

Town of Seabrook
Board of Adjustment
March 26, 2025

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

Administrative Business:

February 26, 2025, minutes

Motion: Jim Sanborn

Second: Phil Howshan

Unanimous

New Business

CASE 2025-003, 2 River Street, LLC Map 23-2, the undersigned hereby requests a variance to the terms of Section 7 and asks that said term be waived to permit: side setback of 10' where 15' is required in Zone 5 Harbor Commercial.

Henry Boyd is representing 2 River Street LLC Sam Catalano and family. They will have to go DES for Wetlands Permit because this is in the Harbor zone the side setback which is 15' in 2R the side setback is only 10'. He wants to build a home with a garage.

Deborah Henderson is concerned about his driveway and the parking in the summertime. Alison Tirone is concerned about parking. Candice is concerned about fire and wind. The property value will not be changed. Lacey would like an as-built as a condition.

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.

Comply with setbacks in other areas of town.

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

2. The spirit of the ordinance is observed.

Commercial lot zoning residential proposed.

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

3. By granting the variance substantial justice is done.

Allows residential

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.

Residential better for the neighborhood.

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.

Would not allow residential use and would limit what can be on property.

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

Move to accept the variance as written. Condition: would like an as-built submitted.

Motion: Phil Howshan

Second: Fidae Azouri

Unanimous

Meeting adjourned 7:30

Motion: F. Azouri

Second: P. Howshan.

Unanimous

Jeffrey Brown, Chair ZBA