

**Town of Seabrook
Board of Adjustment
July 24, 2019**

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

Not Present: Philip Howshan, Robin Fales, and Michael Lowry.

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

Roll Call

Continued Cases

Case # 2019-007 Claire Knowles, 43 True Road, Map 2 Lot 19 for a variance to the terms of Section 7 and asks that said terms be waived to permit: Two residential buildings on one lot in Rural Zone 1. Claire Knowles has 29,700 square feet and needs 300 square feet for a variance.

Dr. Lebold explains that the idea of joining a mobile home to a garage more than 20' away with storage units does not meet the ideal standard of a duplex dwelling where "each dwelling unit must be architecturally consistent with the other".

Brown asks if anyone would like to speak in favor or against. Henry Boyd spoke in favor of the duplex.

	T. Rowe- Thurlow	R. Lebold	D. Davidson	J. Brown
1.	NO	NO	Yes	Yes
2.	NO	NO	Yes	Yes
3.	NO	NO	Yes	Yes
4.	NO	NO	Yes	Yes
5.	NO	NO	Yes	Yes

Motion: R. Lebold

Second: Theresa Rowe-Thurlow

Tie vote request denied because of a tie vote.

New Business

Case# 2019-011 Twenty Five Lafayette Realty Trust, 3 Lafayette Road, Map 10 Lot 20 for a variance of Section 6 to allow: Gas Station in Zone 6M.

Henry Boyd of Millennium Engineering is representing 3 Lafayette Road clients. The property has been a Gas Station for decades so he believes it is grandfathered. All permits will be in place and the gas station will be reestablished. If the Zoning Board approves this they will go in front of the Planning Board.

Brown asks if anyone would like to speak in favor or against.

	T. Rowe- Thurlow	R. Lebold	D. Davidson	J. Brown
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

Robert Lebold moves to grant relief at 3 Lafayette Road. The gas station existed before zoning changes and was a grandfather use. Conditions: Planning Board standards and State approval for licenses.

Motion: Robert Lebold To accept the variance as requested.
Second: David Davidson
Unanimous.

Case# 2019-012 GRA Real Estate Holding, LLC 50 Dows Lane Map 12 Lot 8-103 for a variance of section 15, subsection 15,400 to permit: Driveway and patio within wetland buffer.

Henry Boyd Millennium Engineering is representing GRA Real Estate Holding, LLC . They are looking for relief from a 25 foot setback. The design of the driveway they will protection Rocky Brook. The patio will have pervious pavers.

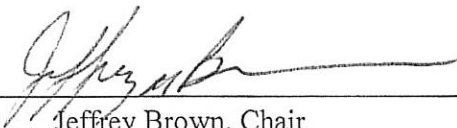
Brown asks if anyone would like to speak in favor or against.

Robert Lebold moves to grant relief from setbacks to minimum of 17' in 2 areas an 7' in another. Patio of pervious materials and relief to 39" from a seasonal stream and a minimum of 24 square feet from Rocky Brook.

	T. Rowe- Thurlow	R. Lebold	D. Davidson	J. Brown
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: Robert Lebold To accept the variance as requested.
 Second: David Davidson
 Unanimous.

Motion: Dr. Lebold To adjourn meeting at 7:50 pm
 Second: T. Rowe-Thurlow
 Unanimous

Signed: 

 Jeffrey Brown, Chair