

ZONING BOARD OF ADJUSTMENT
Town of Salem, New Hampshire

FILE COPY

VARIANCE APPLICATION

Name of Applicant: Robert A. Salemi, Trustee

Tele #: _____

Representative/Agent: Beaumont & Campbell, Prof. Ass'n.

Tele #: 603-898-2635

Address of Applicant: 1 Stiles Road, Suite 107, Salem, NH 03079

Address of Property: 175 Main Street _____

If same as above, write same.

Owner of Property: Robert A. Salemi, Trustee _____ **Tele #:** _____

If same as above, write same.

Address of Owner: 171 Main Street, Salem, NH 03079

If same as above, write same.

Location of Property: **Map #:** 90 _____

Lot #: 1288 _____

Zoning Classification: Business Office I / Residential

Are there any current Zoning Violations on the Property other than those that may be listed on this Application? (If Yes, please fully describe below). YES _____ NO X _____

The undersigned hereby requests a variance from Article IV, Section 490-401(C)(1) and asks that said terms of the Zoning Ordinance be waived to permit the existing two-family structure to remain on a lot having 163.05 feet of frontage, where 190 feet would be required by Ordinance at 175 Main Street in the Business Office I District.

The undersigned alleges that the following circumstances exist to support this variance request.

1. **The variance will not be contrary to the public interest because:** The proposed use will not result in any threat to the health, safety and general welfare of the community; a prior variance was granted to subdivide without realization that a frontage variance would be necessary; the Planning Board has already approved a subdivision of the property and the plan has been recorded at the Registry; the character of the neighborhood is not changed, as Main Street in this area has several multi-family housing developments.

2. The spirit of the ordinance is observed because:

Residential Housing is an allowed use in the District; frontage requirement is to provide spacing and regulate density; the existing structure will be accessible from front and side; spacing along Main Street is similar to other parcels.

3. Substantial justice is done because:

The variance will rectify an oversight on a variance originally granted in 2024; subsequent action by the Planning Board has approved the subdivision, which has been recorded. There is no apparent gain to the Community by denying the request, which will compromise a residential housing project.

4. The values of surrounding properties will not be diminished because:

Structure currently exists, and there would be no physical modifications in allowing the structure to remain.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because: USE (A) or (B).

The “Special Conditions” of this property that distinguish it from other properties in the area are as follows:

The lot was created through a recent subdivision and the frontage issue was not discovered; the adjoining lot has been the subject of significant engineering and design.

(A) Owing to the special conditions of the property, set forth above, that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to the property because:

The lot was developed at a time when two-family dwellings were developed without additional required frontage.

(ii) The proposed use is a reasonable one because:

It continues to allow additional housing opportunities similar to others which exist on Main Street.

-OR-

If the criteria in subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

(B) Owing to the special conditions, set forth above, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it because:

By filing this application you are authorizing us to come onto your property to do necessary site inspections.

The undersigned acknowledges that to the best of their knowledge all of the above information is true and correct.



Signature of Applicant

Bernard H. Campbell, Esq.

Print Name of Applicant

Date

Authorization on File

Signature of Property Owner

Robert A. Salemi, Trustee

Print Name of Property Owner

Date

PLEASE PRINT THE NAMES & LEGAL ADDRESS OF ALL ABUTTERS

IN ACCORDANCE WITH RSA 672:3, AN ABUTTER IS DEFINED AS ANY PERSON WHOSE PROPERTY ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE PROPERTY TO THIS APPLICATION.

The following is a list of their names and legal mailing addresses taken from the Town of Salem Assessor's records. **APPLICANT, ENGINEER AND/OR REPRESENTATIVE** must also be included.

MAP	LOT	NAME	ADDRESS	DO NOT WRITE IN – TOWN BUSINESS
90	1287	Robert A. Salemi, Trustee Robert A. Salemi Family Trust	P.O. Box 2051, Salem, NH 03079	
90	12685	Robert A. Salemi, Trustee Robert A. Salemi Family Trust	P.O. Box 2051 Salem, NH 03079	
90	1283	Jessica L. Gosselin Kendrick J. Dunn	10 Martin Ave., Salem, NH 03079	
90	891	JM Foy Family, LLC	64 Portsmouth Ave., Exeter, NH 03833-2109	
90	848	Nicholas Valhouli, Trustee 174 Main Street Realty Trust	174 Main Street, Salem, NH 03079	
90	847	176 Ants Holding, LLC	176 Main Street, Salem, NH 03079-3171	
ALSO TO NOTICED	BE	Bernard H. Campbell, Esq.	Beaumont & Campbell Prof. Ass'n. 1 Stiles Road, Suite 107, Salem, NH 03079	
APPLICANT		Robert A. Salemi, Trustee Robert A. Salemi Family Trust	P.O. Box 2051, Salem, NH 03079	
ENGINEER		Kurt Meisner, LLS Meisner Brem	202 Main Street, Salem, NH 03079	

PROPERTY LOCATION: 175 Main Street MAP 90 LOT 1288 ZBA MEETING DATE January 6, 2026 PETITION # _____


Signature of Applicant

Bernard H. Campbell, Esq.

