

Town of Seabrook
Board of Adjustment
May 25, 2016

Members Present: Henry Therriault Teresa Rowe-Thurlow Dr. Robert Lebold
Brandon Adams Secretary Jamie McDonald CEO Steve Zalewski
Not Present: Mark Preston, Robin Fales, Michael Lowry
Meeting opens at 7:00 PM

Roll Call

H Therriault opens the meeting explaining procedure of the meeting and where the meeting has been posted. He further explains that the meeting is being recorded and a copy is available at the Town Hall.

Old Business:

Minutes of March 23, 2016

Motion: T Rowe-Thurlow To accept March 23 2016 minutes as
written
Second B Adams
Yes: Unanimous Accepted as written
No:
Abstain:

Election of Officers:

Motion: R Lebold Postpone election of officers to
June meeting
Second B Adams
Yes: Unanimous Election of officers postponed
No: until June meeting
Abstain:

Henry notifies applicants that there are only 4 voting members present and gives them the option to continue their cases until the next meeting with a full board.

New Business:

CASE # 2016-004: Rte 107 Seabrook, LLC / Community Home Solutions, 219 Rte 107, Map 5 Lot 6 for Variance to Section 6 Table 1, and asks that said terms be waived to permit: a multi-family in excess of 5 units / with office in Zone 3

Jeff Brown 118 Railroad Ave Seabrook, member of Community Home Solutions, Inc. Explains who they are and what they do. He explains where this property is located and that the building will be used for an office for the non-profit organization and senior housing units. JB reviews application questions and talks about aquifer protection. He says that the proposed will fit in with the current neighborhood, even though it is zoned industrial. Francis Chase (land owner) gives an overview on the property. Eligibility of residents is discussed (over 55). Discussion on regulations for financing and grants. It is determined that if the project is approved and financing is secured that the property will be transferred to CHS as it is currently owned by Francis Chase.

Steve Z asks about this will benefit the town if it is open to just about any sr. JB says that the waiting list for current sr. housing is very long and this will give residents other options.

Discussion on mixed use in zone 3 and whether or not application applies even though mixed use is not permitted. It is determined that a variance can still be granted with current wording. BA asks if there will be a property manager. FC says that CHS will manage this property.

FC hands out plans and gives an overview of the building. JB points out that this property was already granted a variance for commercial use.

Steve Z asks if someone will be on-site 24hrs. FC says no but they will respond when called.

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Discussion on dimensions of building. FC says that plans will be adjusted to fit but he will not be hiring an engineer until a variance is granted.

Henry Boyd speaks in favor of this, he says that he doesn't know any particulars of this case but does know that needs for this. He feels that this is not what the zoning intended and explains the need for sr. housing. He says that he has no "dog in the fight" but thinks this will be a great thing for the elderly on the town.

Discussion on Rte 107 traffic. HB says that this will have to go in front of the DOT and they will take care of that end.

	H Therriault	B Adams	T Rowe-ThurLOW	Dr. Lebold
1	YES	YES	YES	YES
2	YES	YES	YES	YES
3	YES	YES	YES	NO
4	YES	YES	YES	YES
5	YES	YES	YES	YES

Motion: B Adams To approve with conditions
Second

Yes: withdrawn

Motion: T Rowe-ThurLOW To be approved with following
Second Dr. Lebold conditions: Only 55 and above and residents of Seabrook. Property to be conveyed to Community Home Solutions from the LLC when & if funding is approved. 24 Max # of units with 1 office for Community Home Solutions and 1 center function room for residents.

Yes: Unanimous Approved with conditions

CASE # 2016-005: NH1 Motorplex, LLC. 72 Stard Rd, Map 4 Lot 19-1 for Special Exception to Section 6 Table 1 and asks that said terms be waived to permit: Indoor Recreational Use in Zone 3

Attorney Chris Mulligan represents the applicant. He explains that the request is for a special exception use for a fully developed site. He says that there will be no fuel for the carts and that the noise will not penetrate the building. He reviews submitted criteria from the application. Dr. L asks who controls the speed. Derek Doucette, GM explains how the controls and how the races work. He also explains how the track will be set up and other offerings on the property such as, pre-packages snacks & drinks (no alcohol) and party/function rooms. He says that they plan on having leagues and explains how the system works. Discussion on safety and atmosphere.

Steve Z asks if they will be using the whole building. DD says no, that they will not be using the addition.

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Rob Gilbert, RNG properties LLC (abutter) would like to see some division and asks that a fence be put up. Steve Z says that that would be a planning board issue.

Abutter at 60 Stard Road concerned that they (NH1 Motorplex & customers) may have issues with manufacturing processes and doesn't want to have complaints against (them) with it being an industrial zone. HT say that will also be a planning board issue.

	H Therriault	B Adams	T Rowe-Thurlow	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	To grant special exception with
Second	B Adams	conditions that there be no alcohol
Yes:	Unanimous	permitted and that helmets be
		required.

Granted

CASE # 2016-006: *Stard Rd Realty Trust, Eugene Dean III Trustee, 32 Stard Rd, Map 4 Lot 19-22 for Variance to Section 15, Sub-section 15.4, and asks that said terms be waived to permit: An addition within 16' of wetland in Zone 3*

Henry Boyd of Millennium Engineering presents this case. He states that this property is occupied by Fiesta Shows and is used for repairs of carnival equipment. HB explains the need for relief of the setback and that there is more than the 66% required. Dr. L questions why this was not done originally, HB says that things changed and it was determined that more space was needed. TRT gives some insight on the setup for the building and required space as she is familiar with this location. Discussion on treatment of run-off from the roof to the wetlands.

HT inquires whether the current building is wide open. It is explained that a certain amount of space is taken up by repair equipment. Discussion on current building and the full design if variance is granted. BA asks about the actual length of proposed setback. HB says that it is 16' at its shortest.

HT asks about hazardous substances. HB says that there will be no change of use and that it is only an addition to existing building. Steve Z is not sure that it would be grandfathered. It is determined that this would be a PB issue.

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	H Therriault	B Adams	T Rowe-Thurlow	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 To grant variance for building
Second T Rowe-Thurlow expansion to 16' from wetlands.
Yes: Unanimous Granted
No:
Abstain:

Motion: Dr. Lebold Adjourn
Second H Therriault
Yes: Unanimous Adjourned
No:
Abstain:

Signed: _____
Henry Therriault
Chairman