

Town of Seabrook  
Board of Adjustment  
July 27, 2016

Members Present: Michael Lowry                      Teresa Rowe-Thurlow      Dr. Robert Lebold  
Brandon Adams              Phillip Howshan              Secretary Jamie McDonald  
Present not voting: Jeffrey Brown  
Not Present: Mark Preston, Robin Fales  
Meeting opens at 7:00 PM  
Roll Call

B Adams opens meeting and explains procedure.

**Old Business:**

Minutes of June 22, 2016

Motion:              Dr L    To accept June 22 2016 minutes as  
Second              B Adams    written  
Yes:                      All others    Accepted as written  
No:  
Abstain:              ML

**CASE # 2016-008:** Edwin F Adams and Maureen A Adams, 8 & 12 Folly Mill Road, Map 9, Lot 159 & Lot 160, for VARIANCE to section 7 and asks that said terms be waived to permit: a lot line change making lot 160 more nonconforming in square footage and lot 159 more conforming in square footage, in Zone 6M.

Mary Ganz represents and explains that there are actually 3 variance requests. Wayne Morrill from Jones & Beach explains request referring to the maps provided. He states that there will be a shared driveway as to not have any more curb cuts on Folly Mill Road Mary Ganz notes that there are no new buildings being built. She reads her arguments from the application. Dr L questions buildings on the property and why he can't just remove garage. Alan Ganz says that it is used for car restoration and a woodworking shop. Discussion on use of current buildings on properties in question.

	P Howshan	B Adams	T Rowe-Thurlow	M Lowry	Dr. Lebold
1	YES	YES	NO	NO	No
2	YES	YES	YES	NO	NO
3	YES	YES	YES	NO	NO
4	YES	YES	YES	YES	YES
5	NO	NO	NO	NO	NO

Does not meet requirements- No vote

**CONTINUED CASE # 2016-007:** Alan H. Ganz and Mary K. Ganz, Trustees of GLO Realty Trust, 779 Lafayette Rd Map 7 Lot 62-1 for VARIANCE to Section 13 Table 13.2, and asks that said terms be waived to permit: *2' H x 10' W to replace existing sign on Zone 6M*

Mary Ganz represents this case. Building permit has been granted would like to amend the variance to have future tenants be grandfathered in. Has a concern about sign placement and to have clarity for future tenants. Discussion on current sizing and whether or not they are non conforming.

	P Howshan	B Adams	T Rowe-Thurlow	M Lowry	Dr. Lebold
1	YES	YES	YES	YES	YES
2	YES	YES	YES	YES	YES
3	YES	YES	YES	YES	YES
4	YES	YES	YES	YES	YES

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5 YES YES YES YES YES

Motion: DR L Motion to accept signage on strip  
Second M Lowry mall as grandfathered non-  
conforming with conditions:  
Existing signs on the other  
stores in this strip mall are  
grandfathered, non-conforming.  
The sign would be no different  
than those and in s similar  
location for this store. Would  
maintain uniformity in signs  
from store to store

Yes: Unanimous  
No:  
Abstain:

**CASE # 2016-009:** Robert Wright, Trustee of Alta P Wright Living Trust, 48 & 50 Collins St, Map 15 Lot 56 for VARIANCE to section 7 subsection 7-23 and asks that said terms be waived to permit: 2 detached units in zone 2.

Paul Lepere represents Mr Wright and explains the request; he gives an overview of the property and shows pictures of buildings on the property. Mr Lepere explains that the front property was damaged in a fire and he was told that if he tears the building down that he would not be able to replace it. He further explains that Mr Wright has been paying taxes on 2 units on these properties. Would like to replace both units with newer units. Mr Lepere reviews answers to finding of facts. Discussion on size of buildings to be replaced and what they would be replaced with. Discussion on size of units. Builder David Deschenes explains that smaller footprints can cause problems with design.

Recess 7:55 -7:58

Mr Lepere asks for 28X34 attached units with 1 car garage on each. Steve Z asks how it would fit on the lot. Mr Lepere says they would have to work with developers on that. The board agrees that they would like to see a plan.

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Motion: DR L Continue case until next month  
Second M Lowry  
Yes: Unanimous  
No:  
Abstain:

**CASE # 2015-018:** Request for change to decision

Arleigh Greene part owner ASJKA. Gives letter to board from staples

Motion: DR L Approve the request to approve  
Second M Lowry change in decision wording.  
Yes: Unanimous  
No:  
Abstain:

requesting that decision be reworded. (Letter attached)

Mike Adjourn

Phil 2<sup>nd</sup> 8:05PM

Signed: \_\_\_\_\_  
Brandon Adams  
Chairman