

Town of Seabrook
Board of Adjustment
May 27, 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:

April 22, 2026

Motion: Bob Larochelle

Second: Dennis Howes

Unanimous

Continued Cases:

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.

To take it off the table.

Motion: Rick Foye

Second: Bob Larochelle

Unanimous

Paul brought to the board plans of what he is building and floor plans. Paul explains that the ocean is rising and lowering.

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:

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

2. The spirit of the ordinance is observed

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

3. By granting the variance substantial justice is done.

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

Motion to approve variance as presented.

Motion: Rick Foye

Second: Fidea Azouri

Opposed: Bob Larochelle

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 by waived to permit: Allowing towing and recovery (no auto repair) in Zone 3 Industrial.

To take it off the table

Motion: Rick Foye

Second: Bob Larochelle

Unanimous

He has a lot to take the cars to Towle Farm Road. He will use Ledge Rd for an office.

Fidae doesn't think the state would allow this. The space is currently being used for storage at the moment. Rick Foye have zero cars brought there.

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:

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

2. The spirit of the ordinance is observed

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

3. By granting the variance substantial justice is done.

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

Motion to approve variance as presented.

Motion: Fidea Azouri

Second: Dennis Howes

Unanimous

Conditions: No storage of vehicles, no hazardous materials no repairs and no living. No towing cars to that facility.

New Business

Case 2026-007 Sam Patterson requests Real Estate Dev, LLC 39 Folly Mill Road Seabrook, NH Map 9-169 the undersigned her a variance to the terms of Section 7, and asks that said terms be waived to permit: A lot with 44.17' of frontage in Zone 6R.

Henry Boyd of Millenium Engineering and Mr. Sam Patterson. This is a lot of record it has 144 frontage on Folly Mill Road. We are here for a variance because we are short on frontage. The house and garage are in bad shape. They would like to do built duplexes. Only variance they are asking for is frontage on lot 1.

Dilpated mobile home and house needs to be demoed. They are lacking 55.83 in frontage. Distance between the homes are 200 feet.

Anyone here to speak in favor or against the project.

Mr. Powers 10 Hess Lane is against parking, people and the duplex. Single family is o.k.

David French 4 Hess Lane is against the duplex .

Jonathan Esile 6 Hess Lane doesn't want duplexes they just want single family home.

Josh Lesperance 35A Folly Mill Road doesn't was duplexes.

Abutter's are worrying about property values will go down.

Angela Tatterfield 40 Folly Mill Road owns a mobile home she is afraid her value will go down.

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:

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	No	Yes	Yes

2. The spirit of the ordinance is observed

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	No	Yes	Yes

3. By granting the variance substantial justice is done.

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	No	Yes	Yes

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	No	Yes	Yes

Motion accept the variance is written

Motion: Dennis Howes

Second: Rick Foye

Opposed: Fidae Azouri

Case 2026-009 Merrill's Home Repair and Renovations, LLC OBO James and Suzanne Spiller, 13 Cross Beach Road Map 25-13, the undersigned hereby requests a variance to the terms of Section 7, subsection minimum setbacks, and asks that said terms be waived to permit: Construction of entry landing and stairs within the setbacks of frontage in Zone 1 Rural.

Phil Merrill 13 Cross Beach Road. Existing home because it was raised they need to have a variance for front stairs. Lacey met with Phil to over the different plans. Per Code you need a 3 x 3 landing. Parking will only be in the front only.

Anyone here to speak in favor or against the project.

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:

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

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

2. The spirit of the ordinance is observed

Chris LeClaire	Bob Larochelle	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

3. By granting the variance substantial justice is done.

Chris LeClaire	Bob Larochele	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

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

Chris LeClaire	Bob Larochele	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

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

Chris LeClaire	Bob Larochele	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

Motion: Rick Foye

Second: Bob

Unanimous

Conditions: Only parking in the front of the house.

Case 2026-010 Rte 107 LLC, 219 Route 107 Map 5 Lot 6, the undersigned hereby requests a variance to the terms of Section 3 subsection industrial zone, and asks that said terms be waived to permit: A single family home with an adu in Zone 3.

Francis Chase has property on Route 107. We do have a lot of residents on route 107. There was a mobile home when he bought it. This is a lot of record. It was grandfathered for use. Francis would like to build a single family home with an ADU.

Anyone here to speak in favor or against the project.

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”:

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

Chris LeClaire	Bob Larochele	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

2. The spirit of the ordinance is observed

Chris LeClaire	Bob Larochele	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

3. By granting the variance substantial justice is done.

Chris LeClaire	Bob Larochele	Fidea Azouri	Dennis Howes	Rick Foye
Yes	Yes	Yes	Yes	Yes

4. By granting this variance the value of surrounding properties are not diminished.
Chris LeClaire Bob Larochele Fidea Azouri Dennis Howes Rick Foye
Yes Yes Yes Yes Yes

5. Literal enforcement of the ordinance would result in unnecessary hardship.
Chris LeClaire Bob Larochele Fidea Azouri Dennis Howes Rick Foye
Yes Yes Yes Yes Yes

Motion tops approve variance as presented.

