

Town of Seabrook  
Board of Adjustment  
April 22, 2026

Members Present: Chris LeClaire, Bob Larochelle, Fidea Azouri, Dennis Howes, 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 full board tonight. When speaking please say your name and address for the record.

Administrative Business:

February 25, 2026, minutes

Motion: Fidae Azouri

Second: Rick Foye

Unanimous

March 25, 2026

Motion: Rick Foye

Second: Dennis Howes

Unanimous

Welcome New Members John Watson of 90 Marshview Circle and George Dow of 5 Foggs Corner to the Zoning Board

New Business

**Case 2026-006**, Paul Lepere, Deslacy Real Estate LLC, 4 Cross Beach Rd Map 25-16-1 the undersigned hereby requests a variance to the terms of Section 7, and asks that said terms be waived to permit: Front stairs within 20 foot setback and request 40' height of building in Zone 1.

This existing mobile home is a 1990 depilated mobile home. Paul will be removing the structure and will build a single-family home. By raising the home to 40' it assures the living space will not be flooded in the future. By placing the stairs in the front, it is much more aesthetically pleasing. Paul mentions this is the 4<sup>th</sup> time come before the board three times for the height variance and one time for the front stairs. It is 100% wetlands. Cross Beach is a unique property you are not allowed to build any new home you basically have to work with the what you have either update the existing home or demo the home and replace with new.

Paul explains why he needs the 40' because of the flooding. The land is a lot of record

Dennis Howes would like to know what you will be building will it have a foundation Paul explains there will be a foundation with flood gates, the building will be 3 stories. Lacey doesn't see any issues with this.

This case is postpone to see more evaluations and floor plans.

Motion: Dennis Howes

Second: Bob Larochelle

Opposed: Rick Foye and Chris LeClaire

**Case 2026-007** Sam Patterson Real Estate Dev, LLC 39 Folly Mill Road Seabrook, NH. Sam has asked to postpone this case until next month.

**Case 2026-008** McNutt, LLC 85 Ledge Road Unit 4A Map 5-8-107, the undersigned hereby request a variance to the terms of Section 6 sub section Table 1 and asks that said terms be waived to permit: Allowing towing and recovery (no auto repair) in Zone 3 Industrial.

Derreck McNutt would like to have a towing business at 85 Ledge Road. Derreck came to the office he is renting a spot at 85 Ledge Road they are lot storage with a bathroom. Towing is not on the list of permitted uses. He won't be doing any repairs to vehicles. He won't be storing any cars at the business.

Chris LeClaire asked if Derreck has access to the police list. Currently waiting to get approval from Zoning or Planning Board. Chris is concerned about where you are going to store your vehicles. There is no towing company without a storage yard. Derreck needs a variance for the use.

Chris LeClaire would like to postpone this case until next month and ask that Derreck has a business plan showing where these vehicles will be housed.

Motion: Rick Foye

Second: Dennis Howes

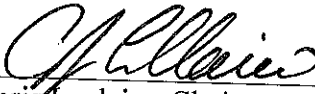
Unanimous

Chris LeClaire would like ID's for the Zoning Board Members.

Meeting adjourned 7:45

Motion: Fidae Azouri

Second: Bob Larochelle

  
Chris LeClaire, Chairman