

**TOWN OF SEABROOK  
BOARD OF ADJUSTMENT  
MINUTES OF AUGUST 24, 2011 MEETING**

Members Present: Teresa Rowe, Robin Fales, Henry Therriault and Dr. Robert Lebold

Others Present: Paul Garand, Building Inspector and Jo-Anne Page, Secretary

Henry Therriault opened the meeting at 7PM and explained the procedure of the meeting to all in attendance.

**OLD BUSINESS:**

**Minutes May 25, 2011**

Motion: T. Rowe Accept minutes with a change on Page 3 which currently reads: "***M. Lowry stated that he thought the proposed location for the snow storage was in a bad area.***  
***J. Lamp stated that they could look at other areas."***  
***"M. Lowry stated that he thought the proposed location for the snow storage was in a bad area.***  
***J. Lamp stated that they could look at other areas."***

Second: Dr. Lebold  
Yes: Unanimous

Minutes of May 25, 2011 accepted with change on Page 3.

**NEW BUSINESS:**

**Case #2011-08 Harake Trust, 193 Walton Road, Map 13, Lot 34, Sequence 1 for Variance to Section 13, Sub-section 13.1 To Permit Storage of Cars in Zone 2R**

Sam Harake, applicant stated that he wished to go forward with this application with a four member board.

S. Harake stated that he buys and sells antique cars and ships them to Europe. He said that he bought 193 Walton Road to use as storage for this business. He advised that he cleans up the cars and ships them out. He indicated that at a future date he might want to expand the building to add some type of climate control to the building for the vehicles.

Dr. Lebold asked what type of minor activities on the property would be involved with these vehicles.

S. Harake stated that interior work, seating and scratches on the vehicles. He said that any major repairs require specialist and are taken off property.

Jeff Caine stated that minor repair work is done on the vehicles at that location and major work gets taken out to specialized people.

P. Garand asked about fuel and oil on the property.

S. Harake stated that they would only keep about 5 gallons of fuel on the property and a small amount of oil.

H. Therriault asked if this was really just for storage and the public would not be coming to that location.

S. Harake stated that was correct and pointed out that the car wash business was no longer at this property. He also said that there is an apartment on the premises that was there when he purchased the property. He said that if they

needed to have a specialist work on a vehicle there that they might use it for 2 or 3 days and that J. Caine stays there occasionally when needed for deliveries.

T. Rowe asked if there was a kitchen there.

S. Harake said yes and that it was all in place when he bought the property.

Dr. Lebold asked if there would be any outside storage.

S. Harake stated storage was inside and that they might want to expand later.

P. Garand stated that the property card did not show an apartment.

H. Therriault questioned the reference to Zoning Section 13A.

P. Garand stated that was correct change of use for a non-conforming property.

D. Lebold pointed out that this is a less intrusive use on the property than the previous tenant.

P. Garand said this was an existing building and it was a different non-conforming use. He questioned how many vehicles are stored there.

S. Harake said currently there are 34 vehicles. He said that there is no outside storage because of the type of vehicles and he may want to expand the office area.

J. Caine said that this was low impact use on the property.

Fred Welch, 191 Walton Road, stated that you could not ask for a better application and use of the property. He said that the previous business was noisy and a problem. He said that this business has no noise, the property is well maintained and this is the lowest impact use of the property. He said that he encourages support of this application.

H. Therriault asked if the sign would remain out front.

S. Harake stated that it could be removed because he did not want to draw too much attention to the property.

H. Therriault stated if there were no more questions or comments, it was time to vote on the application.

	T. Rowe	R. Fales	H. Therriault	Dr. Lebold
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

Motion: Dr. Lebold Grant request for continued non-conforming use at 193 Walton Road. This would have less impact than previous use. The following are conditions for granting this application request: 1) Existing apartment is for temporary use only; 2) Five (5) gallon size or less gasoline/oil outside storage; 3) No outside storage of cars, parts or trash and; 4) No major work to be done on vehicles in storage.

Second: T. Rowe  
Yes: Unanimous

Request for Variance at 193 Walton Road is granted with the above conditions.

### Other Business

Motion: Dr. Lebold Increase ZBA Application Fee to \$170 and Abutter Notifications to \$11  
Second: T. Rowe effective as today.  
Yes: Unanimous

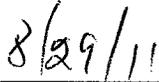
ZBA Application Fee is \$170 and Abutter Notification is \$11 effective as of today.

Motion: Dr. Lebold Adjourn  
Second: R. Fales  
Yes: Unanimous

Meeting adjourned at 7:25PM.



Henry Therriault, Chairman



Date