

Town of Seabrook
Board of Adjustment
April 27, 2022

Members Present: Jeff Brown Chair, Robert Lebold, Teresa Rowe-Thurlow, Jim Sanborn, Lacey Fowler 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

March Minutes

Motion: Dr. Lebold

Second: Teresa Rowe-Thurlow

Unanimous

New Business

CASE# 2022-007 Bruce Brown, 38 Washington Street/Lower Collins Street, Map 15-94-1, the undersigned hereby requests for a variance to the terms of Section 5 and asks that said terms be waived to permit: additional units to existing mobile home park in Zone 2R.

Henry Boyd, Millennium Engineering is representing for Bruce Brown unique situation where we have Stoney Brook Mobile Home Park which is quite large and there are two mobile homes that are not part of the park, but they are kind of the park if you drive down though there which is Cynthia Circle, if you are heading north towards Lower Collins there are two existing mobile homes that are access fully by the park meaning their water& sewer pumps through the infrastructure that's in the park, but they are on a separate lot that lot exists the frontage 26 ft on Lower Collins this is an ancient lot. Mr. Brown would like to incorporate these two mobile homes into the park. Take a portion of the lot and combine that with the mobile home park so that all the mobile homes are in the park. This remaining area is an existing lot of records with 21 ft of frontage and its only 9,000 sq ft. They would like to take this lot and merger with the other lot and combine to make it conforming by way of area.

Peter Eaton is an abutter who lives off Lower Collins. He was concern that they were going to use his right of way to get to the property. He is relieved that won't happen. He is fine with what Bruce's is doing.

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	J. Sanborn	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 allow Bruce's lot with 2 mobile homes to be incorporated into his mobile home park.

Motion: Robert Lebold
 Second: Jim Sanborn
 Unanimous

CASE# 2022-008 Kevin M. Janvrin, 12C Janvrin Drive, Map 10 Lot 56 Seq 312
 the undersigned hereby requests for a variance to the terms of Section 2 and asks that said terms be waived to permit: An ADU to be detached and an ADU over 750 sq ft to 950 sq ft in Zone 6r.

Kevin Janvrin would like a detached ADU as well as the maximum square footage. The garage out back which is a permitted use is under the allowed 1080 square feet. The garage in question will be replacing the existing two sheds that are previously on the property. It is also going to function as a workshop for and storage which the mobile home doesn't have. Due to being over 600 ft the current zoning makes you have a 4 foot frost wall. That being said the mobile home was placed there in the 1970's pre-zoning. The mobile home is on dirt with cement blocks. That tends moves with the frost so we cannot connect to a permanent structure with a free floating mobile home. 12C Janvrin Drive is a v shaped lot so it doesn't allow a garage to sit adjacent to the mobile home. The garage will be an improvement to the neighborhood. In the big picture I would like to tear the mobile home down and build a smaller ranch eventually. His daughter will live in the mobile home and he and his wife will live in the garage. His daughter has a medical condition so she needs to be near her parents. Dr. Lebold said there has to be some way to attach. Jeff says it's a hardship lot. There is a lot of discussion about the layout of the land. Kevin says he will move the garage forward and build the new house back 10 feet that way he can attached them. Lacey says why the board doesn't have a condition that the garage will connect to the home within 5 years or 3 years.

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	J. Sanborn	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 approval of Lacey’s sketch (a formal will be drawn) on condition of attaching the ADU within 5 years. The hardship is the result of the irregular shape of the property.

Motion: Robert Lebold

Second: Theresa Rowe-Thurlow

Unanimous

CASE# 2022-009

Mark G Charland, 61 Ledge Road, Map 5-8-3, the undersigned hereby requests for a variance to the terms of Section 7 and asks that said terms be waived to permit: Variance for 1,122 sq ft for a duplex he has 28,878 sq ft and needs 30,000 sq ft in Zone 1.

Alexander Charland is representing his father, because his father has pneumonia. Mark has a single family home and has a detached garage on his property. He wants to do an apartment over his oversized garage. He didn’t think he would get variance for an oversized ADU and he has 28,878 sq ft and is only short 1,122 sq ft, he wanted to get variance for a duplex. The house and the garage is 7 feet way they just need a breezeway.

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	J. Sanborn	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 a duplex above for lot with 28,878 sq ft vs 30,000.

Motion: Dr. Lebold

Second: Jim Sanborn

Motion to adjourn 8:00

Motion: Dr. Lebold

Second: Jim Sanborn



Jeffery, Brown, Chair

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

You are hereby notified that the request of Bruce Brown 38 Washington Street/Lower Collins Street, Map 15 Lot 94-1 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 # 2022-007 Bruce Brown 38 Washington Street/Lower Collins Street Map 15-94-1, the undersigned hereby request for a variance to the terms of section 5 and asks that said terms be waived to permit additional units to existing mobile home park in Zone 2R.

Move to grant the variance to allow Bruce's lot with 2 mobile homes to be incorporated into his mobile home park.

Motion: Dr. Lebold
Second: Jim Sanborn
Unanimous

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

(Signed)



Jeffrey Brown
Chairman
Board of Adjustment

Date:

6 22 22

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

You are hereby notified that the request of Kevin Janvrin 12C Janvrin Drive, Map 10 Lot 56 Seq 312 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 # 2022-008 Kevin Janvrin, 12C Janvrin Drive Map 10-56-312, the undersigned hereby request for a variance to the terms of section 2 and asks that said terms be waived to permit An ADU to be detached and an ADU over 750 sq ft to 9*50 sq ft.in Zone 6R.

Move to grant the approvals of Lacey's sketch (a formal wone will be drawn) with condition of attached the ADU within 5 years. The hardship is the result of the irregular shape of the property.

Motion: Dr. Lebold
Second: Theresa Rowe - Thurlow

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

(Signed)



Jeffrey Brown
Chairman

Board of Adjustment

Date:

6 22 22

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

You are hereby notified that the request of Mark G Charland 61 Ledge Road, Map 5 Lot 8 Seq 3 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 # 2022-009 Mark Charland 61 Ledge Road, Map 5-8-3, the undersigned hereby request for a variance to the terms of section 7 and asks that said terms be waived to permit: Variance for 1,122 sq ft for a duplex he has 28,878 sq ft and needs 30,000 sq ft in Zone 1.

Move to grant the variance for a duplex above for lot 28,878 sq ft vs 30,000 sq ft.

Motion: Dr. Lebold
Second: Jim Sanborn

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

(Signed)



Jeffrey Brown
Chairman
Board of Adjustment

Date:

6 22 22