December 19, 2025
Date

Town of Salem, New HampshireTown Hall, 33 Geremonty Drive
Salem, New Hampshire 03079 603-890-2020**BUILDING PERMIT APPLICATION**Date December 19, 2025 Permit # _____
Map 90 Lot 1288 Unit# _____

Permitting Hours Monday through Friday

ADDRESS 175 Main Street, Salem, NHPlease submit during our permitting hour: 8:30-9:30am www.townofsalemnh.org (application valid for 60 days)

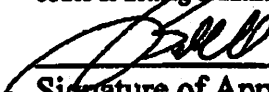

NAME OF OCCUPANT	PHONE #
<u>Robert A. Salemi, Trustee</u>	_____
NAME OF OWNER <u>Robert A. Salemi Family Trust</u>	PHONE # _____
CONTRACTOR'S NAME _____	PHONE # _____
CONTRACTOR'S ADDRESS <u>P.O. Box 2051</u>	CITY <u>Salem</u> STATE <u>NH</u> ZIP <u>03079</u>

Impact fees are due prior to occupancy: New Dwelling \$ _____ Road Improvement \$ _____
Assessment fees for water and sewer are due prior to occupancy \$ _____Zone Bus/Off 1 SET BACKS: Front 40 +/- Side (L) 50 +/- Side (R) 55 +/- Rear 150 + Corner Lot NVariance required? Yes ☒ No ☐ Floodplain? Yes ☐ No ☒ Wetlands? Yes ☐ No ☒ Historic District? Yes ☐ No ☒
Town Water ☒ Town Sewer ☒ Private Well ☐ Private Septic ☐ Fire Sprinklers? Yes ☐ No ☐

RESIDENTIAL	COMMERCIAL	MISCELLANEOUS
<input type="checkbox"/> Single Family (E,P,H, F)	<input type="checkbox"/> New Commercial (E,P,F,H)	<input type="checkbox"/> Sign (P)
<input checked="" type="checkbox"/> Apartment (E,P,H)	<input type="checkbox"/> Commercial Foundation (E,P,F,H)	<input type="checkbox"/> Shed
<input type="checkbox"/> Residential Add./Alt. (E,H)	<input type="checkbox"/> Add./Alt. (E,P,F,H, ENV)	<input type="checkbox"/> Pool (E,H)
<input type="checkbox"/> Residential Raze (E,H,ENV,UTIL)	<input type="checkbox"/> Municipal Add./Alt. (E,P,F,H)	<input type="checkbox"/> Repair
<input type="checkbox"/> Manufactured Raze (E,H,PTM*,UTIL)	<input type="checkbox"/> Hotel/Motel (E,P,F,H)	<input type="checkbox"/> Deck (E,H)
<input type="checkbox"/> Manufactured Home (E, H, F)	<input type="checkbox"/> Multi-Family (E,P,F,H)	<input type="checkbox"/> Casual Sales (P,F)
<input type="checkbox"/> Residential Garage (E,H)	<input type="checkbox"/> Commercial Raze (E,P,F,ENV)	<input type="checkbox"/> Renew Permit (E,P,H)
<input type="checkbox"/> Residential Foundation (E,P,H)	<input type="checkbox"/> Change of Use (E,P,F,H)	<input type="checkbox"/> MECHANICAL
<input type="checkbox"/> Shoreland CSPA (E,P,H)	<input type="checkbox"/> Change of Occupant (E,P,F,H)	

E=Engineering P=Planning F=Fire H=Health ENV=Enviro. Survey****Residential Addition & Alteration require smoke and carbon monoxide alarms to be upgraded** (IRC 314/ 315)******Existing Residential Fire Sprinklers shall be extended into additions/alterations*******PTM=Permit to Move UTILITY (letter of permission from Liberty Utilities)*******PLANS ARE REQUIRED TO BE SUBMITTED*****Estimated Value: N/A Dig Safe _____ Fee: N/AWork Description and Uses: Filing for variance purposes only - to permit existing two-family dwelling to remain with 163 ft. of frontage where 190 ft. is required.**Departmental Releases:**Town Planner (P) _____ Town Engineer (E) _____ Fire Marshal (F) _____
Health Officer (H) _____ Variance Sign Off _____

I (print name) _____ agree to meet all requirements of the applicable building codes & zoning ordinances & will not backfill or cover any work until inspections have been done and the installations are approved.


