Town of Seabrook Board of Adjustment January 22, 2020

Members Present: Jeffrey Brown, David Davidson, Philip Howshan, CEO Lacey Fowler and Secretary Judie Walker.

Not Present: Dr. Robert Lebold, Robin Fales, Teresa Rowe-Thurlow and Michael Lowry.

Jeff Brown opens the 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 three board members tonight a full board is five, you would have to get a majority vote, we only have three tonight if you choose can continue your case until next month.

Roll Call

Old Business

November minutes

Motion: Phil Howshan

As written

Second: David Davidson

Unanimous

Administrative

Jeff Brown talks about the Planning Board meeting regarding the new zoning articles. The definition of a dwelling.

New Business

CASE # 2020-001: Paul Morrison, Map 10 Lot 55 sequence 11 for a variance to the terms of section 2 and asks that said terms be waived to permit an ADU in Zone 6R.

Mr. Morrison wants to put an ADU in the basement, the house has two floors and a basement there are 2½ bedrooms in the house. The property is a condex and the homes are separated by two garages. There is a door in basement and in the garage so there is egress. Our zoning only allows two dwelling units on a 1 lot. Jeff explains the zoning ordinance to Paul. Jeff asks if there are any questions from the Board. Hearing none and seeing none. Jeff asked if Code had any questions. Lacey met with Paul regarding the ADU and suggested he before to ZBA. He still can update the space without a kitchen.

Anyone wishes to speak in favor or against this case. Dolores Ready his neighbor and is speaking on behalf of her mother. Dolores has no problem with Paul he is an upstanding neighbor. It was brought up if this gets approved there will be a snowball effect with the other condex

neighborhoods like Maple Ridge will have the same problem, but they are in Rural Zone 1 which is more strict zone.

They determine the following:

D. Davidson		J. Brown	P. Howshan
1.	NO	NO	NO
2.	NO	NO	NO
3.	NO	NO	NO
4.	NO	NO	NO
5.	NO	NO	NO

Motion:

P. Howshan

to deny this application

Second:

David Davidson

Unanimous

CASE # 2020-002, Asa Knowles, V, 3 Bigs Lane Map 14 lot 17-30, for a variance to the terms of Section 7 and asks that said terms be waived to permit: Reconfiguration of 2 lots into 3 lots, lots will have less than required 100' frontage. Also they want to reduce a lot within Zone 2R.

Henry Boyd is speaking on behalf of Asa Knowles, V, Asa Knowles, V just got married and Asa his father wanted to give him a piece of land. We are asking a frontage variance. No wetlands on this lot. Some structures will have to be moved or restructured. Henry states Bigs Lane will never be a town road. They have 15,000 sq ft. Asa IV lot is 22,000 ft, Robert has agreed to give a portion of his land he has 26,000. We are asking for frontage variance and width variance. The width is about 15 feet shy.

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

	D. Davidson	J. Brown	P. Howshan
1.	YES	YES	YES
2.	YES	YES	YES
3.	YES	YES	YES
4.	YES	YES	YES
5.	YES	YES	YES

Motion: David Davidson

Second: Phil Howshan

Unanimous.

In accordance as the plan is drawn.

Motion:

P. Howshan

Dave Davidson

To adjourn meeting at 7:30 pm

Second: Unanimous

Signed: __

Jeffrey Brown, Chair