

Town of Seabrook
Board of Adjustment
April 23, 2025

Members Present: Fidae Azouri, Chris LeClaire, Dennis Howes, Bob Larochele, Francis McMann, Rick Foye, Lacey Fowler and Secretary Judie Walker.

Judie Walker 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:

March 26, 2025, minutes

Motion: Fidae Azouri

Second: Dennis Howes

Unanimous

New Business

CASE 2025-004, Victor Navarre, La Maison Navarre, 85 Ledge Road Map5-8, the undersigned hereby requests a variance to the terms of Section 6 and asks that said term be waived to permit: a variance for a commercial kitchen in Zone 3 Industrial.

Victor Navarre explains to the board what he will be doing at this location. He will be baking Macarons which involve baking and assembly, which is a low impact culinary operation compared to large scale food production. There will be no customers facing retail components, so the space will function primarily as a control production facility. The operation will involve scheduled deliveries of ingredients and outgoing shipments of finished products, minimizing vehicle traffic during peak hours. There will be limited on-site staff. The macaron baking does not generate strong odors, smoke or fumes, unlike grilling. High efficiency ventilation and air filtration systems will be used to ensure proper air quality and containment of fine particles. No hazardous materials will be used beyond standard baking ingredients and equipment, making it a low-risk operation

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

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

| | | | | |
|----------|---------|-----------|--------------|------------|
| D. Howes | R. Foye | F. Azouri | R. Larochele | C Leclaire |
| Yes | Yes | Yes | Yes | Yes |

2. The spirit of the ordinance is observed.

| | | | | |
|----------|---------|-----------|--------------|-------------|
| D. Howes | R. Foye | F. Azouri | R. Larochele | C. Leclaire |
| Yes | Yes | Yes | Yes | Yes |

3. By granting the variance substantial justice is done.

| | | | | |
|---------|--------|----------|--------------|------------|
| D Howes | R Foye | F Azouri | R Larochelle | C Leclaire |
| Yes | Yes | Yes | Yes | Yes |

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

| | | | | |
|----------|---------|-----------|---------------|-------------|
| D. Howes | R. Foye | F. Azouri | R. Larochelle | C. Leclaire |
| Yes | Yes | Yes | Yes | Yes |

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

| | | | | |
|----------|---------|-----------|---------------|-------------|
| D. Howes | R. Foye | F. Azouri | R. Larochelle | C. Leclaire |
| Yes | Yes | Yes | Yes | Yes |

Move to accept the variance as written

Motion: Chris LeClaire

Second: Rick Foye

Conditions: No fryolators and no retail sales. Any changes they will have to come back to board.

CASE 2025-005, Arthur Eaton, 20 Rocks Road, Map 7-120 the undersigned hereby requests a variance to the terms of Section 7 subsection table 1 and asks that said term be waived to permit: two mobile homes on one lot in Zone 6M.

Arther Eaton is explaining what he would like to do. He owns a mobile home on Rocks Road and would like to build an ADU, but he cannot get financing for an ADU because there is a mobile home already on the property so Arthur would like to put an additional detached mobile home in the back. They have 25,500 sq ft of land. He is in zone 6M 30,000 is needed for a single-family home, he is grandfathered with the original single-family home, and he is asking for an additional mobile home that is why he needs a variance. The lot is non-conforming because there is a single family on the lot and they only have 25,500 sq ft. If the mood of the zoning board was not to pass this variance, we don't want to see the applicant spend more money on the certified plot plan. The building inspector informs him because he is in 6M he couldn't subdivide his property because the lot is undersized.

Anyone here to speak against the variance or anyone to speak in favor of.

Linda Knowles 18 Rocks Road has a question about where his driveway will be placed.

He will have to have his own driveway.

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

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

| | | | | |
|----------|---------|-----------|--------------|-------------|
| D. Howes | R. Foye | F. Azouri | R. Larochele | C. Leclaire |
| NO | NO | NO | NO | NO |

2. The spirit of the ordinance is observed.

| | | | | |
|----------|---------|-----------|--------------|-------------|
| D. Howes | R. Foye | F. Azouri | R. Larochele | C. Leclaire |
| NO | NO | NO | NO | NO |

3. By granting the variance substantial justice is done.

| | | | | |
|----------|---------|-----------|--------------|-------------|
| D. Howes | R. Foye | F. Azouri | R. Larochele | C. Leclaire |
| NO | NO | NO | NO | NO |

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

| | | | | |
|----------|---------|-----------|--------------|-------------|
| D. Howes | R. Foye | F. Azouri | R. Larochele | C. Leclaire |
| NO | NO | NO | NO | NO |

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

| | | | | |
|----------|---------|-----------|--------------|-------------|
| D. Howes | R. Foye | F. Azouri | R. Larochele | C. Leclaire |
| NO | NO | NO | NO | NO |

Move to deny the variance

Motion: Chris LeClaire

Second: Rick Foye

Unanimous

Meeting adjourned 7:28

Motion: Dennis Howes

Second: Fidea Azouri

Unanimous

Judie Walker, Secretary