Signature of Applicant
Bernard H. Campbell, Esq. **COMPLETE BOTH SIDES**
Attorney for Applicant
EMAIL ADDRESS bcampbell@beaumontandcampbell.com
Building Official
Denied

Robert A. Salemi, Trustee
Robert A. Salemi Family Trust
171 Main Street
Salem, NH 03079

December 17, 2025

Salem Zoning Board of Adjustment
C/o Municipal Office Building
33 Geremonty Drive
Salem, New Hampshire 03079

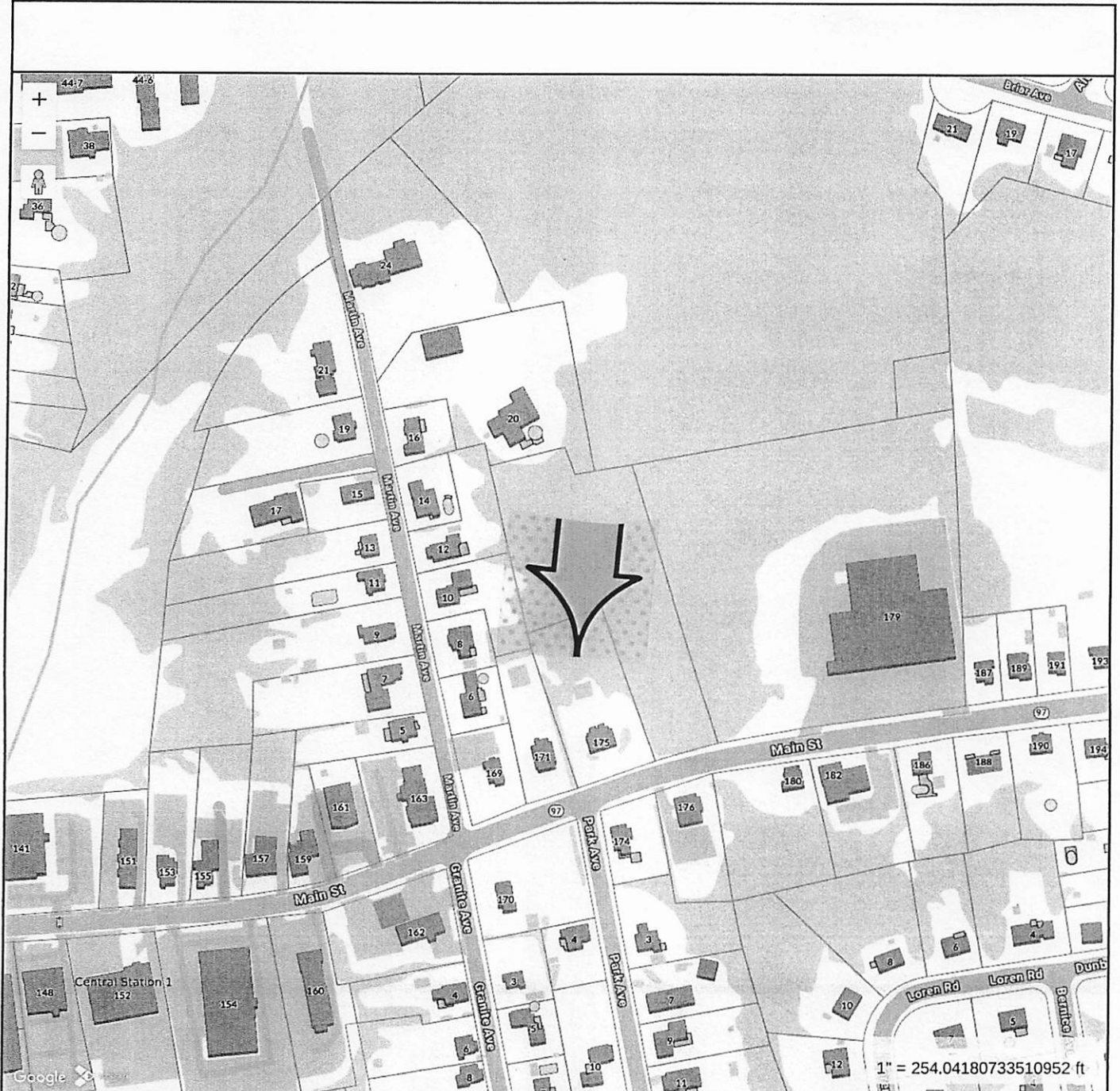
**Re: Variance for Reduced Frontage
175 Main Street
Map 90, Lot 1288**

