

Town of Seabrook
Board of Adjustment
February 24, 2021

Members Present: Jeff Brown Chair, David Davidson, Robert Lebold, Phil Howshan, Teresa Thurlow, 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 meeting have been posted. There is a full board this evening. When speaking please state your name and address.

Election of officers will be next month.

Old Business

December Minutes

Motion: Phil Howshan

Second: David Davidson

Obtain: Jeff Brown and Teresa Thurlow

Unanimous

New Business

Case # 2021-001: Frank Lanzillo 15 Pine Street Map 8 lot 27. The undersigned hereby request for a variance to the terms of Section 7 and ask that said terms be waived to permit: a 12 x 36 addition to rear of existing building within the 30 ft side setback in Zone 2.

Frank Lanzillo never showed up.

Move to grant the hear this case next month.

Motion: Dr. Lebold

Second: Dave Davidson

Unanimous

Case 2021-002: Frank Chase, 156 South Main Street, Map 16 lot 43 seq 11, The undersigned hereby request a variance to the terms of: Section 5, and asks that said terms be waived to permit: Additional dwellings on a lot in Zone 2R

Mr. Edwards is representing Frank and Jamie Chase they would like to add 3 additional units on the property; they want to build house for themselves and their kids. The units will be closer to the brook. Proposal is to add three more units that would be a total of 6 units. The only frontage

is on Worthley Avenue. Jeff is asking about Condos vs subdivision. Condo conversion is ownership change. Minor subdivision is the subdivision of an existing lot of record located on an existing public right away which does not require the creation of a new road. Granddaughters Way doesn't have a 30 ft right away. They want to keep their families together on this land. They have a 30 ft easement to get back to the land. They have a deeded easement.

Anyone here to speak in favor the application. Anyone here to speak against the application. Gary Eaton owner 154 South Main Street. He was deeded a 12 foot right of way. He signed off on a variance to have a more a right of way. My right of way is not a determined right away. He is concerned about having more vehicles through his driveway. He can't park his cars side by side. It is a burden to his driveway to have 12 to 15 cars coming through his property. The easement goes with the first lot. It is technically one lot. He is asked is the concern about the building or the way to get to the homes. Gary stats if there is another way to get to those homes he wouldn't be opposed. They might need another variance for Granddaughters Way

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	No	No	No	No
2.	YES	No	No	No	YES
3.	YES	No	No	No	YES
4.	YES	No	No	No	YES
5.	YES	No	No	N	YES

Motion: Dr. Lebold Move to deny request for variance. Already 3 units on lot (one more than permitted) no frontage to divided property.

Second: Phil Howshan

Unanimous

Case 2021-003: Stone Soup Foundation, Inc. 27 South Main Street Map 15 Lot 40. The undersigned hereby request a variance to the terms of: Section 5 sub section 1&3 and asks that said terms be waived to permit: Additional buildings (5) on same lot in Zone 2 & 2R

Henry Boyd will be speaking on behalf of Stone Soup Foundation. Because this is going to be a commercial endeavor they will have to go in front of the planning board. This property use to be a clam house back in the day on the property. The abutting lot there is currently at double wide. They are hoping to have one large building in the back. They are asking to have temporary structures to get there business up in running. These temporary structures will be there only for a short time. It is oddly zoned because it abuts Route 286. The front house will remain and they will move the driveway to accommodate parking. They have 45,000 sq ft there are no wetlands.

The want to build a school. Diego works at Nextra they moved from Florida. Goal to have this up and running within 5 years.

Dr. Lebold asks if they will have 4 buildings the zoning only allows 2. Seabrook doesn't allow mobile homes on vacant lot. He is concerned that is if this falls through we would have a mobile home park. The mobile home will be used as classroom not to sleep in. You can put a condition that there's there will be a time when the mobile dwellings need to be removed. Maybe have a bond in place.

Teresa asked about using work trailers like a pod instead of a mobile home. Each one of these structures will be equipped with a bathroom only 1 will have a kitchen. The back property they have to check for ledge and hopefully they can get water and sewer. Teresa asked if the children will be dropped off like a daycare? They will be dropped off. Teresa suggest they should think about having vans for transportation, the streets are not built for a lot of traffic. The school is not going to be that big. Is the property going to be fenced in? They will if the board would like.

Jeff has a question commercial status of these lots on South Main St. He was under the impression certain lots on South Main Street because of the clam house. Henry thinks it because of the corridor of Route 286. The lot is handicap because of the Route 286. Because it's in the commercial lot they need relief.

Lacey asks is there a year round school? The school is year run. The kids will be babies to kids 4-5 years. What is the use for the existing dwelling Diego and his wife will move into the house as a home based business. Residential mobile home must be HUD structures, sprinklers and brought up to code.

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:

	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 request for variance. Hardship: useful commercial property no access off 286, only through residential on South Main Street

Second: Phil Howshan

Unanimous

Conditions: Temporary structures are not for living units. Temporary structures are permitted for 5 years. These multiple structures are for daycare only.

Case 2021-004: Peter Bernard and David Deltorto, 103 Ledge Road Unit 8 Map 5 lot 80-8. Appeal from an administrative decision. The undersigned alleges that an error has been made in the decision, determination, or requirement by the Building Inspector January 28, 2021 in relation to Section 6 sub section 16 of the Zoning Ordinance and hereby appeals said decision, which I believe was made in error.

Victory Auto Design 103 Ledge Road is in the Aqua protection zone. They explain cars don't come in and out all day long the cars stay in the building for about a year. Teresa has a question about what they do is a restoration – new everything or you take high end cars. They outsource the chemicals. They just do assembly and prep it, Unit 7 does painting. There are 12 units and unit 7 which they also bought had a variance to painting and the variance goes with the property since it hasn't been empty more than a year. In unit 8 they want to assemble cars there.

Was the building inspector correct in her decision? Yes

Victory Auto Design will submit an application for a variance for auto repair and a special exception to do auto repair in zone 3 for the March Meeting.

Meeting adjourned time: 8:20

Motion: Dr Lebold

Second Jeff Brown

Unanimous