

**TOWN OF SEABROOK
BOARD OF ADJUSTMENT
April 23, 2008**

Members Present: Mike Lowry, Teresa Rows, Robin Fales, Henry Therriault and Lucille Moulton

Others Present: Building Inspector Paul Garand and Secretary Jo-Anne Page

OLD BUSINESS:

Minutes of January 23, 2008 Meeting

Motion: M. Lowry Accept minutes of January 23, 2008 meeting as presented
Second: T. Rowe
Yes: Unanimous

Minutes of January 23, 2008 Meeting accepted as presented.

H. Therriault explained the meeting procedure to all in attendance.

T. Rowe read the legal notice for the cases.

NEW BUSINESS:

Case #2008-02 Douglas Krah, 47 Weare Road, Map 1, Lot 19 for Special Exception to Article V, Table 1 to allow school bus shelter in Zone 1

Doug Krah, owner of 47 Weare Road appeared on behalf of this application. He stated that had has been a landlord in Seabrook for approximately 25 years. He said that he is constantly trying to make the property look better and bring it in line with current zoning and building codes. He pointed out that in 2006 he had come before the Board of Adjustment to put in an island with a sign on it and the entrance/exit way. He said that he is completely renovating the apartments, new balconies, steps and landscaping. He stated that that gazebo for a school bush shelter is one of the last of the projects.

He said that the gazebo would be a six-sided building that would provide cover for the kids waiting for the bus. He said that that would be an open building, not enclosed. He said that it would be set back 15 feet from the driveway and 18 feet from the roadway. He said that he planned on paving the walkway to the gazebo from the driveway and from the roadway. He said that he would maintain this area for the school bus stop. He advised that this is the same area where the children wait now, however this would provide shelter to get them out of the bad weather. He said that this is will be a structure only and not enclosed. He also said that this would improve the landscape and help the children waiting for the bus.

H. Therriault asked about the bus stop. He also questioned the gazebo being wide open and not enclosed. He asked how many students might be using the structure.

D. Krah said that the bus stops on Weare Road directly in front of the entrance/exit area for the apartments. He stated that an enclosed structure might be asking for trouble. He said they would keep the gazebo clean and maintain the area. He pointed out that at a later date, they could add plexi-glass to the structure. He advised that there were probably 30 or 40 students in all that might use the gazebo.

Peter Talas, 48 Weare Road, stated that he and his wife never had a bus shelter when they waited to go to school. He said that he had built his house in 2006 in the rural zone because it was a beautiful area. He said that trees and shrubs have been taken out, the lighting is intense, the parking lot is a mess. He pointed out that some of these things were never an issue until the trees were taken down. He stated that the rural feel is being overshadowed and that there is no concern for retaining the rural feel. He also stated that in the past two years a lot has gone on there that has detracted from the rural feel and pointed out that this is a rural zone, not Route 1.

H. Therriault said that this is an application for Special Exception and if alt the criteria are met, it must be granted.

T. Rowe stated that D. Krah is upgrading the property and it looks much better than it has over the past years. She said he is trying to make it more appealing.

H. Therriault said that if there were no more questions or concerns, it was time to vote on the application.

	M. Lowry	T. Rowe	H. Therriault	R. Fales	L. Moulton
A	Yes	Yes	Yes	Yes	Yes
B	Yes	Yes	Yes	Yes	Yes
C	Yes	Yes	Yes	Yes	Yes

