

Town of Seabrook
Board of Adjustment
February 25, 2026

Members Present: Chris LeClaire, Dennis Howes, Bob Laroche, 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 not have a full board tonight. If you wish to continue your case when we have a full board just let us know. When speaking please say your name and address for the record.

Administrative Business:

December 17, 2025, minutes

Motion: Dennis Howes

Second: Roy Foye

Unanimous

Administrative Business

Case 2024-06, 319 Route 107 Map 2 Lot 41 deadline extension request. Please accept this letter as a request to be placed on the agenda for an extension of the period to satisfy conditions of approval received by RMH regarding the above property, through a Consent Decree mutually executed on June 26, 2024.

The board extensions the decision for one year

Motion: Bob Laroche

Second: Rick Foye

New Business

Case 2026-001 Paul Lepere and Samantha Real Estate Development, LLC Pine Cone Drive, Map 9-222, the undersigned hereby request a variance to the terms of Section 5, sub section 5.3 and Section 6 Table 1 and asks that said terms be waived to permit: Section 5 multiple buildings on a lot and Section 6 Multi Family use in Zone 1 Rural.

Paul Lepere this morning handed Judie a written notice to postpone the meeting to a later date.

Case 2026-002 Blue Heron Aquaculture, 920 Lafayette Road Unit 4, Map 7-91-104, the undersigned hereby request a variance to the terms of Section 6m sub-section Table 1 and asks that said terms be waived to permit animal husbandry and wholesales of fish 7A shellfish in Zone 6M

Stefan Mraz is the owner of Blue Heron Aquaculture, and he is explaining his business. He is renting unit 4. Indoor aquaculture operation, cultivating shrimp to the local markets. They bring in city water and add salt to it and they will be able to grow shrimp in a couple of months. There is no odor, minimal discharge, no sites and no sounds. Just going to be shrimp aquaculture pacific white leg shrimp. There will be no cooking they will process and pack them into

portions and sell the shrimp. They will sell about 36,000 pounds a year of shrimp and sell to the local Boston Markets. It will be open to the public to sell and offer educational opportunities.

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.

Chris Leclaire	Dennis Howes	Rick Foye	Bob Larochelle
Yes	Yes	Yes	Yes

2. The spirit of the ordinance is observed:

Chris Leclaire	Dennis Howes	Rick Foye	Bob Larochelle
Yes	Yes	Yes	Yes

3. By granting the variance substantial justice is done.

Chris Leclaire	Dennis Howes	Rick Foye	Bob Larochelle
Yes	Yes	Yes	Yes

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

Chris Leclaire	Dennis Howes	Rick Foye	Bob Larochelle
Yes	Yes	Yes	Yes

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

Chris Leclaire	Dennis Howes	Rick Foye	Bob Larochelle
Yes	Yes	Yes	Yes

Move to accept the variance as written:

Motion: Rick Foye

Second: Dennis Howes

Unanimous

Condition: Literal enforcement for animal husbandry and wholesales of fish and shellfish only.

Meeting adjourned

Motion: Bob Larochelle

Second: Rick Foye

Unanimous


Chris Leclaire, Chairman

NOTICE OF DECISION
BOARD OF ADJUSTMENT
TOWN OF SEABROOK, NEW HAMPSHIRE

You are hereby notified that the request Blue Heron Aquaculture, LLC, 920 Lafayette Road unit 4 Map 7 -91-104 for VARIANCE, APPEAL, *SPECIAL EXCEPTION*, *EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS*) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been APPROVED for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS on February 25, 2026

ON CONDITION OF GRANTING ANY VARIANCE, APPEAL, SPECIAL EXCEPTION, *EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS* OR NON-CONFORMING USE IS THAT IT EXPIRES AT THE END OF TWO YEARS IF NOT COMPLETED WITHIN THAT TIME. RESOLVED THAT THE FOLLOWING CONDITIONS SHALL BE ATTACHED TO SUCH USE:

Case # 2026-002, Blue Heron Aquaculture, 920 Lafayette Road Unit 4 Map 7-91-104 the undersigned hereby requests a variance to the terms of: Section 6m subsection Table 1 and asks that said terms be waived to permit: animal husbandry and wholesales of fish 7A shellfish in Zone 6M

Move to accept the variance as written

Motion: Rick Foye

Second: Dennis Howes

Unanimous

("Compliance with these conditions must be met before a building permit can be issued.")

(Signed)


Chairman
Board of Adjustment

Date:

3-25-26