

Town of Seabrook
Board of Adjustment
August 23 2017

Members Present: Jeffrey Brown Robert Lebold David Davidson
Teresa Thurlow
David Davidson Secretary Jamie McDonald CEO Steve Zalewski
Not Present: Phil Howshan, Michael Lowry, Robin Fales,
Brandon Adams

Jeff Brown opens meeting @ 7:00PM and explains procedure and where meeting has been posted

Roll Call

Secretary Jamie McDonald announces vacating of position

To post position for new secretary

R Lebold

T Rowe Thurlow

Unanimous

Minutes

July 2017 Minutes

Motion: R Lebold To Approve as written
Second J Brown
Yes: J Brown, R Lebold D Davidson

Gives option to applicants to continue due to lack of members present

CONTINUED CASES

2017-017: Samuel Patterson, Patterson Real Estate Development LLC, Worthley Ave Map 16 Lot 67, for a variance to the terms of section 2 and asks that said terms be waived to permit lot frontage in zone 2R.

Mary Ganz represents this case and explains the need for the frontage variance. Dr Lebold asks how many duplexes will be on the property and points out that the plan shows two. He explains that the plan presented was made previously and will only have one there. Discussion on the amount of uplands are available. Steve Z says that it may be possible to have two single family homes but he would have to check further. The applicant states that two houses would be ideal. Mary Ganz says that they may want to revise their request to reflect that.

Jeff Brown asks about the right-of way. Wayne Morrill shows the easement on the plans.

Henry Boyd speaks in favor of this variance.

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	J. Brown	R Lebold	T Thurlow	D Davidson
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: R Lebold Grant request for duplex, however
Second: D Davidson further evaluation with building
Yes: Unanimous inspector to possible have, already
with board approval 2 family home
with no further dwelling units

2017-015: Robert Watts, 35 Dows Lane Map 12 Lot 12, for a variance to the terms of section 7 and asks that said terms be waived to permit a second dwelling unit in zone 2R.

Henry Boyd represents this case and explains what they are asking for. He describes the current conditions and explains what the applicant has already done to improve the lot. Steve Z would like it if the stipulation that no other units be added

	J. Brown	R Lebold	T Thurlow	D Davidson
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: R Lebold Grant variance for duplex on lot
Second 28013 vs 30000 with no other
Yes: Unanimous dwelling units permitted.

J Brown asks if the applicant would like to continue. Henry says that he would like to proceed.

T Thurlow questions whether or not if this property has been seen by this board within the last 2 years. Henry points out that this is a completely different proposal. Discussion on use of this property in zone 6 M

2017-016: Rena E McLaughlin, 51 New Zealand Road Map 7 Lot 77, for a variance to the terms of sections 6 & 7 and asks that said terms be waived to permit 2 lots with reduced area and frontage with a single family home on each in zone 6M.

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Henry Boyd represents this case and explains the need for the variance and the problems that present with zone 6M. He explains that 6M has caused the hardship for this lot. He further explains the hardship caused by 6M. Steve Z says that the only other alternative is to condo the lot. Discussion on the effects of 6M. Steve asks about if this is turned into two single family lots where do they stand with and ADU.

	J. Brown	R Lebold	T Thurlow	D Davidson
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: R Lebold To grant request to divide lot with
Second D Davidson each having reduced frontage 91'
Yes: Unanimous each vs 125' also to grant relief
from the 6M zoning. this is not
setting a precedent on this road as
other properties have less than
required frontage. No detached
buildings can be used for human
habitation.

2017-018: G & D Realty Trust, 142 Batchelder Rd, Map 6 Lot 13, for a variance to section 5 and asks that said terms be waived to permit a second building at industrial facility in zone 3.

Henry Boyd represents this case and explains what they are asking for. He describes the current use and the status of the property. T Thurlow mentions that it is a very wet area and she has had personal experience there. J Brown points out that this will have to go in front of the planning board.

	J. Brown	R Lebold	T Thurlow	D Davidson
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: R Lebold Grant variance as requested
Second D Davidson
Yes: Unanimous

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J Brown announces the joint board meeting to take place on Sept 13th 5:00PM at the Seabrook Library. He describes some of the things that will be discussed at this meeting. Discussion on what will go on at this meeting.

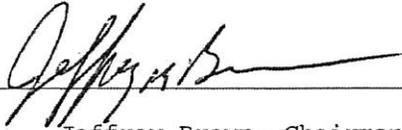
It is decided to request a joint meeting with the Planning Board to discuss zoning issues.

