

**Town of Seabrook  
Board of Adjustment  
November 20, 2019**

**Members Present:** Jeffrey Brown, Dr. Robert Lebold, David Davidson, Teresa Rowe-Thurlow Philip Howshan, CEO Lacey Fowler and Secretary Judie Walker.

Not Present: Robin Fales and Michael Lowry.

Jeff Brown opens the meeting at 7:00 PM and explains procedures and where the notices of meeting have been posted.

Roll Call

Old Business

October minutes

Motion: Dr. Lebold to accept as written

Second: Dave Davidson

Unanimous

New Business

**CASE # 2017-15:** Robert Watts 35 Dows Lane, Map 12 Lot 12 for a 2 year extension for a variance to the terms of section 7 and asks that said terms be waived to permit a second dwelling unit in Zone 2 R.

Robert Watts 10 Susan Lane, He was granted his variance back in August 23, 2017 for a duplex on a lot 28,013 sq ft vs 30,000 sq ft with no other dwelling units permitted. The notice of decision ran out this past August 201, so Robert came in front of the board of an extension. Dr. Lebold asks if anything has been done at the property, no Robert explained it was a financial reason.

**Motion:** Dr. Lebold Move to approve the extension

**Second:** Phil Howshan

Unanimous

Anyone is the audience wishing to speak in favor or against the case.

	<b>T. Rowe- Thurlow</b>	<b>R. Lebold</b>	<b>D. Davidson</b>	<b>J. Brown</b>	<b>Phil Howshan</b>
1.	NO	NO	NO	NO	NO
2.	NO	NO	NO	NO	NO
3.	NO	NO	NO	NO	NO
4.	NO	NO	NO	NO	NO
5.	NO	NO	NO	NO	NO

**Motion:** Robert Lebold Denied 6 R only permits two units she is asking for  
**Second:** Phil Howshan 3 dwelling units  
 Unanimous.

**CASE# 2019-022:** Fidea and Suzie Azouri Realty Trust, 61 & 61A South Main Street, Map 15 Lot 48 for a variance to the terms of section 7, and asks that said terms be waived to permit: 2 lots with less than required width and frontage. Lot 2 will be partially within Zone 2 and will meet 2R 15,000 sq ft requirement but not 30,000 sq in Zone 2 & 2 R.

Henry Boyd speaking on behalf of Fidea and Suzie Azouri they have a lot that is 52,000 sq feet which is 1.2 acres. Currently there are 4 structures on the land, one home, two sheds, and a mobile home in the back. These lots were listed as commercial because they were clam houses. No wetlands on this building area. They are asking to subdivide the 2 lots, they need a lot width. Normally you have to have 100 ft of width. Take a very large piece of land to subdivide. They would both have frontage. It would be in the deeds and the deed would be preferred to lot 1 and lot 2. Approve a width variance and a frontage. Asking for variance from the 100 ft width require and proposed lot 2 from 30,000 to 15,000; 7 feet on South Main and 15 feet on 286. Dr Lebold do we need a variance for lot 1?

Anyone is the audience wishing to speak in favor or against the case.

	<b>T. Rowe- Thurlow</b>	<b>R. Lebold</b>	<b>D. Davidson</b>	<b>J. Brown</b>	<b>Phil Howshan</b>
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:** Robert Lebold Move to grant relief from lot with 40' frontage on  
**Second:** Teresa Rowe-Thurlow Route 286, 7' on lot 1 frontage, width requirement  
 Unanimous. and relief from 30,000 to 15,000 in zone 2R.  
 Approved based on submitted survey map.

**CASE#2019-23:** Harake Trust, 193 Walton Road, Map 13 Lot 34-1 for a variance to the terms of section 6 table 1 and asks that said terms be waived to permit office use in Zone 2R.

Mr. Harake explains him and his wife bought the property 10 years ago. He is looking to have a Community Counseling Center of Seabrook rent office space from him. This Community Counseling Center (CCC) is a private, for profit with public benefit behavioral health organization intended to serve the community. CCC intends to be accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) International and will be certified by the New Hampshire Bureau of Behavioral Health. Their mission is to provide comprehensive behavioral health and prevention services to every person in need in Seabrook and Seacoast Region. This will be group therapy sessions with 14 people at any given time. A doctor will be there 2 days a week. The ZBA members told Mr. Harake that he will have to go in front of the planning board because of change of use. The Planning Board will want a traffic study.

Lacey read the minutes from the last ZBA back in 2011. Mr. Harake was granted a request for continued non-conforming use at 193 Walton Road.

There was discussion about is this a variance to be granted or a special exception? The Chair Jeff Brown believes it is a Special Exception to allow a treatment facility in Zone 2 R.

There was discussion that the abutters don't know it's a Counseling Center, the notice of a meeting they received stated Case 2019-23 193 Walton Road asked for a variance to the terms of section 6 table 1 and asks that said terms be waived to permit office use in Z4. The abutters might be upset about a counseling center in a residential neighbor with a school down the street.

Mr. Harake needs to come back and submit special exemption application and when the abutters get a notice of meeting and sent out attached the explanation of the Counseling Center.

<b>Motion:</b> Dr. Lebolds	This application is withdrawn without prejudice. The abutters and
<b>Second:</b> P. Howshan	the school will notified that Mr. Harake want to put Community
Unanimous	Counseling Center of Seabrook

**Motion:** Dr. Lebold gave a motion to write a letter to BOS to removed Mike Lowry because of lack of absence and promote David Davidson as member

**Second.** Howshan  
Unanimous

