

Town of Seabrook
Board of Adjustment
February 26, 2025

Members Present: Jeff Brown, Chair, Fidae Azouri, Jim Sanborn, Teresa Rowe, Phil Howshan, 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 do have a full board tonight. When speaking please say your name and address for the record.

Administrative Business:

January 22, 2025 minutes
Motion: Phil Howshan
Second: Fidae Azouri
Unanimous

New Business

CASE 2024-19 Four Seabrook, LLC, 30 Perkins Avenue, Map 8-1, the undersigned hereby requests a variance to the terms of Section 7 and asks that said term be waived to permit: a variance for a building height exceeding 35' in Zone 2

Henry Boyd from Millenium Engineering and Wayne Morrill from Jones and Beach is representing the Four Seabrook, LLC. The hotel was already approved through the planning board process. All the traffic studies and parking are already approved. The hotel is the same building as 9 Stard Road site. There is a pad site it that was approved with the DOT. The site is behind BJ's. It is directly below the highway. Any height of the building won't be seen from the highway. Hoping with the hotel will block the noise from the highway. All storm water is in place. The site is designed for two-way traffic.

Wayne Morrill informs there is a pond out back which is a DOT detention pond. The building itself is the same exact building that was approved for 9 Stard Road. There is no signage facing the mobile home park. The building itself main roof line at 48 feet. There is a small section is 56 ft. It is a 4-story building located on the back side of B.J.'s. The parking lot has 106 spaces. Use is allowed. Asking for 21.3 inches for a height variance in Zone 2 is 35 feet is allowed.

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

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

The entire site has been commercial use, not unlike West of I95 which allows 50' Height.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	Yes

2. The spirit of the ordinance is observed.

The ordinance is written for residential use and no house height greater than 35'.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	YES

3. By granting the variance substantial justice is done.

Commercial use.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	YES

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

Site is already commercial.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	YES

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

Height variance limited to only an addition 15'.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T Thurlow
YES	YES	YES	YES	Yes

Move to accept the variance as written

Motion: Phil Howshan

Second: Fidae Azouri

Unanimous

CASE 2025-002 Jillian Real Estate Dev. Paul Lepere, 6 Cross Beach Road Map 25-2 the undersigned hereby requests a variance to the terms of Section 7 subsection table 1 and asks that said terms be waived to permit: 40' height in Zone # 1 rural.

This property flooded last year with 2 feet of water within 7 days. The road has been under water this year. Requesting 40 feet to get out flood elevation height zone. In recent years Cross Beach Road has been built up. He would like to be 5 feet above the flood zone. Paul will build a 24" footing then you have a poured foundation. No living space is allowed within 4 feet, you wouldn't be allowed to put electrical, etc. He will have flood gates in the foundation.

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

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

Minimal increase in height.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	YES

2. The spirit of the ordinance is observed.

Limited increase and makes up for lower floor raising.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	YES

3. By granting the variance substantial justice is done.

Lower level requires elevation.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	YES

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

Would limit flood damage to property.

jwJ. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	YES

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

Would not allow for raising lower floor in significant flood zone.

J. Brown	J. Sanborn	P. Howshan	F. Azouri	T. Thurlow
YES	YES	YES	YES	YES

Move to accept the variance as written.

Motion: F. Azouri

Second: J. Sanborn

Unanimous

Meeting adjourned 7:30

Motion: F. Azouri

Second: P. Howshan.

Unanimous

Jeffrey Brown, Chair ZBA