

Town of Seabrook
Board of Adjustment
March 23, 2022

Members Present: Jeff Brown Chair, David Davidson, Robert Lebold, Teresa Rowe-Thurlow and Secretary Judie Walker

Roll Call

Jeff Brown opens the meeting at 7:00 pm and explains the procedures and where the notices of the meeting have been posted. Our normal board size is 5, tonight we only have 4. We give the applicants a choice whether or not to proceed tonight or put off until next month. When speaking please say your name and address for the record.

Old Business

February Minutes

Motion: Dave Davidson

Second: Dr. Lebold

Unanimous

New Business

CASE# 2022-004 Cardinal Development LLC, 920 Lafayette Road Unit 205, Map 7 Lot 91-205, the undersigned hereby requests for a variance to the terms of Section 6 Sub section Table 1 and asks that said terms be waived to permit: Climate controlled storage with spaced to continue to be utilized by hairdresser, physical therapist, karate studio and office space in Zone 6M.

Attorney Christos Valhouli, is representing Cardinal Development, LLC they asking for relief from the zoning ordinance. John Guertin manager of Cardinal Development, llc. Seeking a variance in Zone 6m for a climate controlled storage. Presently the tenants are using the facilities as a gym, a hairdresser and physical therapy. The third level will be used for control storage. The new use will have less of an impact than the current use.

The requested variance is minimal and will be a lesser use than what had been at the site previously. Storage is not prohibited as a use in Zone 6M. Since the parking would be minimal the whole complex will benefit by the increase in available parking.

The storage units are individual they will range from 5 x 5, 5 x10 and 5 x 20. All entrances will occur within the storage facilities. They have existing elevators. The gym will be closing, but the hair salon, physical therapist and karate studio will stay.

Anyone here to speak in favor the application? Anyone here to speak against the application? Hearing none seeing none. After reviewing the petition and hearing the evidence they determine the following:

	J. Brown	Dr. Lebold	D Davidson	T. Thurlow
1.	YES	YES	YES	YES
2.	YES	YES	YES	YES
3.	YES	YES	YES	YES
4.	YES	YES	YES	YES
5.	YES	YES	YES	YES

Move to grant the variance for control storage in unit 205 at 920 Lafayette Road with conditions. Approvals from Police and Fire.

Motion: Robert Lebold
Second: Dave Davidson
Unanimous

CASE# 2022-005 Cardinal Development LLC, 920 Lafayette Road Unit 104, Map 7 Lot 91-104, the undersigned hereby requests for a variance to the terms of Section 6 Sub section Table 1 and asks that said terms be waived to permit: Climate controlled storage in Zone 6M.

This site was the old chop shop. They're seeking a variance because the property is in Zone 6m. The intended use for climate control storage. It will be run by Mr. Guertin. This building is smaller than the gym, but the same climate control storage. The building is one floor storage building.

The requested variance is minimal and will be a lesser use than what had been at the site previously which prior to the unit being vacant was a bar/restaurant. Storage is not prohibited as a use in Zone 6M. There will be less traffic and parking will be generated from the proposed use than the prior bar/restaurant. Since the parking would be minimal the whole complex will benefit by the increase in available parking.

Anyone here to speak in favor the application? Anyone here to speak against the application? Hearing none seeing none. After reviewing the petition and hearing the evidence they determine the following:

	J. Brown	Dr. Lebold	D Davidson	T. Thurlow
1.	YES	YES	YES	YES
2.	YES	YES	YES	YES
3.	YES	YES	YES	YES
4.	YES	YES	YES	YES
5.	YES	YES	YES	YES

Move to grant the variance for controlled storage easterly unit 104 at 920 Lafayette Road.

Approval from Police and Fire.

Motion: Robert Lebold

Second: Dave Davidson

CASE# 2022-006

BJ's Wholesale Club, Inc, 30 Perkins Avenue, Map 8-1, the undersigned hereby requests for a variance to the terms of Section 11 Sub section 400 and asks that said terms be waived to permit: Off premise sign in Zone 2 Commercial.