Henry Boyd makes an announcement about a fundraiser on Sept 1 4:00PM @ Bernies Beach Bar in Hampton sponsored by SAFE for the opioid crisis
Motion by: T Thurlow To adjourn 8:05 PM

2nd: J Brown

Unanimous

Signed: _____



Jeffrey Brown- Chairman

NOTICE OF DECISION
BOARD OF ADJUSTMENT
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request of Robert Watts, 35 Dows Lane Map 12 Lot 12 for REHEARING, VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been Granted for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS:

ON CONDITION OF GRANTING ANY VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS OR NON-CONFORMING USE IS THAT IT EXPIRES AT THE END OF ONE YEAR IF NOT COMPLETED WITHIN THAT TIME.

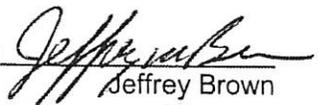
RESOLVED,

RESOLVED, THAT THE Following CONDITIONS Shall BE ATTACHED TO SUCH USE:

2017-015: Robert Watts, 35 Dows Lane Map 12 Lot 12, for a variance to the terms of section 7 and asks that said terms be waived to permit a second dwelling unit in zone 2R.

Motion:	R Lebold	To grant variance for duplex on lot
Second:	D Davidson	28013 vs reg 30,000 - no other
Yes:	Unanimous	dwelling units permitted

("Compliance with these conditions must be met before a building permit can be issued.")

(Signed) 
Jeffrey Brown
Chairman
Board of Adjustment

Date: 8 23 17

NOTE: Application for rehearing on any question of the above determination may be taken within thirty (30) days of said determination by any party to the action or person affected thereby according to the New Hampshire Revised Statutes Annotated, 1955, Chapter 31:74-76. Form Revised 2001

NOTICE OF DECISION
BOARD OF ADJUSTMENT
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request of Rena E McLaughlin 51 New Zealand Rd Map 7 Lot 77 for REHEARING, **VARIANCE**, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been **Granted** for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS:

ON CONDITION OF GRANTING ANY VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS OR NON-CONFORMING USE IS THAT IT EXPIRES AT THE END OF ONE YEAR IF NOT COMPLETED WITHIN THAT TIME.

RESOLVED,

RESOLVED, THAT THE Following CONDITIONS Shall BE ATTACHED TO SUCH USE:

2017-016: Rena E McLaughlin, 51 New Zealand Road Map 7 Lot 77, for a variance to the terms of sections 6 & 7 and asks that said terms be waived to permit 2 lots with reduced area and frontage with a single family home on each in zone 6M.

Motion:	R Lebold	To grant request to divide lot with
Second	D Davidson	each having reduced frontage 91'
Yes:	Unanimous	each vs 125' also to grant relief
		from the 6M zoning. this is not
		setting a precedent on this road as
		other properties have less than
		required frontage. No detached
		buildings can be used for human
		habitation.

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Jeffrey Brown
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NOTICE OF DECISION
BOARD OF ADJUSTMENT
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request of Samuel Patterson, Patterson Real Estate Development LLC, Worthley Ave Map 16 Lot 67 for *REHEARING, VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS) OR EXPANSION OF THE NON-CONFORMING USE* to: The Zoning Ordinance has been Granted for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS:

ON CONDITION OF GRANTING ANY VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS OR NON-CONFORMING USE IS THAT IT EXPIRES AT THE END OF ONE YEAR IF NOT COMPLETED WITHIN THAT TIME.

RESOLVED,

RESOLVED, THAT THE Following CONDITIONS Shall BE ATTACHED TO SUCH USE:

2017-017: Samuel Patterson, Patterson Real Estate Development LLC, Worthley Ave Map 16 Lot 67, for a variance to the terms of section 2 and asks that said terms be waived to permit lot frontage in zone 2R

Motion:	R Lebold	Grant request for duplex, however
Second:	D Davidson	further evaluation with building
Yes:	Unanimous	inspector to possible have, already
		with board approval 2 family home
		with no further dwelling units

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(Signed) 
Jeffrey Brown
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NOTICE OF DECISION
BOARD OF ADJUSTMENT
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request of G & D Realty Trust 142 Batchelder Road Map 6 Lot 13 for REHEARING, VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been : Granted for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS:

ON CONDITION OF GRANTING ANY VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS OR NON-CONFORMING USE IS THAT IT EXPIRES AT THE END OF ONE YEAR IF NOT COMPLETED WITHIN THAT TIME.
RESOLVED,

RESOLVED, THAT THE Following CONDITIONS Shall BE ATTACHED TO SUCH USE:

2017-018: G & D Realty Trust, 142 Batchelder Rd, Map 6 Lot 13, for a variance to section 5 and asks that said terms be waived to permit a second building at industrial facility in zone 3.

Motion:	R Lebold	Grant variance as requested
Second	D Davidson	
Yes:	Unanimous	

("Compliance with these conditions must be met before a building permit can be issued.")

(Signed) 
Jeffrey Brown
Chairman
Board of Adjustment

Date: 8 23 17

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