

Town of Seabrook  
Board of Adjustment  
August 24, 2022

Members Present: Jeff Brown Chair, Robert Lebold, Dave Davidson, Phil Howshan, 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. We only have 4 members you can postpone until next month. 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

July Minutes

Motion: Dr. Lebold

Second: Phil Howshan

Unanimous

Administration Business

Cronin, Bisson & Zalinsky, P.C. sent Judie a letter to appeal to the ZBA decision for the Brook. The letter is submitted as a formal request for rehearing, which is prerequisite to any appeal.

Motion to grant the appeal

Motion: Phil Howshan

Second: Dave Davison

Opposed: Dr. Lebold

New Business

**CASE# 2022-018 Armand** Blanchard 103 Farm Lane, Map 12-36-1, the undersigned hereby requests for a variance to the terms of Section 7 and asks that said terms be waived to permit: Demoing two 1975 and 1989 mobile homes and build a new split level home in Zone 2R.

Armand is representing himself, the piece of property the family bought this property in 1951 his grandfather purchased who formally lived on South Main Street. His grandfather put up a 1975 mobile home that he put several additions on it and today it is state of dilapidation. The building is sagging and falling to the ground, no foundation there is holes in the side of the building Armand wants to demolish the mobile home because of disrepair. The 1989 mobile home he was living because of water damage he can't live there so he also wants to demolish this mobile home.

He wants to build a split level new home with two separate entrances and two meters giving them two units. The reason for this he wants to be able to have what they had before. The home will be a two family split level families on each level. Entrance on the front to take you to the top level and the second entrance will be on this side of buildings. The driveway is a driftway dedicated to the people. He will be removing the mobile homes from the property.

The property is 38,000 sq feet. He wants to do a stick built in a new foot print. Eventually he wants to have the same siding on the house to match the garage. Take the metal roof and put a shingle roof on it so it will match the house.

The foot print of the proposed house is the almost the same as mobile home. It would benefit the town and his neighbors.

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:

	<b>J. Brown</b>	<b>Dr. Lebold</b>	<b>D. Davidson</b>	<b>P. Howshan</b>
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 variance for a new split level home with approximately the same foot print as the two mobile homes being removed and keep the garage with ADU.

Motion: Dr. Lebold

Second: Dave Davidson

Motion to adjourn 7:20

Motion: Phil Howshan

Second: Robert Lebold



Jeffery, Brown, Chair

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

You are hereby notified that the request of Armand Blanchard, 103 Farm Lane, Map 12 Lot 36 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 # 2022-018** Armand Blanchard, 103 Farm Lane, Map 12 Lot 36, the undersigned hereby requests for a variance to the terms of Section 7 and asks that said terms be waived to permit: Demoing two 1975 and 1989 mobile home and build a new split-level home in Zone 2R

Move to grant variance for a new split-level home with approximately the same footprint as the two mobile homes being removed and keep the garage with ADU.

**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: 9 28 22