

**Town Of Seabrook  
Board of Adjustment  
February 27, 2019**

**Members Present:** Jeffrey Brown, David Davidson, Teresa Rowe-Thurlow, CEO Paul Himmer

**Not present:** Dr. Robert Lebold, Michael Lowry, Robin Fales, Phillip Howshan, and Secretary Lacey Fowler.

Jeff Brown opens meeting at 7:00 PM and explain procedures and where the notice of meetings have been posted.

Roll Call

**Minutes**

Minutes from January 23, 2019. Continue the vote for March's meeting.

**Old Business**

**Administrative Items**

Mr. Brown stated that tonight the board is not a full board. Applicants can choose to move their case to another night when there is a full board. Case needs a majority rule to pass. There is no guarantee of a full board next month. The applicant needs all 3 votes in order to pass.

**Case #: 2018-013: Patricia Degan, Off Cross Beach Road, Map 25 Lot 17, 18, 19, for a variance to the terms of Section 6 Table 1 and asks that said terms be waived to permit: The construction of one residential structure on a lot without sufficient road frontage on Town Road in Conservation Zone 4 & Beach Conservation Zone 3.**

Mr. Brown explains he has not heard anything on the continuance of this case and does not see anyone there to represent this case. He suggests continuing the case to March's meeting.

**Case #: 2018-022: Maria Ludes Cesar, 52 Ledge Rd, Map 3 Lot 6-12, for a variance to the terms of Section 7 and asks that said terms be waived to permit: A lot with reduced frontage in Rural Zone 1.**

Teresa Rowe-Thurlow has stated that she does not feel comfortable hearing and voting on this case, leaving the board with two voting members. Two members cannot hear the case. Therefore, this case will have to be moved to March.

Mr. Henry Boyd thanks the board.

**Request for Rehearing brought forth by John G. Cronin ESQ., to reconsider the Zoning Board of Adjustment's decision to deny an administrative appeal in regards to Seabrook Planning Board case 2018-009.**

Mr. Brown would like to postpone rehearing request until March. He explains that they have to consider the rehearing as well as clarify their decision with findings of fact on the reasons for not overturning the Planning Board Decision. There were two other members who were present when the original vote was made and he feels that a three member board should not be able to do so without the other members.

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**Case #: 2019-001: OSJ of Seabrook LLC, 272 Lafayette RD, Map 9 Lot 49-10, for a variance to the terms of Section 13 Sub-section 200 and asks that said terms be waived to permit: Additional height and area of a free standing sign in Commercial Zone 2.**

John Arnold has asked for this case to be continued to next month's meeting.

Motion: T. Rowe-Thurlow  
Second: D. Davidson  
Unanimous

To continue Case #2019-001 to March's meeting.

**New Business**

**Case #: 2019-003: Maya and Zoe LLC, 31 Rocks Rd, Map 7 Lot 101-3, for a variance to the terms of Section 7 and asks that said terms be waived to permit: Two attached primary dwelling units on a lot 37 sq ft less than the dimensional requirements in Residential Zone 2R.**

Mr. Paul Lepere is representing this case. He would like to move forward. He explains his variance and why he requested it. Explains the lot is 37 sq ft short of a duplex lot.

Board discusses zoning location and requirements.

Brown asks if any board members or code enforcement have any further questions or concerns.

Brown asks if anyone would like to speak for or against this request. No one responds.

	<b>J. Brown</b>	<b>D. Davidson</b>	<b>T. Rowe-Thurlow</b>
1.	Yes	Yes	Yes
2.	Yes	Yes	Yes
3.	Yes	Yes	Yes
4.	Yes	Yes	Yes
5.	Yes	Yes	Yes

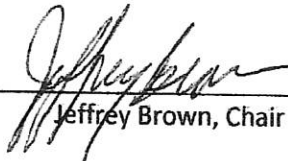
Motion: T. Rowe-Thurlow  
Second: D. Davidson  
Unanimous

To accept the variance for the 37 sq ft for a duplex single building.

Motion: D. Davidson  
Second: T. Rowe-Thurlow  
Unanimous

To adjourn meeting.

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

  
Jeffrey Brown, Chair