

Town of Seabrook
Board of Adjustment
April 28, 2021

Members Present: Jeff Brown Chair, David Davidson, Robert Lebold, Phil Howshan, Teresa Thurlow, Jim Sanborn, CEO Lacey Fowler and Secretary Judie Walker

Roll Call

Jeff Brown opens the meeting at 7:00 pm and explains procedures and where the notices of the meeting have been posted. There is a full board this evening. When speaking please say your name and address for the record.

Old Business

March Minutes

Motion: Dr Lebold

Second: P. Howshan

Unanimous

New Business

CASE 2020-18 Stanley and Carol Metcalf, 40 Borderwinds Avenue Map 2 Lot 19-18, the undersigned hereby request for a variance to the terms of section 15.400 and ask that said terms be waived to permit: Wetland setback relief.

Stan Metcalf needs relief, the ADU is 17 feet away from the wetlands. Teresa why can't push it back or make the dwelling smaller, they explain they need it handicap accessible. There was discussion about cutting down the size of the 3 season porch or taking the farmer porch off. If they remove the 3 season room they only need a variance for the living room. They can't take off the porches because of the roof.

Paul Wise he lives next door he doesn't have a problem with what they are doing. He was concerned about the drainage. He is taking on water, he wants to know your thoughts. The developer was supposed to put drainage in on Borderwinds but never did.

Lacey suggests having Henry do a certified foundation plan. Put a condition in that it will be no greater than 17 feet to the wetlands.

Anyone here to speak in favor the application. Anyone here to speak against the application. Hearing none seeing none. After reviewing the petition and hearing the evidence they determine the following:

	J. Brown	Dr. Lebold	D Davidson	P. Howshan	T. Thurlow
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

Motion: Dr. Lebold move to grant the variance case by case

Second: Dave Davidson

Unanimous

Conditions: No closer than 17' to wetlands.

CASE # 2021-007, YING CHUANG, 131 LAFAYETTE ROAD MAP 9 LOT 155 the undersigned hereby requests for a variance for to the terms of section 6 and asks that said terms be waived to permit: Parking trailers with barrier in Zone # 6M

Ying Chuang is asking to postpone this case until next month's meeting May 26th. His lawyer was not able to make it.

Motion Asking Move to grant request.

Motion: Dr. Lebold move to grant request

Howshan second

Teresa Rowe-Thurlow corrected the motion to grant only this one continuance for this request.

Case 2019-009 Susan Pierick 121 Farm Lane Map 20 Lot 40 the undersigned hereby requests a special exception as provided for in Section 14, sub section 14.100, to allow Replace existing single family mobile home with a new home.

Susan Pierick is asking for a 1 year extension

Motion: Dr Lebold to grant the one year extension beginning April 28, 2021

Second: Phil Howshan

Unanimous

Meeting adjourned time: 7:56

Motion: Phil Howshan

Second Dr. Lebold

Unanimous

A handwritten signature in black ink, appearing to read "Jeffrey W. Lebold", with a long horizontal flourish extending to the right.

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

You are hereby notified that the request of Stanley and Carol Metcalf, 40 Borderwinds Avenue, Map 2 Lot 19 seq 18 for 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 # 2020-018 Stanley and Carol Metcalf, 40 Borderwinds Map 2 Lot 19 seq 18, the undersigned hereby request a variance to the terms of: Section 15.400, and ask that said terms be waived to permit Wetland setback relief

Motion: Dr. Lebold moves to grant the variance case by case.

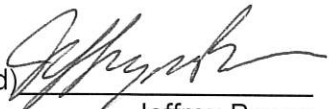
Second: Dave Davidson

Unanimous

Conditions: No closer than 17' to wetlands

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

(Signed)



Jeffrey Brown
Chairman

Board of Adjustment

Date:

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