Dear Ladies and Gentlemen:

Please consider this letter as authorization for Beaumont & Campbell, Prof. Ass'n. to file for a variance to allow the existing 2 family house at 175 Main Street to remain on a lot without sufficient frontage at 175 Main Street, Map 90, Lot 1288.


Robert A. Salemi, Trustee

RAS/jap



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Salem, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/29/2025
Data updated 4/01/2025

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

175 MAIN ST

Location 175 MAIN ST

Mblu 90 / 1288 /

Acct#

Owner SALEMI ROBERT A TRUSTEE

Assessment \$502,600

Appraisal \$502,600

PID 6621

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$342,500	\$160,100	\$502,600
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$342,500	\$160,100	\$502,600

Owner of Record

Owner SALEMI ROBERT A TRUSTEE
Co-Owner ROBERT A SALEMI FAMILY TRUST
Address 171 MAIN ST

SALEM, NH 03079

Sale Price \$700,000
Certificate
Book & Page 6518/1050
Sale Date 11/15/2023
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SALEMI ROBERT A TRUSTEE	\$700,000		6518/1050	00	11/15/2023
MILLS PATRICIA A TRUSTEE	\$0		5980/1283		01/22/2019
MILLS PATRICIA	\$0		2444/1169		05/16/1983

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,328
Replacement Cost: \$394,424

Replacement Cost
Less Depreciation: \$330,000

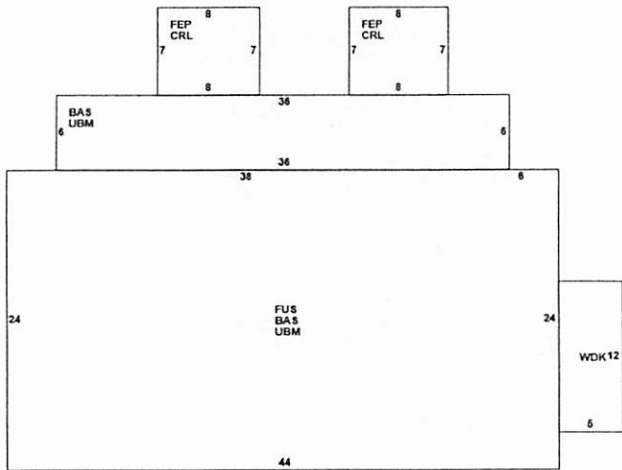
Building Attributes	
Field	Description
Style:	Family Duplex
Model	Residential
Grade:	Average +10
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Loc_Adj	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0032\IMG_0698_32194

Building Layout



(ParcelSketch.ashx?pid=6621&bid=6621)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,272	1,272
FUS	Upper Story, Finished	1,056	1,056
CRL	Crawl Space	112	0
FEP	Porch, Enclosed, Finished	112	0
UBM	Basement, Unfinished	1,272	0
WDK	Deck, Wood	60	0
		3,884	2,328

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$3,100	1

Land

Land*Use

Use Code	1040
Description	TWO FAMILY
Zone	RES
Neighborhood	40
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.94
Frontage	0
Depth	0
Assessed Value	\$160,100
Appraised Value	\$160,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
FGR1	GARAGE-AVE			720.00 S.F.	\$9,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$342,500	\$160,100	\$502,600
2024	\$261,500	\$178,100	\$439,600
2023	\$261,500	\$178,100	\$439,600

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$342,500	\$160,100	\$502,600
2024	\$261,500	\$178,100	\$439,600
2023	\$261,500	\$178,100	\$439,600

Cathy Ann Lacey

LCHIP	ROA664271	25.00
TRANSFER TAX	RO126504	10,500.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

PAMELA A. BALDWIN, as SUCCESSOR TRUSTEE of THE PATRICIA A. MILLS LIVING TRUST, a Trust established by Declaration of Trust, dated January 22, 2019, with a mailing address of 2 Oak Ridge Avenue, Salem, New Hampshire 03079, for consideration paid, grants to **ROBERT A. SALEMI, TRUSTEE of the ROBERT A. SALEMI FAMILY TRUST**, u/d/t dated April 28, 2015, with an address of 171 Main Street, Salem, New Hampshire 03079, with **WARRANTY COVENANTS**:

