

Town of Seabrook
Board of Adjustment
May 27, 2015

Members Present: Henry Therriault Teresa Rowe Mark Preston
Dr. Robert Lebold Michael Lowry Not Present: Robin Fales
Others: Building Inspector Steve Zalewski Secretary Jamie McDonald
Meeting opens at 7:00 PM

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 April 22, 2015 meeting

Motion:	H Therriault	To accept minutes with correction:
Second	Dr. Lebold	M Lowry abstained from denial of application; did not vote no
Yes:	4 yes (HT, TR, MP, RL)	Accepted with correction
No:	0	
Abstain:	1 (ML)	

New Business:

Request from Henry Boyd

Henry Boyd comes to the board for advice on whether or not a variance is needed for a "Hot Top Plant" in a recently re-zoned area. He brings with him Attorney Steven Shadallah and Land Owner David Benoit. H Boyd questions zoning and describes/questions different uses of the zone in question. He says that he does not feel that this parcel shouldn't have been "arbitrarily" added to the current zone. He further explains what the proposed plant will be and describes what it will do for the community.

Dr Lebold asks if this was taken to the Planning board. H Boyd says that it hasn't. Dr. Lebold says that it should be taken there first and that the zoning board does not give recommendations. He explains why the zoning board does not give recommendations.

Attorney Shadallah feels that it is the zoning board's job to give an opinion. Discussion on which board should be approached first and why. Dr Lebold reads zoning boards duties noting the part that says that they should not give advisory opinions. H Boyd asks if the board is expecting to act on a variance. Dr. Lebold says yes and suggests that they take their proposal to the Planning board.

Discussion and decision on appeal for Case #2015-008

The board discusses reasons to grant or deny appeal for Case#2015-008

Motion:	Dr. Lebold	Based on new information provided
Second	Mark Preston	by the applicant including at least one of the companies wanting to locate on the site, I move to grant a re-hearing
Yes:	Unanimous	Rehearing Granted

Motion:	Dr. Lebold	Motion to notify the Planning Board that we would like to request their attorney's presence (at the Planning Boards expense) to advise us of a legal way to grant a "conditional variance" to the applicant assuring the planning
Second	Mark Preston	

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boards desired spec requirements
will be enforced on the property.

Yes: Unanimous

Questions:

Resident Ken Parent asks for clarification on last motion. Dr. Lebold explains his motion.

H Therriault further explains why the original application was denied and the reason the board is granting a re-hearing. Discussion on what will happen at the next meeting

Question from resident about what type of chemicals will be stored at this location. H Therriault says that there will be further explanation at the next meeting.

Bobby Hantz representing the applicant explains that there was an informational meeting held last night (5/26/2015) and gives an overview on what will go on. She says that if anyone wants more information, she is happy to share.

Discussion on application deadline extension.

Motion: Dr. Lebold To grant deadline extension to The
Second Mark Preston Kane company application to June 1,
2015
Yes: Unanimous Extension granted

Election of officers

Motion: Dr. Lebold To nominate the existing slate of
Second Teresa Rowe officers to serve another year
Yes: 4 yes (RL, TR, MP, ML) Motion passed
No: 1 (HT)

Maintenance

Dr. Lebold would like to change wording in duties of board to read that postings and notifications be initiated 12 days prior to meeting. S Zalewski suggests that "at least 12 days" be added to the wording. H Therriault suggests holding this for further investigation.

More questions from audience: Ken Parents asks if the decision on The Kane Company will be voted on at the next meeting. T Rowe says yes and that both sides will speak.

Unnamed resident asks what rural zone 1 means. H Therriault says that that is what we are trying to figure out. S Zalewski invites this resident to come to his office for further discussion.

Motion: Dr. Lebold Motion to adjourn 7:46 PM
Second Mark Preston
Yes: Unanimous

Signed: _____
Henry Therriault
Chairman