

**Town of Seabrook
Board of Adjustment
October 23, 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 meeting have been posted.

Roll Call

Jeff Brown the Chair explains to the audience that usually the board had 5 members but tonight we only has 4 members present if anyone wants to continue their case to next meeting please let the board know.

Old Business

September minutes

Motion: Dr. Lebold

Second: Dave Davidson

Unanimous

There was discussion on the rescheduling the meetings for November and December because of the holidays.

Motion: Teresa Made a motion to move to November meeting to the 20th

Second: Dr Lebold

Unanimous

Motion Teresa Made a motion to move to December meeting to the 18th

Second David Davidson

Unanimous

New Business

CASE # 2019-017, Mark Moore, 47 Centennial Street, Map 9 Lot 39, for a variance to the terms of section 7 and asks that said terms be waived to permit: To reduce building setbacks in Zone 2R residential from 10' to 4' side setback.

William Edwards, of Edwards Survey and Design is speaking on behalf of Mark Moore. He is applying for a lot line adjustment from Eric Lind. Mark wants to purchase a barn on Linds property. The retaining walls is within the 10 foot set back and the barn is existing. Eric Lind doesn't want the barn and want to tear it down. Dr. Lebold wanted something writing from Eric Lind since they are encroaching on his land. William Edwards explains Eric Lind knows about this because he is selling 26,000 sq ft piece of land with the barn to Mark Moore.

Jeff Brown asks if anyone wishing to speak in favor or any against. Hearing none and seeing none. They Determine the following:

	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: Dr. Lebold Present new deed to both properties to Assessing
 Second: David Davidson
 Unanimous.

CASE # 2019-018: Robert E. Kristiansen revocable living trust, 33 Dows Lane, Map 12 Lot 13 for a variance to the terms of section 8 sub section 8,100 to allow construction of a dwelling on existing lot of record with no frontage. Assess their record of easement

Henry Boyd is speaking behalf of Robert Kristiansen revocable living trust. Dawn Malerba is the Executor of the estate. Henry Boyd gives a history of the land was subdivided in the 1980 by Joe Perkins. It was determined that Dows Lane were it was traveled it was coming through Mr. Perkins property which created a non buildable lot. Mr. Kristiansen purchased the lot in 2004 which gave him frontage on Dows Lane, but in the title search they discovered it was never signed to provide an easement to access the lot. Henry explains it's a lot on record because it was grandfathered. If the quiet title action went through they won't be before the Zoning Board. Mr. Robert Watts wants to purchase he lot we they want to make sure he can get a building permit to build a home. He will need a 20 foot wide easement.

Anyone wishes to speak in favor or against this case hearing none seeing none. . They Determine the following:

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: Dr. Lebold Move to grant easement for Map 12-3-1 to allow a building
Second: David Davidson with no frontage.
Unanimous.

CASE# 2019-019: Christopher and Victoria Silver, 19 Dwight Avenue, Map 8 Lot 94 for a variance for to the terms of section 7, to allow a single family home turned into a two family home. The requirement is 30,000 sq ft for a two family home they have 23,000 sq. This will not change the look or the flow of the neighborhood.

Chris and Vicky gave an overview on what they would like to to. They are requesting a variance of 7,000 sq ft to change their single family home into a two family home. The requirement is 30,000 for a two family they have 23,000. Granting this variance will not change the look or the flow of the property.

TERESA asked why they don't want to build an ADU. Dr. Lebold and Teresa thinks again for a 7,000 sq ft variance to too much. You need 30,000 sq ft for a two family home. Jeff asks what is the definition of a duplex; A building containing two primary dwelling units. The two dwellings must share a common wall, and each dwelling must be architecturally consistent with the other. Two attached mobile homes shall not be deemed a TAPDU, but rather, they shall be deemed to be two separate dwelling buildings. The question was asked is there a law about having two kitchens in a single family home, Lacey will look into the legally have two kitchens. Lacey is giving them options for an ADU.

Anyone is the audience wishing to speak in favor or against the case. Ray Follansbee doesn't seen any problems letting them have a two family. No one spoke against.

Dr. Lebold would like to continue until next meeting. If they build an ADU they don't need to come before the Zoning Board.

Motion: Dr. Lebold To continue the case 2019-19 next month
Second: David Davidson
Unanimous

Motion: Dr. Lebold To adjourn meeting at 7:54 pm
Second: T. Rowe-Thurlow
Unanimous

Signed: _____
Jeffrey Brown, Chair