

Town of Seabrook
Board of Adjustment
October 27, 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

August Minutes

Motion: David Davidson

Second: Dr. Lebold

Unanimous

New Business

CASE 2021-13 Luisa Olivera and Alvaro Desousa, 51 New Zealand Map 7 Lot 77-1, the undersigned hereby request for a variance to the terms of section 6 and ask that said terms be waived to permit: a larger ADU in Zone 6M

Luisa would like to add a mobile ADU for her daughter and attach it to her manufactured home with a breezeway connecting both homes. Because of the breezeway it goes over the 750. She needs a variance because the ADU is actually 784. Dr. Lebold asking what is in the back of the property it is a barn house. Luisa uses it to store her lawnmower etc. She is going to put this ADU near her driveway. There is a rule that two mobiles cannot be attached for a duplex. There is nothing written about a mobile ADU. She will remove her end window and put in a fire door and the new ADU they will do the same.

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. Sanborn	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

Move to grant request of an adu larger 750 to approximately 784, Model A12004 P unit and move the barn house.

Motion: Dr. Lebold

Second: Phil Howshan

Unanimous

CASE 2021-014 Beth and Kevin Pavia, 4C Whittier Drive Map 8 lot 38-40 the undersigned hereby requests for a variance to the terms of Section 7 and asks that said terms be waived to permit reduced frontage in Zone 2r.

Bill Edwards Edward Survey and Design is representing the Pavias's. They would like to reduce their frontage. Their neighbor Brad Goudreau who lives at 4A Whittier Drive, when he comes out his front door after 10 feet he is trespasses on the Pavia's lot to get the road. There is a little encroachment down where Beth's driveway on the 4 C side, they are looking to do a lot line adjustment to reduced the frontage to 75 feet and give Brad a traditional front yard and not deal with pavement and remove the lot line in the back and clear up the encroachment. Jeff asks what the reduced frontage would be 100.9 to 75, the requirement is 100 in Zone 2R. They have to get Planning Board approval.

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. Sanborn	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

Move to grant variance based on submitted plan. Condition: go to the planning board.


Motion: Dr. Lebold
Second: Phil Howshan
Unanimous

Jeff ask Jim Sanborn Chair of Planning Board if they are going to talk about on Zoning Ordinance changes they will be discussing Monday night November 1.

Dr. Lebold asked if there was a map for Smithtown. Judie will email the members a map of 6M and 6R

The November meeting will be Wednesday November 17th and December meeting will be December 15th.

Motion to adjourn 7:22 pm
Motion: Dr. Lebold
Second: P. Howshan


Jeffery Brown, Chair

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

You are hereby notified that the request of Beth Pavia, 4C Whittier Drive Map 8 Lot 38-40 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 # 2021-014 Beth and Kevin Pavia, 4C Whittier Drive, Map 8 lot 38-40, the undersigned hereby request a variance to the terms of: Section 7 and asks that said terms be waived to permit reduced frontage in Zone 2R.

Move to grant variance based on submitted plan. Condition: Go to the Planning Board.

Motion: Dr. Lebold
Second: Phil Howshan
Unanimous

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

(Signed) 
Jeffrey Brown
Chairman
Board of Adjustment

Date: 12 15 21

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

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

You are hereby notified that the request of Luisa Olivera and Alvaro Desousa, 51 New Zealand Road Map 7 Lot 77-1 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 # 2021-013 Luisa Olivera and Alvaro Desousa, 51 New Zealand Road, Map 7 lot 77-1, the undersigned hereby request a variance to the terms of: Section 6 and asks that said terms be waived to permit a larger ADU in Zone 6M.

Move to grant variance request of an ADU larger than 750sq ft to approximately 784 sq feet, Model A12004P unit and move the barn house.

Motion: Dr. Lebold
Second: Phil Howshan
Unanimous

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

(Signed)



Jeffrey Brown
Chairman
Board of Adjustment

Date: 12 15 21