

Town of Seabrook  
Board of Adjustment  
March 25, 2026

Members Present: Chris LeClaire, Bob Larochelle, Fidea Azouri, 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 full board tonight. If you wish to continue your case when we have full board, just let us know. When speaking please say your name and address for the record.

Administrative Business:

February 25, 2025, minutes

Motion:

Second:

Postponed until next meeting

Reappoint Chair:

Motion to have Chris LeClaire

unanimous

Vice Chair Rick Foye

Unanimous

New Business

**Case 2026-003**, Kaylee Peek, 26 Folly Mill Rd, Map 9-163-1 the undersigned hereby requests a variance to the terms of Section 7, sub section 5.3 and asks that said terms be waived to permit: Remove existing mobile home and replace with another similar size mobile home on a lot with 3 units in Zone 6M.

This mobile home is a 1970 depilated mobile home and this is grandfathered in non-conforming lot. They want to take this mobile home off and put a newer double wide same with number of bedrooms.

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 | Bob Larochelle | Fidea Azouri |
| Yes            | Yes            | Yes          |

2. The spirit of the ordinance is observed:

|                |                |              |
|----------------|----------------|--------------|
| Chris LeClaire | Bob Larochelle | Fidea Azouri |
| Yes            | Yes            | Yes          |

3. By granting the variance substantial justice is done.

Chris Leclair Bob Larochelle Fidea Azouri  
Yes Yes

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

Chris Leclair Bob Larochelle Fidea Azouri  
Yes Yes Yes

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

Chris Leclair Bob Larochelle Fidea Azouri  
Yes Yes Yes

Move to accept the variance as written:

Motion: Fidea Azouri

Second: Bob Larochelle

Unanimous

**Case 2026-004** Morgan & Company, LLC Frederick Morgan, 84 Stard Road Map 4-19-10, the undersigned hereby request a variance to the terms of Section 6&7, sub section Table 1 and asks that said terms be waived to permit: Setback frontage requires 20' asking for 15' in permitted land uses in Zone 3 Industrial.

The company has been in business since 2010. The proposed use involves the collection, processing, and temporary storage of used cooking oil from local restaurants. The material is 100% organic and non-hazardous. The process involves separating water and food -- wastewater from the used cooking oil. The wastewater is transported off the property: nothing enters the town water or sewage system. The typical amount of liquid within the facility will be ten thousand gallons with a maximum capacity of thirty thousand gallons.

Cleaned cooking oil is picked up on a regular schedule once per week, by a third party and transported to a refining facility where it is converted into renewable products such as biodiesel.

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

After reviewing the petition and hearing all the evidence and 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 Leclair Bob Larochelle Fidea Azouri  
Yes Yes Yes

2. The spirit of the ordinance is observed:

Chris Leclair Bob Larochelle Fidea Azouri

Yes

Yes

Yes

3. By granting the variance substantial justice is done.

Chris Leclaire Bob Larochelle Fidea Azouri

Yes

Yes

Yes

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

Chris Leclaire Bob Larochelle Fidea Azouri

Yes

Yes

Yes

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

Chris Leclaire Bob Larochelle Fidea Azouri

Yes

Yes

Yes

Move to accept the variance as written:

Motion: Bob Larochelle

Second: Fidae Azouri

Unanimous

**Case 2026-005** BNR SEABROOK, Map 17-42, the undersigned hereby request a variance to the terms of Section 6 and asks that said terms be waived to permit allow continued use of residential apartment and restaurant (mixed use) to include sign for business (expansion of non conforming use) in Zone 4 Conservation.

Henry Boyd of Millenium is representing BNR Seabrook, Attorney Jay Scully and Bradley Atkinson owner of 360 Route 286 Seabrook, NH 03874.

This property is distinguished from others in the area as it largely sits alone adjacent to the waterway and the marsh. Moreover, there is no fair and substantial relationship between the general public purposed of the ordinance and its specific application to this property. The building is a pre-existing structure consequently; this proposed use does not alter and implicate the general public purposed of the ordinance. Rather, this proposed use and expansion is a reasonable one such that similar service was previously offered, a residence has existing upstairs and the addition of a sign is necessary for a business such as this one.

