

**TOWN OF SEABROOK  
BOARD OF ADJUSTMENT  
MAY 28, 2008**

Members Present: Mike Lowry, Teresa Rowe, Henry Therriault, Dr. Robert Lebold and Robin Fales

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

**OLD BUSINESS:**

Minutes of April 23, 2008 Meeting

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

Minutes of April 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 #2008-04 Janine & William Powers, 10 Hess Lane, Map 9, Lot 170, Sequence 10, for Special Exception to Article VII, Paragraph B to allow family apartment in Zone 2R**

William and Janine Powers appeared on behalf of this application.

H. Therriault covered the criteria for granting a Special Exception to allow a family apartment. He pointed out that it had to be 750 square feet or less.

J. Powers said that they could make the plans smaller and increase storage area.

P. Garand said that this space would have to be for utilities and storage only.

J. Powers said that the plan with the application was a rough draft and changes could be made

Dr. Lebold suggested making bedroom #1 on the plan storage.

W. Powers said that could be done.

P. Garand pointed out that they could put the washer and dryer in the storage area to increase living space.

W. Powers stated that this request was for his son and girlfriend. He said that they are already living there and this would not increase traffic or change what is there. He said it would get them into their own space.

Charles and Sara Teague, 6 Hess Lane, stated that they had no problems with this request.

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

	M. Lowry	T. Rowe	H. Therriault	Dr. Lebold	R. Fales
A	Yes	Yes	Yes	Yes	Yes
B	Yes	Yes	Yes	Yes	Yes
C	Yes	Yes	Yes	Yes	Yes
D	Yes	Yes	Yes	Yes	Yes

**TOWN OF SEABROOK  
BOARD OF ADJUSTMENT  
MAY 28, 2008**

Motion:	Dr. Lebold	Grant request for Special Exception for family apartment with the
Second:	M. Lowry	conditions that floor plans show that the living space be 750
Yes:	Unanimous	square feet or less and the records show that the application is for a Special Exception to Article VII, Section B to allow family apartment

Request for Special Exception to allow family apartment at 10 Hess Lane is granted.

**2008-05 George R. Staples, Sr., 104 Washington Street, Map 14, Lot 62 for Variance to Article VI, Table 2, Paragraph 4 to permit a building to be replaced within the side setback in Zone 2R**

Henry Boyd, Millennium Engineering appeared on behalf of this request.

H. Boyd stated the following:

Approximately 1 ½ months ago the need for setback relief was found  
The request is to improve setback from the shed but still not be the required 10 feet  
This area is needed to maneuver the equipment used for maintenance at the mobile home park  
This request will improve the setback issue, remove ugly storage and clean up the lot  
G. Staples had spoken to the abutters and as far as he knew they were all in agreement

H. Therriault asked what the purpose of the new garage was.

H. Boyd said the equipment, old cars and other things he collects.

Dr. Lebold asked if this building would be connected to the house.

H. Boyd stated that it would and that this would be connected and he would be going from three buildings to one. He advised that the property owner is trying to clean up the property.

T. Rowe stated that instead of dealing with issues of turning the vehicles, why not add doors to the rear of the building. She also wanted to know about the pool and making the project smaller.

H. Boyd stated that he does not know why G. Staples wanted to this much. He did point out that this request did meet the BOCCIA requirements.

T. Rowe pointed out if the building was made smaller, it would meet the setback requirements.

H. Boyd again stated that he does not know why G. Staples wants this size. He then covered the requirements met for granting this variance under BOCCIA.

P. Garand stated that there was a building permit issued for this property with the condition that once the project was done the other buildings would be removed. He said that this is a work in progress and there will be a stone wall built in the front to improve the area.

H. Boyd stated that if he had thought that any of the abutters were displeased with this project he would have met with them about the project. He said that this area is a mess and this will make the area more appealing.

Dr. Lebold asked how the vehicles were able to maneuver now.

H. Boyd said that he was unsure how this request would work. He said that he was working on elevations with an architect now. He said that the thought this project had met with applause from the abutters.

Eric Small, 156 Walton Road, handed a letter to the Board of Adjustment members outlining his thoughts and concerns with this request. (See attached letter)

H. Therriault asked E. Small where his house was located.

E. Small stated it was behind the proposal. He said that the space between the building and property line is very narrow. He also pointed out that this building is no and subject to the new setback requirements, not grandfathered.

**TOWN OF SEABROOK  
BOARD OF ADJUSTMENT  
MAY 28, 2008**

H. Boyd stated that E. Small's letter was well done and he was concerned about the property. He wondered why E. Small had not gone to G. Staples with these concerns.

E. Small stated that he was concerned with his privacy. He said that two months ago G. Staples wanted to buy an eight foot strip of his land to come into compliance and then they never spoke again.

H. Therriault asked if he was aware of the building permit.

E. Small said that he was.

At this point, it was decided between H. Boyd and the Board of Adjustment members that this matter be continued to the June 25, 2008 meeting in order for the applicant to be present.

Motion:           Dr. Lebold           Continue this case to June 25, 2008 at 7PM at the request of  
Second:           M. Lowry           the applicant's representative  
Yes:                Unanimous

Case #2008-05 is continued to June 25, 2008 at 7PM.

**Election of Officers**

Motion:           Dr. Lebold           Chairman – Henry Therriault, Vice-Chairman – Teresa Rowe and  
Second:           M. Lowry           Clerk – Robin Fales  
Yes:                Unanimous

**Other Business**

Letter from the attorney for John Melonis, 100 Lafayette Road regarding an extension of his variance granted in August 2007.

Dr. Lebold stated that there me be conflict for him with this request because he also has property for sale on Lafayette Road.

P. Garand stated that this request should be discussed with legal counsel and discussed at the June meeting.

Motion:           Dr. Lebold           Table this matter until June 2008 meeting for legal counsel  
Second:           H. Therriault       opinion  
Yes:                Unanimous

Motion:           H. Therriault       Adjourn  
Second:           Dr. Lebold  
Yes:                Unanimous

Meeting adjourned at 7:55 PM

\_\_\_\_\_  
Henry Therriault, Chairman  
TOWN OF SEABROOK  
BOARD OF ADJUSTMENT

DATED: \_\_\_\_\_