

**Town of Seabrook
Board of Adjustment
May 27, 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

February minutes

Motion: Phil Howshan As written

Second: David Davidson

Abstain: Teresa Rowe- Thurlow

New Business

CASE # 2020-009 Collins, LLC, 171 Route 107 Map 5 lot 9, Map 5 Lot 9 -2, the undersigned hereby requests for a variance to the terms of section 5&6 sub section 7 reduced lot size in zone 3. Section 5: to allow more than 1 dwelling unit per lot, Section 6: To allow residential in Zone 3.

Henry Boyd is representing Collins, LLC Dave Deschenes, Henry submitted an aerial photo, he is not proposing any new construction or set back relief. On the aerial he took the yellow lines surrounding all the parcels, took a sharpie in black is the property he is representing. Nothing is conforming in the zone. One lot is shaped like an L the other lot is shaped like a pot. The lot to the east has a house and two mobile homes behind it. The lot to the left has 5 consisting units. They want a lot line adjustment, this way they would have the house on one lot and the existing 2 units will be joined with the other 5 mobile homes. Teresa is very familiar with this lot. He wants to have the house on a single lot. All seven mobile homes are on 1 lot and the house will be on its own lot. It would be difficult to sell the house with two mobile homes on it.

Anyone wishes to speak in favor or against this case. The abutter Shelly has no problem with this. No one else wanted to speak against or for this case. After reviewing the partition hearing all evidence they determine the following:

months to write things down that need to be clarified. Talk with Lacey about new zoning laws. ADU laws it has to be owner occupied. Phil believes we think we need the zoning laws concrete.

The ZBA gives Lacey permission to grant separate single family homes on a condo lot to have an ADU.

Motion: Teresa Rowe-Thurlow 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 Colins LLC, 171 Route 107, Map 5 Lot 9, and Map 5 Lot 9-2 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 # 2020-009: Colins LLC, 171 Route 107, Map 5 Lot 9, and Map 5 Lot 9-2 for a variance to the terms of Section 5 & 6 sub section 7 to reduced lot size in Zone 3. Section 5: to allow more than 1 dwelling unit per lot. Section 6: to allow residential in Zone 3.

Proposed Use: Proposed lot line adjustment to allow existing residential dwelling to reside on newly adjusted lot and allow all 7 existing mobile home units to be on the other lot.

Motion: D. Davidson
Second: P. Howshan
Unanimous

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

(Signed) Jeffrey Brown
Jeffrey Brown
Chairman
Board of Adjustment

Date: 05/27/2020

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