

**Town of Seabrook  
Board of Adjustment  
June 27, 2018**

Members Present: Jeffrey Brown, Dr. Robert Lebold, David Davidson, Teresa Rowe-Thurlow, Philip Howshan, Secretary Lacey L Fowler

Not Present: Michael Lowry, Brandon Adams, Robin Fales, CEO Steve Zalewski

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

**Minutes**

Minutes from Meeting May 23<sup>rd</sup> 2018.

Motion: Dr. Lebold To accept minutes as written.  
Second: P.Howshan  
Unanimous

There were no contested cases when the ZBA was without a secretary.

Motion: Dr. Lebold To disregard any minutes other  
Second: P.Howshan than a muster.  
Yes: Unanimous

**Old Business**

**CASE # 2018-006:** KEVIN & PAULA FRITZ, 41 WASHINGTON STREET, MAP 15 LOT 74, FOR A VARIANCE TO THE TERMS OF SECTION 6 TABLE 1 AND ASKS THAT SAID TERMS BE WAIVED TO PERMIT: A COMMERCIAL BUILDING WITH ONE APARTMENT TO BE CONVERTED TO FOUR APARTMENTS IN RESIDENTIAL ZONE 2R.

The applicants have withdrawn this case.

**CASE # 2018-008:** RYAN BRADBURY, OWNER OF SMOKE RING, 180 LAFAYETTE RD, MAP 10 LOT 3 FOR A VARIANCE TO THE TERMS OF SECTION 13 SUB-SECTION 2 AND ASKS THAT SAID TERMS BE WAIVED TO PERMIT: A SECOND FREE STANDING SIGN ON LOT FOR SMOKE RING IN COMMERCIAL ZONE 2.

NEITHER MR. BRADBURY NOR A REPRESENTATIVE WERE PRESENT FOR THIS CASE.

**CASE # 2018-009:** DEAN SAVASTANO , 16 COLLINS ST, MAP 15 LOT 2, FOR A VARIANCE TO THE TERMS IN SECTION 7 AND ASKS THAT SAID TERMS BE WAIVED TO PERMIT: 20 FT SIDE SETBACK FOR PROPOSED GARAGE IN COMMERCIAL ZONE 2.

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Dean Savastano explains that he wants to build a 40' x 30' 2 bay garage. The purpose of the new garage is to fix cars for inspection. He is currently using an off site inspection station.

Howshan asks if he started renovating.

Savastano explains that the old garage is still intact. They have remodeled the inside of main building.

Dr. Lebold asks how far from boundaries would the new garage be.

Savastano explains that on the east side he would maintain the 15 foot setback. The rear he would maintain the 30ft setback. The 20ft set back that we are requesting the variance for would be the west setback towards the property at 16A Collins St. A 30ft setback is required by Zoning because it is a residential property.

Jeff brown states that Savastano meets the 30' setback in the rear. Commercial property abutting residential property need 30 ft set back.

Howshan asks about a slab. Savastano says there is no slab. He brings up a picture of the garage and his property on the phone to show the board members what his property currently looks like.

Brown asks if there are any abutters to speak in favor or against this proposal.

Patricia Lamothe, 16A Collins St, speaks in favor of the new garage. She dislikes current garage and would like for him to replace the old garage with a new, better looking structure. The 20ft setback does is not a concern.

Teresa asks if he owns a car dealership and where he parks the vehicles.

Savastano explains the vehicles are parked in front of the lot along 286.

	J. BROWN	DR. LEBOLD	D. DAVIDSON	P. HOWSHAN	T. ROWE-THURLOW
1.	YES	YES	YES	YES	YES
2.	YES	YES	YES	YES	YES
3.	YES	YES	YES	YES	YES
4.	YES	YES	YES	YES	YES
5.	YES	YES	YES	YES	YES

Motion: Dr. Lebold  
Second: P. Howshan  
Yes: Unanimous

To grant the variance from a 30' setback to a 20' setback on the west property line.

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Motion by: Dr. Lebold to adjourn @ 7:20 PM.  
Second: D. Davidson  
Unanimous

Signed: \_\_\_\_\_



Jeffrey Brown, Chairman