

Town of Seabrook  
Board of Adjustment  
July 26, 2023

Members Present: Dave Davidson, Phil Howshan, James Sanborn, Lacey Fowler and Secretary Judie Walker

Roll Call

Dave Davidson opens the meeting at 7:00 pm and explains the procedures and where the notices of the meeting have been posted. We do not have a full board tonight; full board is five members and tonight we only have three. Because we don't have a full board the option is to reschedule or not. Henry Boyd wants to go forward. When speaking please say your name and address for the record.

**Old Business**

June Minutes

Motion: Phil Howshan

Second J. Sanborn

Unanimous

**New Business:**

**Case 2023-009** Caitlin Realty, LLC 30 Centennial Street, Map 13-22 the undersigned hereby requests for a variance to the terms of Section 7 and ask that said terms be waived to permit: A lot with less than 100' of frontage in Zone #2R

Henry Boyd, Millennium Engineering is representing Brad Kutcher. The residence is next to the telephone company building. There is an existing house which is run down he would like to relief to get 50' frontage. He has 185 feet of frontage, the lot is just under 2 acres, he would like relief to get a 50 ft frontage so he can put homes in the back. He will rehab the existing house. The original driveway will stay, and the new driveway will be on the left of the new house for the homes in back. They are going to put two detached homes.

After reviewing the petition and hearing all the evidence and by taking into consideration the personal knowledge of the property in question, this Board of Adjustment Member has determined the following findings of fact.

	<b>J. Sanborn</b>	<b>D. Davidson</b>	<b>P. Howshan</b>
1.	YES	YES	YES
2.	YES	YES	YES
3.	YES	YES	YES
4.	YES	YES	YES
5.	YES	YES	YES

Move to grant the variance as presented

Motion: P. Howshan

Second: J. Sanborn

Unanimous:

**Case 2023-010** 72 New Zealand Road Seabrook, LLC, 72 New Zealand Road, Map 7-55 the undersigned hereby requests for a variance to the terms of Section 7 and ask that said terms be waived to permit: A building 44' high where 40' is allowed in Zone #6M

The applicant and building owner would like to request a variance to construct a building forty-four feet in height where the zoning ordinance allows forty feet. They are proposing a floor-to-floor height of ten foot eight inches for levels one through four, with the remainder of height allocated to the roof for drainage pitch. While an eleven-foot floor to floor height is preferred, a forty-four-building height allows for a manageable ten foot eight inch floor to floor.

They wouldn't need a variance if they had a garage underneath.

After reviewing the petition and hearing all the evidence and by taking into consideration the personal knowledge of the property in question, this Board of Adjustment Member has determined the following findings of fact.

	<b>J. Sanborn</b>	<b>D. Davidson</b>	<b>P. Howshan</b>
1	YES	YES	YES
2.	YES	YES	YES
3.	YES	YES	YES
4.	YES	YES	YES
5.	YES	YES	YES

Move to grant the variance as presented

Motion: J. Sanborn

Second: P. Howshan

Unanimous:

**Case 2023-011** The Hedgerows Learning Ecosystem Corp. Cynthia Bolin, 19 Batchelder Road, Map 5-14-300 the undersigned hereby requests for a variance to the terms of Section 6 and ask that said terms be waived to permit: A Learning Resource Center in Zone #3.

Cynthia Bolin and Emily Samuel, educators are representing Hedgerows Learning Ecosystem cooperative who is a learning environment that offers programming to kids 5 to 18 who are being homeschooled. We offer 4 10-week programs for the kids; they have individualized plans for each of the kids. They can meet where they are academically. They use all the resources that are natural and cultural like museums, libraries, natural hikes, parks and beaches. They are offering the parents that don't have the skills to be teaching to drop their children off. The hours are 8 to 3:30. Funding is tuition based, they apply for grants as well and they are a non-profit. They don't require a state license because they are not a school they are a learning environment. Are you serving food? No. Kids bring their own lunch if they are there during lunchtime. They are the other half of the building. The machine shop is in the ground area, they will be in the upper half and the second floor. They have one apartment, and they are taking over the other apartment. They have their own separate entrance. There's plenty of parking. How many kids they are right now they have 10 but they can go up to 40. They only impact will be drop off and pick up.

After reviewing the petition and hearing all the evidence and by taking into consideration the personal knowledge of the property in question, this Board of Adjustment Member has determined the following findings of fact.

	<b>J. Sanborn</b>	<b>D. Davidson</b>	<b>P. Howshan</b>
1.	YES	YES	YES
2.	YES	YES	YES
3.	YES	YES	YES
4.	YES	YES	YES
5.	YES	YES	YES

Move to grant the variance as presented

Motion: J. Sanborn

Second: P. Howshan

Unanimous:

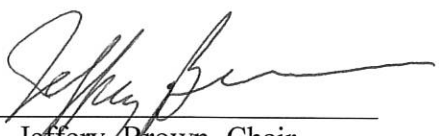
Next meeting will meet August 23, 2023.

Motion to adjourn at 7:40 p.m.

Motion: P. Howshan

Second D. Davidson

Unanimous

  
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Jeffery Brown, Chair

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

You are hereby notified that the request of Caitlin Realty, LLC, 30 Centennial Street, Seabrook, NH Map 13-22 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 July 26, 2023

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 # 2023-009**, Caitlin Realty, LLC, 30 Centennial Street, Map 13 lot 22 the undersigned hereby requests for a variance to the terms of Section 7 and asked that said terms be waived to permit: A lot less than 100' of frontage in Zone#2R

Move to grant the variance as presented.

Motion: Phil Howshan  
Second: Jim Sanborn  
Unanimous

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

(Signed)   
Jeffrey Brown Chairman Board of Adjustment

Date: 8 23 23

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

You are hereby notified that the request of 72 New Zealand Road Seabrook, LLC, 72 New Zealand Road, Seabrook, NH Map 7-55 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 July 26, 2023

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 # 2023-0010** 72 New Zealand Road Seabrook LLC, 72 New Zealand Road, Map 7 lot 55 the undersigned hereby requests for a variance to the terms of Section 7 and asked that said terms be waived to permit: A building 44' high where 40' is allowed in Zone#6m

Move to grant the variance as presented.

Motion: Jim Sanborn  
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: 8 23 23

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

You are hereby notified that the request of The Hedgerows Learning Ecosystem Corp, 19 Batchelder Road Seabrook, NH Map 5-14-300 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 July 26, 2023

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 # 2023-0011** The Hedgerows Learning Ecosystem Corp. 19 Batchelder Road, Map 5 lot 14-300 the undersigned hereby requests for a variance to the terms of Section 6 and asked that said terms be waived to permit: A Learning Resource Center in Zone#3

Move to grant the variance as presented.

Motion: Jim Sanborn  
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: 8 23 23