

**Town of Seabrook
Board of Adjustment
April 25th, 2018**

Members Present: Jeffrey Brown, Dr. Robert Lebold, David Davidson, CEO
Steve Zalewski, Secretary Lacey L Fowler

Not Present: Michael Lowry, Teresa Rowe-Thurlow, Brandon Adams, Robin
Fales, Philip Howshan.

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

Minutes

To be re-done and presented at next meeting.

Jeff Brown announces that there are only 3 members present. He
explains each applicant would need a unanimous vote for variances to
be granted. Both applicants wish to move forward. Jeff will check Re-
appointments of board members. Introduction of New Zoning Board of
Adjustments Secretary Lacey Fowler.

Case #: 2018-003: The Happy Place Group, Kendra Hackett, President,
570 Lafayette Road Unit 803, Map 8 Lot 90, For a variance to the terms
in section 6 Table 1 and asks that said terms be waived to permit: Gym
use in zone 2 commercial.

Kendra Hackett describes the need for her variance to open a 9Round
franchise gym. She describes the gym as a boutique gym with small
class sizes. She states that there is already a gym in zone 2
commercial that has been in town for years.

Board members briefly discuss other gym.

	J. Brown	D. Davidson	Dr. Lebold
1.	Yes	Yes	Yes
2.	Yes	Yes	Yes
3.	Yes	Yes	Yes
4.	Yes	Yes	Yes
5.	Yes	Yes	Yes

Motion: Dr. Lebold
Second: D. Davidson
Yes: Unanimous

To grant variance for
Boutique gym.

Case #:2018-004: Steve Gilligan, 42 Halls Way, Map 13 Lot 54 Seq 21,
for a variance to the terms of section 15 and asks that said terms be
waived to permit installation of a deck and shed within 25 ft of the
wetland buffer in zone 2 residential.

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Mr. Gilligan presents the board with his request. He passes pictures of property to board members. Owner explains that this particular spot in the backyard is level enough for shed.

Dr. Lebold offers other suggestions for placement of shed on property. He notes that most of the proposed shed would be in the wetland buffer zone.

Owner notes in pictures an existing structure is located where his proposed shed would go.

CEO Zalewski describes the use of tie downs on sheds and the use of piers to allow water to flow under shed. Zalewski speaks briefly about the extension of the deck.

An abutter to Mr. Gilligan speaks in favor of the deck extension and installation of the shed. He states it will be favorable to the neighborhood.

CEO Zalewski recommends variance be granted.

	J. Brown	D. Davidson	Dr. Lebold
1.	Yes	Yes	Yes
2.	Yes	Yes	Yes
3.	Yes	Yes	Yes
4.	Yes	Yes	Yes
5.	Yes	Yes	Yes

Motion: Dr. Lebold
Second: D. Davidson
Yes: Unanimous.

To grant variance to replace existing structure with 12'x 14' shed on piers. Also, extend existing deck to match a proposed 10'x 12' deck addition.

Motion by Dr. Lebold: to adjourn @ 7:25 PM.
Second: D. Davidson
Unanimous

Signed: _____



Jeffrey Brown, Chairman

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

You are hereby notified that the request of The Happy Place Group, ATTN Kendra Hackett, 570 Lafayette Road Unit 803 Map 8 Lot 90 for *REHEARING, VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS*) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been APPROVED 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:

Case #: 2018-003: The Happy Place Group, Kendra Hackett, President, 570 Lafayette Road, Unit 803, Map 8 Lot 90 for a variance to the terms in Section 6 Table 1 and asks that said terms be waived to permit: Gym use in Zone 2 Commercial

Motion: R Lebold To grant variance for boutique gym.
Second D. Davidson
Votes: Unanimous

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

(Signed) 
Jeffrey Brown
Chairman
Board of Adjustment

Date: 4 30 18

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 Steven Gilligan, 42 Halls Way, Map 13 Lot 54 Seq 21 for REHEARING, VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been : APPROVED 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:

Case #: 2018-004: Steven Gilligan, 42 Halls Way, Map 13 Lot 54 Seq 21, for a variance to the terms in Section 15 and asks that said terms be waived to permit installation of deck and shed within 25 feet of the wetland buffer in zone 2 residential.

Motion:	R. Lebold	To grant variance to replace existing
Second	D. Davidson	structure with 12' x 14' shed on piers.
Yes:	Unanimous	Also, extend existing deck to match a
		proposed 10' x 12' deck addition.

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

(Signed) 
Jeffrey Brown
Chairman
Board of Adjustment

Date: 4 30 18