Wayne Morrill from Jones and Beach, is representing BJ's. They would like to put a new pylon sign at the corner of Perkins Avenue and Route 1. They will be taking down the Getty's canopy so you will be able to see the property better. The police are experiencing problems with vehicles entering the Seabrook Emergency Room Property from the Lafayette Road entrance in order to gain access to the BJ's Store Property. This creates an issue with emergency vehicles that are entering the property from Perkins Avenue, as EMA and Police vehicles turn right to go around the building to access the ER ambulance entrance doors, which results in having to navigate around those vehicles.

BJ's leases the property that used to be Getty Station. So with the new sign people won't be guessing how to get to BJ's.

Abby Savinelli, Fantasy Fireworks 571 Realty Trust. She just wants to make sure this sign doesn't hurt her business. She gets a lot of traffic going into the BJ's in her parking lot. With the canopy coming down and with the new sign it should help traffic.

	J. Brown	Dr. Lebold	D Davidson	T. Thurlow
1.	YES	YES	YES	YES
2.	YES	YES	YES	YES
3.	YES	YES	YES	YES
4.	YES	YES	YES	YES
5.	YES	YES	YES	YES

Move to grant the variance to terms conditions of maximum of a 100 sq ft, 50 each size (sign double sided). Condition work with Building Inspector for acceptable size.

Motion: Dr. Lebold

Second: Dave Davidson

Motion to adjourn 7:52

Motion: Dr. Lebold

Second: Dave Davidson



Jeffery Brown, Chair

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

You are hereby notified that the request of Cardinal Development LLC, 920 Lafayette Road unit 205, Map 7 Lot 91-205 for VARIANCE, APPEAL, SPECIAL EXCEPTION, 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:

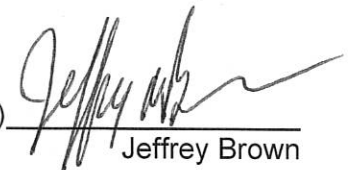
Case # 2022-004 Cardinal Development LLC, 920 Lafayette Road Unit 205, Map 7 Lot 91-205, the undersigned hereby requests for a variance to the terms of Section 6 Sub section Table 1 and asks that said terms be waived to permit: Climate controlled storage with spaced to continue to be utilized by hairdresser, physical therapist, karate studio and office space in Zone 6M.

Move to grant the variance for control storage in unit 205 at 920 Lafayette Road with conditions. Approvals from Police and Fire.

Motion: Dr. Lebold
Second: Dave Davidson
Unanimous

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

(Signed)



Jeffrey Brown
Chairman
Board of Adjustment

Date:

4 27 22

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

You are hereby notified that the request of Cardinal Development LLC, 920 Lafayette Road unit 104, Map 7 Lot 91-104 for VARIANCE, APPEAL, SPECIAL EXCEPTION, 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:

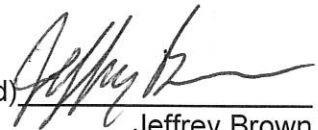
CASE# 2022-005 Cardinal Development LLC, 920 Lafayette Road Unit 104, Map 7 Lot 91-104, the undersigned hereby requests for a variance to the terms of Section 6 Sub section Table 1 and asks that said terms be waived to permit: Climate controlled storage in Zone 6M.

Move to grant the variance for control storage in unit 104 at 920 Lafayette Road with conditions. Approvals from Police and Fire.

Motion: Dr. Lebold
Second: Dave Davidson
Unanimous

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

(Signed)



Jeffrey Brown
Chairman
Board of Adjustment

Date:

4 27 22

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

You are hereby notified that the request of BJ'S Wholesale Club, Inc, 30 Lafayette Road unit 104, Map 7 Lot 91-104 for **VARIANCE**, APPEAL, SPECIAL EXCEPTION, 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:

BJ's Wholesale Club, Inc, 30 Perkins Avenue, Map 8-1, the undersigned hereby requests for a variance to the terms of Section 11 Sub section 400 and asks that said terms be waived to permit: Off premise sign in Zone 2 Commercial.


Move to grant the variance to terms conditions of maximum of a 100 sq ft, 50 each size (sign double sided). Condition work with Buildings Inspector for acceptable size.

Motion: Dr. Lebold

Second: Dave Davidson

Unanimous

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

(Signed) 
Jeffrey Brown
Chairman
Board of Adjustment

Date: 4 27 22