trees. Henry will speak to Paul about the dead trees.

They determine the following:

	<b>D. Davidson</b>	<b>J. Brown</b>	<b>P. Howshan</b>
1.	YES	YES	YES
2.	YES	YES	YES
3.	YES	YES	YES
4.	YES	YES	YES
5.	YES	YES	YES

Motion: David Davidson Grant to special exception to replace the existing dwelling (burnt mobile home) with a new house.  
 Second: Phil Howshan  
 Unanimous.

CASE # 2020-005, Charles Felch, 23 & 27 Worthley Avenue, Map 16 lot 70 the undersigned hereby requests for a variance for to the terms of Section 14, sub section 14-100 and asks that said terms be waived to permit: Non conforming use expansion in Zone 2R

William Edwards, Edwards Survey and Design is speaking on behalf of Charles Felch, he is asking for an area variance for 23 and 27 Worthley Avenue. Mr. Felch would like to do a lot line adjustment between his two properties, maintaining the current square footage on both lots, but would like to remove the existing 1988 mobile home at 23 Worthley Avenue and replace with a stick built home and garage.

Anyone wishes to speak in favor or against this case hearing none seeing none. They determine the following:

	<b>D. Davidson</b>	<b>J. Brown</b>	<b>P. Howshan</b>
1.	YES	YES	YES
2.	YES	YES	YES
3.	YES	YES	YES
4.	YES	YES	YES
5.	YES	YES	YES

Motion: David Davidson To grant the variance as presented in the submittal plans.  
Second: Phil Howshan  
Unanimous

CASE # 2020-006, Anthony Caru, 139 Lafayette Road Map 9 lot 154 the undersigned hereby request a variance to the terms of Section 7 and asks that said terms be waived to permit: 110 sideline setback in Zone 6M.

William Edwards is speaking on behalf of Anthony Caru, Mr. Caru is requesting a Building Setback Variance at 139 Lafayette Road. Mr Caru is hoping to build a 24' x 50' showroom for his stone working business. Due to the orientation of the existing building to the property line, the addition to remain square to the building falls into the side building setback. They need a variance for showroom they want a 24 x 50 showroom. They have 15 sq ft setback they have 11.0 sideline set back.

Anyone wishes to speak in favor or against this case hearing none seeing none. They determine the following:

	<b>D. Davidson</b>	<b>J. Brown</b>	<b>P. Howshan</b>
1.	YES	YES	YES
2.	YES	YES	YES
3.	YES	YES	YES
4.	YES	YES	YES
5.	YES	YES	YES

Motion: David Davidson To grant the variance to permit 11.0 sideline set back.  
Second: Phil Howshan  
Unanimous

**Case # 2020-007:** Patricia Dugan, undeveloped land off Cross Beach Road Map 25 Kit 17 3.9 acres +/-, Map 25 lot 18 4.4 acres +/-, Map 25 lot 19 4.4 acres +/-, the undersigned hereby request a variance to the terms of Section 6 & & and asks that said terms be waived to permit: the construction of one residential dwelling on a lot without sufficient road frontage on town road in Zone #4 &3 beach village district in the Conservation Zone.

They want to reschedule for March Meeting there isn't enough members

**Case # 2020-008:** Barlo signs for the Brook, 319 Route 107 Map 2 Lot 41, the undersigned hereby request a variance to the terms of Section 13 sub section 13.700 and asks that said terms be waived to permit: non conforming sign in Zone #3 alteration.

Brandon Currier is seeking to improve the sign for the entrance of the brook. The sign will in the exact same foot print. They want to alternate of existing internal illuminated 31' tall 241 square feet ground sign, updated to reflect a 237 sq ft ground sign.

There will be no lights. The Brook letters will be Led Fauz Neon lighting, insides and returns PTM white. Letters will be mounted to Core-Ten Steel Cabinet. Cabinet will have white retainer and ends with halo lighting. The Chair asks if Code had any comments Lacey explained that she had to deny because of non-conforming use. The distance from the road is a hardship

Anyone wishes to speak in favor or against this case hearing none seeing none. They determine the following:

	<b>D. Davidson</b>	<b>J. Brown</b>	<b>P. Howshan</b>
1.	YES	YES	YES
2.	YES	YES	YES
3.	YES	YES	YES
4.	YES	YES	YES
5.	YES	YES	YES

Motion: David Davidson To grant a non-conforming sign as presented in the plan.  
Second: Phil Howshan  
Unanimous

Motion: P. Howshan To adjourn meeting at 7:35 pm  
Second: Dave Davidson  
Unanimous

Signed: Jeffrey Brown  
Jeffrey Brown, Chair

NOTICE OF DECISION  
BOARD OF ADJUSTMENT  
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request of Charles Liebermann, 456 New Zealand Road Map 1 Lot 13 Seq 2. The undersigned hereby request a Variance to the terms of Section 14, sub section 400 and asks that said terms be waived to permit: Replacing mobile in Zone # 1 with a new stick built home.

