

Town of Seabrook
Board of Adjustment
June 26, 2024

Members Present: Jeff Brown, Chair, Dave Davidson, Teresa Thurlow, Jim Sanborn, Fidea Azouri, Lacey Fowler and Secretary Judie Walker.

Jeff Brown, Chair opens the meeting at 7:00 pm and explains the procedures and where the notices of the meeting have been posted. We have a full board tonight. When speaking please say your name and address for the record.

Administrative Business:

May 22, 2024, minutes

Motion: Jim Sanborn

Second: Dave Davidson

Unanimous

New Business

CASE 2024-009 Michael and Althea Chase, 71 Centennial Street, Map 9-35, the undersigned hereby request a Special Exception as provided for in Section 2 subsection definition: to allow 4' x 30' increase in accessory building in Zone 2R.

Michael Chase, looking for a 4 ft extension for his garage so he can fit his mobiles. He would like a 30' x 40'. He is looking for 1200' instead of a 1080'.

After reviewing the petition and hearing the evidence they determine the following:

1. The variance is not contrary to the public interest:

F. Azouri	J. Sanborn	D. Davidson	J. Brown	T. Thurlow
Yes	Yes	Yes	Yes	Yes

2. The spirit of the ordinance is observed:

F. Azouri	J. Sanborn	D. Davidson	J. Brown	T. Thurlow
Yes	Yes	Yes	Yes	Yes

3. By granting this variance substantial justice is done.

F. Azouri	J. Sanborn	D. Davidson	J. Brown	T. Thurlow
Yes	Yes	Yes	Yes	Yes

4. By granting this variance the value of surrounding properties are not diminished.

F. Azouri	J. Sanborn	D. Davidson	J. Brown	T. Thurlow
Yes	Yes	Yes	Yes	Yes

5. Literal enforcement of the ordinance would result in unnecessary hardship.

F. Azouri	J. Sanborn	D. Davidson	J. Brown	T. Thurlow
Yes	Yes	Yes	Yes	Yes

Move to grant the special exception to allow increase to allow an increase of 4' x 30'.

Motion: Dave Davidson

Second: Jim Sanborn

Unanimous

Motion to go into Non-Public Session to meet with Town Council:

Jeff Brown Yes, David Davidson Yes, James Sanborn Yes, Fidae Azouri, Teresa Thurlow Yes.

Motion to go back into Public Session:

Jeff Brown Yes, David Davidson Yes, James Sanborn Yes, Fidae Azouri, Teresa Thurlow Yes.

Public Rehearing

CASE# 2022-016 Public hearing on a consent decree that is proposed to be filed with the New Hampshire Housing Appeals Board (HAB) in resolution of RMH NH LLC V. TOWN OF SEABROOK HAB Case No. ZBA 2022-26 which would authorize the construction of up to 230 multi family housing units and 17 duplexes at 319 Route 107, Map 2 Lot 41 subject to Planning Board approval and certain other conditions.

Jeff Brown Chair is reading the Consent Decree to the public. Judie handed out copies of the Consent Decree to the audience.

Jeff Brown explains why the Zoning Board approved the Consent Decree. The work force housing has doubled with our agreement.

The following abutters voice their opinion on the Consent Decree.

Brian Halloran 13 Maple Ridge Road.

Chad Reardon 26 Deer Crossing Road.

Cherise Burke 96 Maple Ridge Road, very upset.

Will Warren ZBA client privilege

John Hird Irene's Way.

Laurie Reardon 26 Deer Crossing.

Sheila Halloran 13 Maple Ridge Road.

Joe Connolly 70 Maple Ridge Road.

Kathy Mackay 27 Maple Ridge Road.

Theodore Panolopoulos 21 Irene's Way

Phil Walsh 31 Irene's Way

Matt Serbon 170 Cimarron Drive

Vote to ratification the Consent decree:

Motion to approve David Davidson

Second: Jim Sanborn

Members voted to ratify the Consent Decree:

Jeff Brown Yes

James Sanborn Yes

Teresa Thurlow Yes

David Davidson Yes

Fidae Azouri No

Meeting adjourned 8:09

Motion: Teresa Thurlow

Second: David Davidson

Unanimous



Jeff Brown, Chairman

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

You are hereby notified that the request of Michael and Althea Chase, 71 Centennial Street, Map 9 Lot 35, 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 June 26, 2024

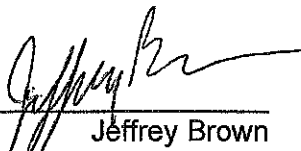
ON CONDITION OF GRANTING ANY VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS OR NON-CONFORMING USE IS THAT IT EXPIRES AT THE END OF TWO YEARS IF NOT COMPLETED WITHIN THAT TIME. RESOLVED, THAT THE FOLLOWING CONDITIONS SHALL BE ATTACHED TO SUCH USE:

Case # 2024-009, Michael and Althea Chase, Map 9-35, The undersigned hereby request a special exception to the terms of: Section 2 asks that said terms be waived to permit: to allow 4' x 30' increase in accessory building in Zone 2R.

Move to grant the special exception to allow increase to allow an increase of 4' x 30'.

Motion: Dave Davidson
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: 24 July 2024