

Town of Seabrook
Board of Adjustment
August 28, 2024

Members Present: Jeff Brown, Chair, Dave Davidson, Jim Sanborn, Fidea Azouri, Phil Howshan, 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:

July 24, 2024, minutes

Motion: Jim Sanborn

Second: Dave Davidson

Unanimous

New Business

CASE 2024-012 Samantha Hinson, 198 South Main Street, Map 16-79-1, the undersigned hereby requests a variance to the terms of Section 7 and asks that said term be waived to permit: set back relief to build a new home and demo old home in Zone 2R.

Samantha Hinson explains why she needs a variance for her house, as of now the house is on pillars and if she wants to add on she needs to have a new foundation which would cost her a lot. She wants to demo this home and build new. The front of the house is very close to the road probably 6' feet. She would like to go an additional 5 feet back. She would like to go further back to what her home stands now. She can meet the front set back of 20' in the same front print. She only needs relief on one setback.

It's an improvement for the front and improving the non-conforming lot.

After reviewing the petition and after hearing all the evidence and by taking into consideration of the personal knowledge of the property in question, this Board of adjustment member has determined the following findings of fact:

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

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
yes	Yes	Yes	Yes	Yes

2. The Spirit of the ordinance is observed.

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
Yes	yes	yes	yes	yes

3. By granting this variance substantial justice is done.

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
Yes	yes	yes	yes	yes

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

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
Yes	yes	yes	yes	yes

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

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
Yes	yes	yes	yes	yes

Grant variance as presented. Move home back from road as allowed existing set back on sides.
 Motion: Dave Davidson
 Second: Phil Howshan
 Unanimous

CASE 2024-013 Cardinal 6 Maine, LLC, 894 Lafayette Road, Map 7-93-20 the undersigned hereby request a variance to the terms of Section 5 and sub section 2 and asks that said terms be waived to permit: multiple buildings on an exceptionally large lot in Zone 6M North Village.

Henry Boyd, Millenium is representing Cardinal 6 Maine, LLC John Guertin he bought Timmy Johnsons gym and turned it into a storage facility. Recently he has purchased all 4 of the Dave Benoit's lots. Years back it was an industrial lot, back in 2010 Millenium did a subdivision for Dave Benoit who actually had got Planning Board Approval for 10 industrial lots, but it never happened. Alexis Benoit Dave's daughter had Henry and his client do a condo conversion for this lot. The plan is to take Smokey Quartz and put an addition on it. He wants to develop the lot a 20,000 ft and build a building for his future tenant. He is asking for a variance to have more than one building on one lot. His plan is to have a light industrial park. This is 18 acres that he wants to build.

Jeff questions there are 3 lots, Dave Benoit's got Planning Board approval for 10 industrial lots. The building out front is on a separate lot. They would like a variance for multiple buildings on a second lot. There will not be any residential homes.

Henry spoke with Mark West about the wetlands on the property. They must apply again to the state because the wetland permit expires.

After reviewing the petition and after hearing all the evidence and by taking into consideration of the personal knowledge of the property in question, this Board of adjustment members has determined the following findings of fact:

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

Fidea Azouri	Phil Howshan	Dave Davidson	Jim Sanborn	Jeff Brown
yes	Yes	Yes	Yes	Yes

2. The spirit of ordinance is observed:

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
yes	Yes	Yes	Yes	Yes

3. By granting this variance substantial justice is done:

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
yes	Yes	Yes	Yes	Yes

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

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
yes	Yes	Yes	Yes	Yes

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

Fidea Azouri	Phil Howshan	Dave Davidson	Jeff Brown	Jim Sanborn
yes	Yes	Yes	Yes	Yes

Motion to grant variance to permit multiple building on 1 lot..

Motion: Dave Davidson

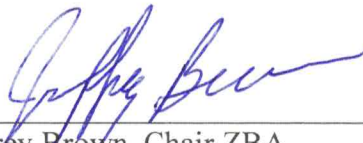
Second: Jim Sanborn

Meeting adjourned 7:46

Motion: Phil Howshan

Second: David Davidson

Unanimous



Jeffrey Brown, Chair ZBA

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

You are hereby notified that the request of Samantha Hinson, 198 South Main St, Map 16 Lot 79-1, 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 August 28, 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 # 2024-012, Samantha Hinson 198 South Main Street Map 16-79-1, the undersigned hereby request an variance to the terms of: Section 7 asks that said terms be waived to permit: set back relief to build a new home and demo old house in Zone 2R.

Move to grant variance as presented, move home back from road as allowed existing set back on sides.

Motion: Dave Davidson
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: 9 25 24

NOTE: Application for rehearing on any question of the above determination may be taken within thirty (30) days of said determination by any party to the action or person affected thereby according to the New Hampshire Revised Statutes Annotated, 1955, Chapter 31:74-76. Form Revised 2001

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

You are hereby notified that the request of Cardinal 6 Maine, LLC 894 Lafayette Road, Map 7 Lot 93-20, 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 August 28, 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 # 2024-013, Cardinal 6 Maine, LLC 894 Lafayette Road Map 7-93-20, the undersigned hereby request an variance to the terms of: Section 5 and sub section 2 asks that said terms be waived to permit: multiple buildings on an exceptionally large lot in Zone 6M North Village.

Move to grant variance to permit multiple buildings on 1 lot.

Motion: Dave Davidson
Second: Jim Sanborn
Unanimous

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

(Signed) Jeffrey Brown
Jeffrey Brown
Chairman
Board of Adjustment

Date: 9 25 24

NOTE: Application for rehearing on any question of the above determination may be taken within thirty (30) days of said determination by any party to the action or person affected thereby according to the New Hampshire Revised Statutes Annotated, 1955, Chapter 31:74-76. Form Revised 2001