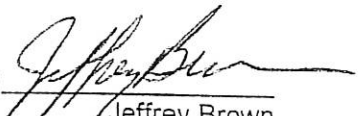
VARIANCE, APPEAL, SPECIAL EXCEPTION and EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been Approved for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS:

ON CONDITION OF GRANTING ANY VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS OR NON-CONFORMING USE IS THAT IT EXPIRES AT THE END OF TWO YEARS IF NOT COMPLETED WITHIN THAT TIME. RESOLVED, THAT THE FOLLOWING CONDITIONS SHALL BE ATTACHED TO SUCH USE:

Charles Liebermann explains the property he bought had a mobile home which burnt down and he would like to replace the mobile home with stick built home. His mobile home was 12 x 73 and is within the setbacks on his land.

Motion: David Davidson Grant variance as written.  
Second: Phil Howshan  
Unanimous

("Compliance with these conditions must be met before a building permit can be issued.")

(Signed)   
Jeffrey Brown  
Chairman  
Board of Adjustment

Date: 2 26 20

NOTICE OF DECISION  
BOARD OF ADJUSTMENT  
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request of Stargazer Real Estate Development, LLC 463/463A New Zealand Road Map 2 Lot 11 Seq1 **Section Special Exceptions:** The undersigned hereby requests a special exception as provided for in Section 7 to allow: Expansion of non-conforming house in Zone #1 replacing existing mobile home with a new house.

VARIANCE, APPEAL, SPECIAL EXCEPTION and EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been Approved for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS:

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Henry Boyd is representing Paul Lepere (Stargazer Real Estate Development, LLC) who purchased the property in December of 2019. The property consists of a ranch style home and an older detached mobile home. The ranch home was almost inhabitable due to the incredible amount of trash discarded both inside and out. The mobile home on the property was a constant problem for the neighbors with reports that strangers would enter and live there for weeks at a time and nonstop partying. Stargazer is asking for an expansion of non conforming new house in Zone 1. They will be moving the driveway and will work the DPW.

Motion: David Davidson Grant Special Exception to replace  
Second: Phil Howshan the existing dwelling (burnt  
Unanimous mobile home) with a new home.

("Compliance with these conditions must be met before a building permit can be issued.")

(Signed)   
Jeffrey Brown  
Chairman ZBA

Date: 2 26 20  
Case Number: 2020-05

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Motion: David Davidson Grant the variance as presented in  
Second: Phil Howshan the submittal plans  
Unanimous

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(Signed)   
Jeffrey Brown  
Chairman  
Board of Adjustment

Date: 2 26 20

NOTICE OF DECISION  
BOARD OF ADJUSTMENT  
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request of Anthony Caru, 139 Lafayette Road, Map 9 lot 154 the undersigned hereby request a variance to the terms of Section 7 and asks that said terms be waived to permit: 11.0 sideline setback in Zone 6 M.

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24 x 50 showroom. They need a variance for showroom. They have 15 sq ft setback they have 11.0 sideline set back.

Motion: David Davidson                      Grant the variance to permit 11.0  
Second: Phil Howshan                      sideline set back  
Unanimous

("Compliance with these conditions must be met before a building permit can be issued.")

(Signed)   
Jeffrey Brown  
Chairman  
Board of Adjustment

Date: 2 26 20



NOTICE OF DECISION  
BOARD OF ADJUSTMENT  
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request Barlo signs for the Brook, 319 Route 107 Map 2 Lot 41, the undersigned hereby request a variance to the terms of Section 13 sub section 13.700 and asks that said terms be waived to permit: Non conforming sign in Zone # 3 alteration.

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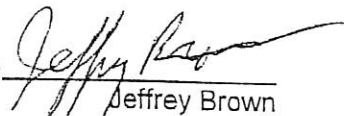
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Motion: David Davidson                      To grant a non-conforming sign as  
Second: Phil Howshan                      presented in the plan.  
Unanimous

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(Signed)   
Jeffrey Brown  
Chairman ZBA

Date: 7 26 20