

**Town of Seabrook  
Board of Adjustment  
June 24, 2020**

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

Not Present: Dr. Robert Lebold and James Sanborn

Roll Call for Zoom Meeting

Jeff Brown opens the Zoom Meeting at 7:00 PM and explains procedures and where the notices of meeting have been posted. Jeff Brown notifies the applicants that we only have four board members tonight a full board is five members, you would have to get a majority vote, if you choose can continue your case until next month.

Old Business

May minutes

Motion: Phil Howshan                      As written

Second: Dave Davidson

Unanimous

New Business

**CASE # 2020-010 Kate Ann Real Estate Development, LLC**, 177 Lower Collins Street, Map 14 28 seq 1, for a variance to the terms of section 7 and asks that said terms be waived to permit a lot with reduced frontage in Zone # 2.

Henry Boyd is representing Kate Ann Real Estate Development, LLC, Furmer Souther, on 177 Lower Collins Street which abuts next to Charlie Bagley property and Viola Circle. There is a wetland survey in the back. He is proposing one is a duplex home and one single home. This is a very large and narrow and deep lot. Currently there are two dwelling on this lot a mobile home and a garage in the back. In the 2R zone if you have 45 sq feet you could have a duplex and a single. He lacks the frontage. The property is on almost 1 ½ acre.

Lori Ebbs is concern where the driveway will be she asks if it will be going to be under her bedroom window. She is concerned about the lot being too close to her house. Buster can make sure the driveway is not under her bedroom window. They can move the structure back. It was asked if you can flip the driveway, Henry thought it would require a variance for 25 feet from the Wetlands. Henry thought they would have to come back for another variance for the driveway. Teresa has a question about the driveway. You are only allowed one 20 foot driveway on a piece of property. Lot 1 will be sold as a duplex and then a single home. Yes Henry says there will only be one driveway on the lot. Chair Jeff Brown asks do you want to ask for a continuance or go forward. Furmer Souther asks for a continuance, the case will be heard at July's meeting. Henry will go see harlie Bagley and Lori Ebbs and talk to them about this case.

Anyone wishes to speak in favor or against this case. Lori Ebbs spoke. No one else wanted to speak against or for this case.

Furmer Souther would like to ask for a continuance for July 22, 2020. Driveway doesn't need a setback. All members agree to a continuance. If it's going to be a live meeting we will send out a notice of a meeting. If it's Zoom no notice will sent out.

Motion: Teresa Thurlow Waive jurisdiction  
Second: P. Howshan  
Unanimous

Motion: Dave Davidson To adjourn meeting at 7:30 pm  
Second: Phil Howshan  
Unanimous

Signed: \_\_\_\_\_  
Jeffrey Brown, Chair

NOTICE OF DECISION  
BOARD OF ADJUSTMENT  
TOWN OF SEABROOK, NEW HAMPSHIRE

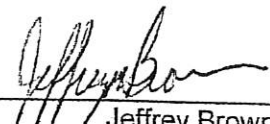
You are hereby notified that the request of Kate Ann Real Estate Development, LLC, Map 14 lot 28-1 for a, VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been Approved for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS:

ON CONDITION OF GRANTING ANY VARIANCE, APPEAL, SPECIAL EXCEPTION, EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS OR NON-CONFORMING USE IS THAT IT EXPIRES AT THE END OF TWO YEARS IF NOT COMPLETED WITHIN THAT TIME. RESOLVED, THAT THE FOLLOWING CONDITIONS SHALL BE ATTACHED TO SUCH USE:

Case # 2020-010 Kate Ann Real Estate Development, LLC, 177 Lower Collins Street Map 14-28-1 for a variance to the terms of Section 7 and asks that said terms be waived to permit: a lot with reduced frontage in Zone #2.

Motion: P. Howshan  
Second D. Davidson  
Yes: Unanimous

("Compliance with these conditions must be met before a building permit can be issued.")

(Signed)   
Jeffrey Brown  
Chairman  
Board of Adjustment

Date: 7 13 20

NOTE: Application for rehearing on any question of the above determination may be taken within thirty (30) days of said determination by any party to the action or person affected thereby according to the New Hampshire Revised Statutes Annotated, 1955, Chapter 31:74-76. Form Revised 2001