

Town of Seabrook  
Board of Adjustment  
December 27, 2023

Members Present: Jeff Brown, Phil Howshan, David Davidson, Jim Sanborn, Lacey Fowler  
CEO

Roll Call

Jeff Brown, Chair opens the meeting at 7:00 pm. This is a work session meeting. The reason why we suggested this meeting is to see if anyone wanted any changes in the zoning ordinance.

**New Business**

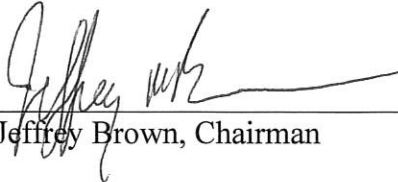
Jeff wants to know if any of the members want zoning changes. There was talk about the Zone 6 which is the book ends on Route 1. We make people apply for variances for things that are not listed on the permitted use. Jeff would like to do away with Zone 6 and have it as commercial. Why make people go for variances when they don't need one. Lacey says they are trying to create a Zone 7. Revisiting the bookends and this mysterious zone 7. They are having a meeting on January 8<sup>th</sup> to discuss he cannabis.

Previous builder inspectors make them go to zoning board for a variance. It doesn't matter what you're selling if you are in zone 6. Keep strict in Zone 3 because of Aquifer protection.

Condo lots that want ADU. There is a house in town severely damaged and needs to be on the original footprint. The modular will not fit in the original footprint. Asking if the zoning board will waive jurisdiction. They are going modular which will be different. The sq footage isn't different it's just the actual footprint. It will be an improvement in the neighborhood. The zoning board doesn't see a problem with it. It's beyond the person's control of natural disaster or fire leave the discretion of the building inspector.

Jeff mentioned the brook case is moving forward with the housing we agreed to. They did not go through procedure for the second appeal. The first appeal is up to the housing board.

Motion to adjourn 7:20 pm  
Motion: Phil Howshan  
Second: David Davidson

  
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Jeffrey Brown, Chairman