

**Town Of Seabrook
Board of Adjustment
May 22, 2019**

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

Not present: Michael Lowry and Robin Fales.

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 April 24th 2019.

Motion: R. Lebold
Second: P. Howshan
Unanimous

To accept the minutes with correction. "To end the discussion"

Old Business

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.

Mary Ganz has sent a letter in requesting the case be moved to July's meeting.

Motion: R. Lebold
Second: T. Rowe-Thurlow
Unanimous

To void this request for continuance and void application without prejudice once they have all the information they are seeking, they can submit a new variance application that we can act on in a timely manner.

New Business

Case #: 2019-006: Nathan Wersackas, 33 Folly Mill Terrace, Map 9 Lot 214, for a variance to the terms of Section 7 and asks that said terms be waived to permit: Construct new garage within 10 foot setback in Residential Zone 2R.

Nathan Wersackas explains the need for the variance. He says the current garage is falling down. He would like to build new garage on the right side of the existing house because there is more space.

Dr. Lebold asks if the homeowner tore down existing garage. Wersackas replies no. Dr. Lebold asks about location of driveway. Wersackas says he would move driveway to where the new garage would be. Dr. Lebold states that moving the driveway would be a condition.

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Phil Howshan asks for a picture of the garage. Knowles said that there is a picture on the tax card.

Brown asks if the only thing preventing the ADU is that it is not connected to the main house.

Board discusses zoning regulations about accessory dwelling unit.

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

Annette Marino, 48 true rd, property located across the street from applicant. She states she is opposed to the variance. It will change the dynamic of the neighborhood. The school bus stop is there. There will be an increase in traffic and she feels it is dangerous to the kids.

Roy Milligan, 44 true rd, he is concerned about not being able to hear the full discussion. He speaks on the applicant having two rentals versus an in-law apartment which would be occupied by a family member. He is concerned about square feet, frontage to the street and Frontage for two properties. He speaks on traffic and children's bus stops. Laws need to be adhered to. Applicant hasn't proposed plot plan of the property. Abutters would like more information on what exactly will be considered here and how it would affect the neighborhood.

Brown asks if the board has any further questions.

Brown states to Miss Knowles that she has an option to continue the case or have the board make a decision.

Knowles would like to continue it.

Brown states that they need more specific information on what would like to be done. Include drawings, pictures, etc. Please mail those to the abutters so that they will know what you want to do. A floor plan of the garage would be helpful.

Motion: R. Lebold

To move to continue the case to next month's meeting.

Second: P. Howshan

Unanimous

Case #: 2019-008; Robert & Diana LaRochelle, 18 Old Salt Drive, Map 15 Lot 103-10, for a variance to the terms of Section 7 and asks that said terms be waived to permit: A 5 foot rear setback for shed in Residential Zone 2R.

Robert & Diana LaRochelle speak about their home in Seabrook. They are looking for relief on a 10ft setback to a 5 foot setback. They wrote to their neighbors and spoke with 4 or 5 neighbors that have no objection to the variance. They have not heard anything negative. On one side of the shed they have 14 feet from setback.

Dr. Lebold asks how high the fence is. Mrs. LaRochelle responds that they are 7feet. Mr. LaRochelle states that the neighbor closest to the shed has no problem with it. The shed will look nice.

Davidson speaks on location of shed.