

Town of Seabrook
Board of Adjustment
March 23, 2016

Members Present: Henry Therriault Teresa Rowe-Thurlow Michael Lowry
Brandon Adams Secretary Jamie McDonald CEO Steve Zalewski
Not Present: Jo-Anne Page, Dr. Robert Lebold, Mark Preston, Robin Fales
Meeting opens at 7:00 PM

Roll Call

H Therriault opens the meeting explaining procedure of the meeting and where the meeting has been posted. He further explains that the meeting is being recorded and a copy is available at the Town Hall.

Old Business:

Minutes of December 30, 2015 & February 24, 2016 meeting

Motion: M Lowry To accept December 30 2015 minutes
Second B Adams as written
Yes: Unanimous Accepted as written
No:
Abstain:

Motion: M Lowry To accept February 24 2016 minutes
Second T Rowe-Thurlow as written
Yes: Unanimous Accepted as written
No:
Abstain:

Henry notifies applicants that there are only 4 voting members present and gives them the option to continue their cases until the next meeting with a full board.

New Business:

CASE # 2016-002: Stanley Saracy, 127 South Main St, Map 15 Lot 142-1, for Variance to Section 7, and asks that said terms be waived to permit: **a 7.5' site setback in Zone 2R**

Stan Saracy explains that he would like to amend his request and ask for a 6.5' setback instead of the original request of 7.5'. This is so that he can place the home parallel to the road as opposed to his original plan to place it at an angle.

And that he will proceed with 4 members.

He explains that the narrower setback will be on the side facing property that he also owns.

HT asks if it will affect the driveway on the abutting property. Stan explains where the home will go and reviews the surrounding properties that he owns. Discussion on surrounding properties

M Lowry says that he doesn't see an issue with the request.

Steve Z says that this would be an improvement on current setbacks and sees no other recourse for the applicant.

| | H Therriault | B Adams | T Rowe-Thurlow | M Lowry |
|---|--------------|---------|----------------|---------|
| 1 | YES | YES | YES | YES |
| 2 | YES | YES | YES | YES |
| 3 | YES | YES | YES | YES |
| 4 | YES | YES | YES | YES |
| 5 | YES | YES | YES | YES |

Motion: M Lowry To approve request for variance
Second T Rowe-Thurlow case# 2016-002 with a 6.5' side
setback
Yes: Unanimous Granted

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CASE # 2016-001: ASKJA Real Estate Holdings, LLC. Attn: Doug Richardson , 570 Lafayette Rd , Map 8 Lot 90, for Variance to Section 2, and asks that said terms be waived to permit: *Non-Accessory Sign in Zone 2-Commercial.*

Wayne Morrill, Jones & Beach Engineering presents this case and explains that this request is so that they may have the ability to put a panel on their existing sign for Staples. M Lowry asks if there will be enough room for incoming tenants. WM says yes.

Steve Z has concerns about from which section the variance is being asked. Wayne explains that the definition of off-premise sign is in section 2. Steve Z recommends granting with conditions. Discussion on square footage.

| | H Therriault | B Adams | T Rowe-Thurlow | M Lowry |
|---|--------------|---------|----------------|---------|
| 1 | YES | YES | YES | YES |
| 2 | YES | YES | YES | YES |
| 3 | YES | YES | YES | YES |
| 4 | YES | YES | YES | YES |
| 5 | YES | YES | YES | YES |

Motion: M Lowry To grant request to have an off
Second B Adams premise sign at 570 Lafayette Rd
Yes: Unanimous Map 8 Lot 90 for the benefit of Map
8 lot 90-2. Such sign to be for (1)
one business only, to be a maximum
of 15 square feet in are and
located on the approved
freestanding pylon sign at
Provident Way. Maximum size of the
approved freestanding pylon to be
per section 13.
Granted

CASE # 2016-003: Brixmor GA Seacoast Shopping Center, LLC , 270 Lafayette Rd, Map 9 Lot 49, for Variance to Section 7, and asks that said terms be waived to permit: *Variation in setbacks and minimum % of open space in Zone 2.*

John Sokol & John Kusich are here on behalf of the tenant and Wal-Mart.

J Sokol explains reason for variance and says that it is needed for Wal-Mart to purchase, and ultimately sell, the unit. He explains that there will be no changes other than a cross connection to the existing plaza to the north. HT has questions on what will be transferred to Wal-Mart. Map is reviewed. J Sokol explains that there is currently a ground lease and the cross connection paperwork is all done. He says that he has already spoken with the Fire Dept about the shared wall. He also explains the minimum open space requests. M Lowry asks about condo-ing the property. JS says that nobody wants to condo.

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Abutter Dave Baxter says that he supports this petition because he feels that it would benefit his business and asks that a request is made to the owners to remove a fence from the property.

Paula Wood, Lafayette Rd resident is in support as long as nothing is physically changed. She says that the area is currently a ghost town and that she is very much in favor of the cut-through.

Theresa Kyle, abutter, wants assurance that nothing will be changed behind the building. JS says no changes are proposed. Theresa (as selectman) says that she approves.

M Lowry asks about signage. JS says that it is up to the buyers.

| | H Therriault | B Adams | T Rowe-Thurlow | M Lowry |
|---|--------------|---------|----------------|---------|
| 1 | YES | YES | YES | YES |
| 2 | YES | YES | YES | YES |
| 3 | YES | YES | YES | YES |
| 4 | YES | YES | YES | YES |
| 5 | YES | YES | YES | YES |

Motion: B Adams To approve request for variance
Second M Lowry case # 2016-003
Yes: Unanimous Granted
No:
Abstain:

Motion: H Therriault Adjourn 7:55PM
Second M Lowry
Yes: Unanimous Adjourned
No:
Abstain:

Signed: _____
Henry Therriault
Chairman