The property has always been a farm stand since the 1980's. They needed to go to the Zoning Board because they are in Zone 4 Conservation. They have conditional approval. Condition on Zoning Board approval. No external changes to the building. There are going to be improvements to the site. It is a seasonal business.

James Scully Attorney in Hampton, NH. NH DOT is making sure it will be safe. Indoor seating will be 28 seats. Occupancy is maximum interior seating 49. It will be a lobster shack. Eat in the rough lobster shack, clams, burgers, and hot dogs. The building is not sprinkled. The kitchen and the restaurant will all be up to code.

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 | Bob Larochelle | Fidea Azouri |
| Yes            | Yes            | Yes          |

2. The spirit of the ordinance is observed:

|                |                |              |
|----------------|----------------|--------------|
| Chris Leclaire | Bob Larochelle | Fidea Azouri |
| Yes            | Yes            | Yes          |

3. By granting the variance substantial justice is done.

|                |                |              |
|----------------|----------------|--------------|
| Chris Leclaire | Bob Larochelle | Fidea Azouri |
| Yes            | Yes            | Yes          |

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

|                |                |              |
|----------------|----------------|--------------|
| Chris Leclaire | Bob Larochelle | Fidea Azouri |
| Yes            | Yes            | Yes          |

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

|                |                |              |
|----------------|----------------|--------------|
| Chris Leclaire | Bob Larochelle | Fidea Azouri |
| Yes            | Yes            | Yes          |

Move to accept the variance as written:

Motion: Fidea Azouri

Second: Bob Larochelle

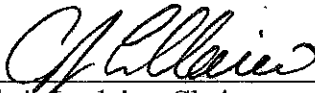
Unanimous

Conditions: Life Safety Fire sprinkler the building

Meeting adjourned 7:53

Motion: Bob Larochelle

Second: Fidea Azouri

  
Chris Leclaire, Chairman

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

You are hereby notified that the request Kaylee Peak, 26 Folly Mill Road Map 9 -163-1 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 March 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 # 2026-003**, Kaylee Peak, 26 Folly Mill Road, Map -163-1 the undersigned hereby requests a variance to the terms of: Section 7 subsection 5.3 and asks that said terms be waived to permit: Remove existing mobile home and replace with another similar size mobile home on a lot with 3 units in Zone 6M

Move to accept the variance as written

**Motion: Fidae Azouri**

**Second: Bob Laroche**

Unanimous

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

  
Chris Leclaire, Chairman

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

You are hereby notified that the request Morgan & Company, LLC Frederick Morgan , 84 Stard Road Map 4-19-10 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 March 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 # 2026-004**, Morgan & Company LLC, 84 Stard Road, Map 4-19-10 the undersigned hereby requests a variance to the terms of: Section 6&7 subsection Table 1 and asks that said terms be waived to permit: Setback frontage requires 20' asking for 15' in permitted land uses in Zone 3 Industrial

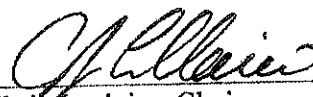
Move to accept the variance as written

**Motion:** Bob Larochele

**Second:** Fidae Azouri

Unanimous

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

  
Chris Leclaire, Chairman

Date: 4/22/26

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

You are hereby notified that the request BNR SEABROOK, LLC ,360 Route 286 Map 17-42 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 March 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 # 2026-005**, BNR SEABROOK LLC, 360 ROUTE 286, Map 17-42 the undersigned hereby requests a variance to the terms of: Section 6 and asks that said terms be waived to permit: Allowed use of residential apartment with restaurant (mixed use) to include a sign for business. (Expansion of non-conforming use) in Zone 4 Conservation

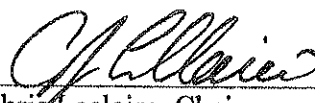
Move to accept the variance as written

**Motion: Fidae Azouri**

**Second: Bob Larochele**

Unanimous

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

  
Chris Leclaire, Chairman