Motion: Fidea Azouri

Second: Rick Foye

Unanimous

Case 2026-011 RevOn, LLC Nathaniel Morison, 103 Ledge Road Unit 3, the undersigned hereby requests a variance to the terms of Section 3 subsection industrial zone, and asks that said terms be waived to permit: Indoor automotive storage and sales in Zone 3.

All sales online. The Planning Board approved 16 cars. His unit of 1 of 12. The building is sprinkled. He needs a dealer license. Condition no automotive work.

Anyone here to speak in favor or against the project.

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”:

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

Chris LeClaire Bob Larochele Fidea Azouri Dennis Howes Rick Foye
Yes Yes Yes Yes Yes

2. The spirit of the ordinance is observed

Chris LeClaire Bob Larochele Fidea Azouri Dennis Howes Rick Foye
Yes Yes Yes Yes Yes

3. By granting the variance substantial justice is done.

Chris LeClaire Bob Larochele Fidea Azouri Dennis Howes Rick Foye
Yes Yes Yes Yes Yes

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

Chris LeClaire Bob Larochele Fidea Azouri Dennis Howes Rick Foye
Yes Yes Yes Yes Yes

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

Chris LeClaire Bob Larochele Fidea Azouri Dennis Howes Rick Foye
Yes Yes Yes Yes Yes

Motion to approve the variance as presented.

Motion: Bob Larochelle

Second: Dennis Hiowes

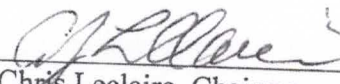
Unanimous

Condition: No automotive work.

Meeting adjourned 8:30

Motion: Rick Foye

Second; Fidae Azouri


Chris Leclaire, Chairman

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

You are hereby notified that the request Paul Lepere, Deslacy Real Estate, LLC 4 Cross Beach Rd, Map 25-16-1 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 May 27, 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 # 2026-006, Paul Lepere, Deslacy Real Estate, LLC, 4 Cross Beach Road, Map 25-16-1 the undersigned hereby requests a variance to the terms of: Section 6 and asks that said terms be waived to permit: Front stairs within 20 foot set back and request 40' height of building in Zone 1 Rural

Move to accept the variance as written.

Motion: Rick Foye

Second: Fidea Azouri

Opposed: Bob Larochelle

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


Christopher LeClaire, Chair

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

You are hereby notified that the request Derrick McNutt, LLC, 85 Ledge Road, Map 5-8-107 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 May 27, 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 # 2026-008, Derrick McNutt, McNutt, LLC, 85 Ledge Road, Map 5-8-107 the undersigned hereby requests a variance to the terms of: Section 6 and asks that said terms be waived to permit: Allowing towing and recovery vehicles (no auto repair) in Zone 3 Industrial

Move to accept the variance as written.

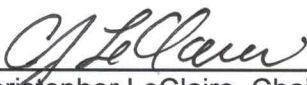
Motion: Fidea Azouri

Second: Dennis Howes

Unanimous

Conditions: No storage of vehicles, no hazardous materials, no repairs no living and no towing cars to the facility.

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



Christopher LeClaire, Chair

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

You are hereby notified that the request Merrill's Home Repair and Renovations, LLC OBO James and Suzanne Spiller, 13 Cross Beach Road, Map 25-13 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 May 27, 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 # 2026-009 Merrill's Home Repair and Renovations, LLC OBI James and Suzanne Spiller, 13 Cross Beach Road, Map 25-13 the undersigned hereby requests a variance to the terms of: Section 7 subsection minimum setbacks and asks that said terms be waived to permit: Construction of entry landing and stairs within the setbacks of frontage in Zone 1 Rural

Move to accept the variance as written.

Motion: Fidea Azouri

Second: Rick Foye

Unanimous

Conditions: Only parking in front of the house.

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



Christopher LeClaire, Chair

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

You are hereby notified that the request Rte. 107, LLC 219 Route 107,, Map 5-6 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 May 27, 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 # 2026-010, Route 107, LLC, 219 Route 107 Map 5-6 the undersigned hereby requests a variance to the terms of: Section 6 and asks that said terms be waived to permit: A single family home with an ADU in Zone 3 Industrial

Move to accept the variance as written.

Motion: Fidea Azouri

Second: Rick Foye

Unanimous

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



Christopher LeClaire, Chair

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

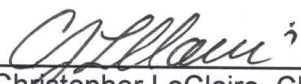
You are hereby notified that the request RevOn, LLC Nathaniel Morison, 103 Ledge Road Unit 3, Map 5-80-3 for **VARIANCE**, APPEAL, *SPECIAL EXCEPTION*, *EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS*) OR EXPANSION OF THE NON-CONFORMING USE to: The Zoning Ordinance has been **APPROVED** for the reasons given in the following resolution passed by a majority of the BOARD OF ADJUSTMENTS on May 27, 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 # 2026-011, RevOn, LLC, Nathaniel Morison, 103 Ledge Road Unit 3, the undersigned hereby requests a variance to the terms of: Section 3 and asks that said terms be waived to permit:
Indoor automotive storage and sales in Zone 3 Industrial

Move to accept the variance as written.
Motion: Bob Larochelle
Second: Dennis Howes
Unanimous

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



Christopher LeClaire, Chair