

**Town of Seabrook
Board of Adjustment
July 22, 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. Jeff is going try to have a meeting at the Town Hall in August 2020.

Old Business

June minutes

Motion: Phil Howshan As written

Second: Dave Davidson

Unanimous

Cont. Cases

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. .

There was concern about the driveway was going to be placed; Henry and Furmer met with Lori Ebbs and her dad Charlie Bagley. They were concerned about the driveway being too close to Lori's property. Henry sent a copy to Judie of the new plan showing the new driveway and Judie sent copies of the plan to the board members. The abutters seemed to be o.k. with that. The duplex structure will be out front and the single will be in the back. Jeff asked if the duplex would fit out back and Henry doesn't believe that a duplex will not fit on the back lot. There are wetlands in the back. There is a 25 ft setback in the back because of wetlands.

Jeff asks if there are any other concerns. Lori doesn't have any. Any questions from the board, there was none. Jeff asks Lacey is she has any comments she has none. Anyone wishing to speak on this application hearing none seeing none. After reviewing the petition and hearing all the evidence they determine the following:

	D. Davidson	J. Brown	P. Howshan	Teresa Rowe-Thurlow
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 to approve variance

Motion: P. Howshan accept as read

Second: D. Davidson

Unanimous

New Business

Case # 2020-11 Rose A. Bowden, 80 Washington Street Map 14-11 and 80A Washington Street Map 14-11-1 asks for a variance to the terms of Section 14 sub section 400 and asks that said terms be waived to permit a larger modular home and to replace the 1978 mobile home in Zone 2R.

Rose A. Bowden has a very old mobile and would like to replace with a new modular home. She explains that is a rental, but she is going to be living in the new modular.

Jeff asks if there are any questions from the board. Teresa is concern about the square footage is 25,000 from the whole property is there enough property to have both of these on there. Rose explains there is plenty of room. The street it won't look different on the lot she is just going back on the lot. Jeff asks about the new modular it will be 6 feet shorter but double the width.

Anyone here to speak in favor the application. No one has spoken. Anyone here to speak against the application. Bridie Quinn is concerned about the way the area has been kept in the past. Bridie has filed a formal complaint with the town about the condition of the property. The property is not maintained and there are animals that were left behind living in the old mobile home. She is concerned that the property will not be maintained. She asked Rose why hasn't been maintained. Rose apologized and said she was living across down. Rose assures Bridie that this will be owner occupied and she will maintain the property. Teresa believes that Rose will make it better. Bridie asked if there are any issues about the trees, Rose will look into the trees. Either of the residents don't want any trees falling on any property. Jeff asks if there is anyone else wishing to speak about this case.

Hearing none seeing none. After reviewing the petition and hearing the evidence they determine the following:

	D. Davidson	J. Brown	P. Howshan	Teresa Rowe-Thurlow
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 to grant variance

Motion: Phil Howshan
Second: Dave Davidson
Unanimous

Motion: Phil Howshan To adjourn meeting at 7:36 pm
Second: David Davidson
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 23 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