Two certain parcels of land with the buildings thereon situated in Salem, Rockingham County, New Hampshire and bounded and described as follows:

PARCEL 1:

A certain tract or parcel of land with the buildings thereon, situated in Salem, County of Rockingham, and State of New Hampshire bounded and described as follows:

Beginning at the Southeast corner of the premises on the North side of the highway leading from Salem Depot to Salem Centre at land formerly of Ben Haigh but now of the Southern New Hampshire Street Railway Company; thence Northerly by land of said Railway Company by wall six hundred seven and seventy-five hundredths (607.75) feet to a ditch at meadow land now or formerly of the heirs of Varnum Corliss; thence Westerly by the ditch at said Corliss land one hundred eight-seven and forty-hundredths (187.40) feet to a stake and stones at land formerly of Lizzie S. Martin; thence Southerly by the line of the old wall and said Martin's land about three hundred sixty-eight and twenty-hundredths (368.20) feet to a stone bound which bound is two hundred sixty-three and ten hundredths (263.10) feet from the highway; thence Easterly at nearly a right angle along other land belonging to Francis Bessey sixty-three and sixty-hundredths (63.60) feet to a stake and stones; thence Southerly at a right angle along other land belonging to Francis Bessey two hundred fifty-five and sixty-hundredths (255.60) feet to the highway above mentioned; thence Easterly by the highway one hundred sixty-three and five hundredths (163.05) feet to the bound begun at.

Excepting and reserving from the above-described premises, two parcels of land, one conveyed by David E. Stevens to Walter S. Buckler, July 6, 1929 recorded in Rockingham Records, Book 842, Page 122; and the other parcel conveyed by the said David E. Stevens to Deina K. Simpson, March 16, 1936, recorded in Rockingham Records, Book 920, Page 85.

PARCEL 2:

A certain tract or parcel of land situated in said Salem, in that part thereof known as Salem Depot, on the northerly side of Main Street, a short distance east of the Depot on the road to Salem Centre, and more particularly bounded and described as follows:

Beginning at an iron pipe at said Main Street and at a hedge at other land of the grantor; thence by and along said grantor's land North 2° 42' west and by and along said hedge and a stone wall, five hundred sixteen and ninety-five hundredths (516.95) feet to a stone bound at land now or formerly of Kimball M. McLaughlin, thence by and along said McLaughlin land, now or formerly, South 83° 57' east one hundred one and two-tenths (101.2) feet to an iron pipe at land of the heirs of William T. McNally; thence by and along said land of the heirs of Wm. T. McNally, South 2° 42' east five hundred four and six-tenths (504.6) feet to an iron pipe at said Main Street; thence by and along said Main Street South 89° 2' west one hundred (100) feet to the point of beginning, and subject to rights of way of record, if applicable.

Excepting that portion conveyed to Linda R. Gudek by Deed of Patricia A. Mills, dated May 23, 1994, and recorded at the Rockingham County Registry of Deeds on May 24, 1994 at Book 3053, Page 2325.


This is not homestead property.

The above described property is also shown as SPM 90-1288 containing 140,386 square feet, more or less, on Plan D-22746 recorded in said Registry.

Meaning and intending to convey the same premises as conveyed to the within Grantor by deed of Patricia A. Mills, dated January 22, 2019, and recorded at Rockingham County Registry of Deeds in Book 5980, Page 1283. Patricia A. Mills aka Patricia Ann Mills died on May 30, 2023, see death certificate recorded in Rockingham County Registry of Deeds on July 24, 2023, in Book 6496, Page 1746.

Executed this 15th day of November, 2023.

Patricia A. Mills Living Trust

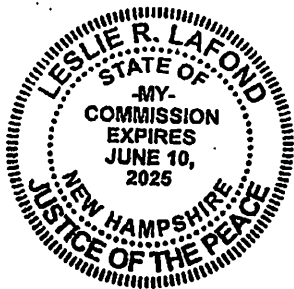

Pamela A. Baldwin, Successor Trustee *Trustee*


STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.

NOVEMBER 15, 2023

Then personally appeared the above named, Pamela A. Baldwin, as Successor Trustee of The Patricia A. Mills Living Trust, and acknowledged the execution of the foregoing instrument to be her free act and deed, for the purposes contained herein, as aforesaid, before me.




Notary Public: *JP*
My Commission Expires: 6/10/25