

Town of Seabrook
Board of Adjustment
February 23, 2022

Members Present: Jeff Brown Chair, David Davidson, Robert Lebold, Phil Howshan, Teresa Rowe-Thurlow, 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

January Minutes

Motion: Dr Lebold

Second: Dave Davidson

Unanimous

New Business

CASE 2022-002 Bryan and Michelle Fleming, 30 Parkersville Lane, Map 16 lot 31-3 the undersigned hereby request for a variance to the terms of section 7 and ask that said terms be waived to permit: two (2) lots each lot with less than the required frontage in Zone 2R.

Henry Boyd is representing the Flemings they are asking for frontage relief. Replace old dwellings with single family dwellings on each of the two lots.

Henry explains at one time there were 3 dwellings on this lot. The did a full survey of the lot it is 1 ½ acres. Henry encouraged the Flemings to hire a Wetland Scientist to flag the wetlands just to make sure they did have viable building areas out there. There is an expansive wetland area to the south and to the west that runs into Salisbury. There are currently have two dwelling units that have sewer and water. They have divided the frontage in half there is about 100,000 in feet for frontage, there is plenty of land and upland area. They are within the 25 ft wetland setback. They have the same upland area. They want to put a single-family dwelling on each lot. They are not trying to create a subdivision. There will not be a common driveway because they have plenty of land.

· Anyone here to speak in favor the application? Anyone here to speak against the application?
Hearing none seeing none. After reviewing the petition and after hearing all of the evidence and
“by taking into consideration the personal knowledge of the property in question, this Board of Adjustment Member has determined 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-

Move to grant the applicants request grant frontage relief for both lots, condition go to the planning board for a single-family homes

Motion: Robert Lebold

Second: Dave Davidson

Unanimous

CASE 2022-003 Route 107 Seabrook, LLC, 241 Route 107 Map 5-1 the undersigned hereby request for a variance to the terms of section 7 and ask that said terms be waived to permit: Replacement of 2 detached single family dwellings with less than required front set back and less than required wetland setback in Zone 3.

Henry Boyd is representing the Route 107 Seabrook, LLC Greg Comeau.

There is substantial flooding on this lot which made the wetland expand. The state originally undersized the culvert for Route 107. The other structure is 9/10's on the Imke Lot, so they have an access easement for the driveway. They can't place a structure over a property line. The structure does have the benefit of Sewer and Water Service. There was a 10 ft setback when this was created. They would like to go back to the 10 'setback for this project. He will need wetlands permit from state for the 200 sq ft mud puddle. The actual wetland fill will only be 64 sq ft. There will be a wetland permit from the State for the driveway to get to the rear unit. Mr. Comeau will be rent properties. He will be grandfathered for the driveway.

Anyone here to speak in favor the application? Anyone here to speak against the application? Hearing none seeing none. After reviewing the petition and after hearing all of the evidence and by taking into consideration the personal knowledge of the property in question, this Board of Adjustment Member has determined 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-

Move to grant relief from article 6, 7, and 15to allow less than front setback and less than required wetland setback for 2 dwelling units.

Motion: Robert Lebold

Second: Phil Howshan

Case 2019-009 121 Farm Lane is looking for an extension.

Motion to grant the extension for one year Dave Davidson

Second: Robert Lebold

Opposed: Phil Howshan.

Motion to adjourn 7:39

Motion: Dr. Lebold

Second: Phil Howshan


Jeffery Brown, Chair