

Town of Seabrook
Board of Adjustment
September 24, 2025

Members Present: Chris LeClaire, Dennis Howes, Karen Prescott, Fidae Azouri, Rick Foye, Lacey Fowler and Secretary Judie Walker.

Chris LeClaire opens the meeting at 7:00 pm and explains the procedures and where the notices of the meeting have been posted. We do have a full board tonight. When speaking please say your name and address for the record.

Administrative Business:

August 27, 2025, minutes

Motion: Karen Prescott

Second: Dennis Howes

Unanimous

New Business

Case 2025-009 Charles and Lisa Marie Bocchino, 20 Pine Cone Drive, Map 9-127, the undersigned hereby request a variance to the terms of Section 7 and asks that said terms be waived to permit: a variance for a proposed garage 30 x 14 with setback relief in Zone #2R.

Charles and Lisa are trying to put a garage on the right side of their house. They have a lot of land, but the lot is long and thin. They need a variance for setback relief. There is no impediment on the neighbor's house. The house is in the middle of their land and they have a pool in the backyard so there really was no other place to put the garage.

Anyone here to speak in favor of the project, anyone here to speak against.

After reviewing the petition and hearing all the evidence and by taking into consideration the personal knowledge of the property in question, the Board of Adjustment members has determined the following findings:

1. The variance is not contrary to the public interest.

Karen Prescott	Fidae Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

2. The spirit of the ordinance is observed

Karen Prescott	Fidae Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

3. By granting the variance substantial justice is done.

Karen Prescott	Fidea Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

4. By granting this variance the value of surrounding properties are not diminished.

Karen Prescott	Fidea Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

5. Literal enforcement of the ordinance would result in unnecessary hardship.

Karen Prescott	Fidea Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

Move to accept the variance

Motion: Rick Foye

Second: Dennis Howes

Unanimous

New Business

Case 2025-010 Paul Lepere, Jillian Real Estate 6 Cross Beach Road Map 25-2, the undersigned hereby request a variance to the terms of: Section 7 and asks that said terms be waived to permit: a variance for front stairs with the front setback Zone #1 Rural.

Paul Lepere is here to request a variance for front setbacks for front stairs. On May 28, 2025, Paul received a permit to demolish the property at 6 Cross Beach Road. The property was demolished and was considered a non-conforming lot due to the size and setbacks. In June 2025 construction began after receiving all permits for construction from the Town and State. The new footprint was reduced in size from the demolished home showing a 23.98 foundation depth plus a small 2 foot job in the rear. In essence, what Paul did was take a non-conforming and made it less conforming by reducing the foundation size.

The engineer plans showed the front steps into the home on the side. He would like to put the steps in front instead of the side. He is coming 4 feet out. There will be no parking in the front of the house. Paul mentions since the foundation is smaller he thought it would be acceptable to have the steps in the front of the home

Anyone here to speak in favor of the project, anyone here to speak against.

After reviewing the petition and hearing all the evidence and by taking into consideration the personal knowledge of the property in question, the Board of Adjustment members has determined the following findings:

1. The variance is not contrary to the public interest.

Karen Prescott	Fidea Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

2. The spirit of the ordinance is observed

Karen Prescott	Fidae Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

3. By granting the variance substantial justice is done.

Karen Prescott	Fidea Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

4 By granting this variance the value of surrounding properties are not diminished.

Karen Prescott	Fidea Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

5 Literal enforcement of the ordinance would result in unnecessary hardship.

Karen Prescott	Fidea Azouri	Dennis Howes	Chris LeClaire	Rick Foye
Yes	Yes	Yes	Yes	Yes

Move to accept the variance

Motion: Rick Foye

Second: Fidea Azouri

Conditions: No front parking, all parking will be at the east of building.

Meeting adjourned 7:20 pm

Motion: Fidea Azouri

Second: Dennis Howes

Unanimous

Chris LeClaire, Chairman