

**Town of Seabrook  
Board of Adjustment  
September 23, 2020**

**Members Present:** Jeffrey Brown, David Davidson, Philip Howshan, Dr. Robert Lebold, James Sanborn, CEO Lacey Fowler and Secretary Judie Walker.

Not Present: Teresa Rowe-Thurlow

Roll Call

Jeff Brown opens the meeting at 7:00 PM and explains procedures and where the notices of meeting have been posted. We do have a full board tonight a full board is 5 members.

Old Business

August minutes

Motion: Dave Davidson                      As written

Second: James Sanborn

Approve: Dr. Lebold and Jeff Brown

**Continued Case** 2020-007 The Degans, property off of Cross Beach Road. Mary Ganz sent Judie and email stating they want to cancel tonight and post pone until the October Meeting. Dr. Lebold asks has the other departments commented on this case. He would like something in writing from the Police and Fire. Lacey will email them tomorrow to put something in writing.

Motion to continued case 2020-007 to October

Motion: Dr. Lebold

Second: Phil Howshan

**New Business**

**Case # 2020-13 Herbert** Merrill, 45 South Main Street Map 15 lot 43. The undersigned hereby request for a variance to the terms of Section 7 and ask that said terms be waived to permit construction of two attached primary dwelling units on a lot with reduced square footage in Zone 2R.

Mr. Merrill has a single wide 14 x 60 mobile home on his property and he wants to put a prefab duplex 28 x 60. No any wider just deeper. His son and he will live there. They are short about 8,000 sq ft of land. It was suggested they could ask for a variance for an ADU. The problem with an ADU it has to have a connecting 1 hour fire rated door, where the duplex doesn't need to have a connecting door. Fire alarms need to be hard wired. He wants a modular duplex. The foot print will not change much only 14 feet. Alicia Eaton, his sister is in favor of this.

Motion to continue case until October Meeting

Motion: Dr. Lebold

Second: Phil Howshan

Unanimous

**Case 2020-014** Deborah Moore and Steven Brown 143 Walton Street Map 13 lot 26. The undersigned hereby request for a variance to the terms of Section 7 and asks that said terms be waived to permit reduced square footage in Zone 2R.

William Edwards of Edwards Survey will be representing the clients of 143 Walton Road. Mr. Edwards submitted paperwork allowing him to speak on their behalf. This case was given a variance in 2018, but it will be expiring this month. They want to subdivide lots one home sits on 143 Walton Road and the other 145 Walton Road they are asking for a variance 4,709 sq ft. The driveway will be off of Centennial Drive.

Anyone here to speak in favor the application. No one has spoken. Anyone here to speak against the application. Hearing none seeing none. After reviewing the petition and hearing the evidence they determine the following:

	<b>D. Davidson</b>	<b>J. Brown</b>	<b>P. Howshan</b>	<b>Dr. Lebold</b>	<b>J. Sanborn</b>
1	YES	YES	YES	YES	YES
2	YES	YES	YES	YES	YES
3	YES	YES	YES	YES	YES
4	YES	YES	YES	YES	YES
5	YES	YES	YES	YES	YES

Move to grant variance for houses built when lot size were different, separate driveway off of Centennial St.

Motion: Dr. Lebold grants a variance

Second: Phil Howshan

Unanimous

**Case# 2020-015** Lawrence Perkins and Phil Reed of 101 Walton Road Map 10 Lot 104. The undersigned hereby request a variance to the terms of Section 7 and asks that said terms be waived to permit: a lot with reduced frontage: a reduction in side setback in Zone 2R.

William Edwards is representing Lawrence Perkins and Phil Reed. They are looking to get a variance on a lot with reduced frontage and a reduction in the side setback. The side setbacks are just less than 10 ft they have 9.8' because of the stone wall. Dr. Lebold asks how much do you need 2/10<sup>th</sup> of a foot. Dr. Lebold asks where the driveway will be, it will be going along the stone wall. They need the variance for the frontage because it is only 25 feet.

Anyone here to speak in favor the application. No one has spoken. Anyone here to speak against the application. Hearing none seeing none. After reviewing the petition and after hearing all evidence they determine the following:

	<b>D. Davidson</b>	<b>J. Brown</b>	<b>P. Howshan</b>	<b>Dr. Lebold</b>	<b>J. Sanborn</b>
1	YES	YES	YES	YES	YES
2	YES	YES	YES	YES	YES
3	YES	YES	YES	YES	YES
4	YES	YES	YES	YES	YES
5	YES	YES	YES	YES	YES

Move to grant variance Case 2020-015 for frontage and side setbacks. They need 2/10 side setback based on survey plot plan 09/14/2020.

Motion: Dr. Lebold

Second: James Sanborn

Unanimous

Motion: Dr. Lebold

To adjourn meeting at 7:35 pm

Second: David Davidson

Unanimous

Signed: \_\_\_\_\_



Jeffrey Brown, Chair