

Town of Seabrook
Board of Adjustment
June 24, 2026

Members Present: Chris LeClaire, Fidea Azouri, Dennis Howes, Rick Foye, John Watson, 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 have full board tonight. When speaking please say your name and address for the record.

Administrative Business:

May minutes

Motion: Dennis Howes

Second: Rick Foye

Unanimous

New Business

Case 2026-012, Jeff and Michele Knowles, 10 Knowles Way, Map 10-98-3, the undersigned hereby request a variance to the terms of: Section 2 sub section definitions and asks that said terms be waived to permit:

Accessory building larger than 1080 sq ft in Zone 2R.

The Knowles would like a separate garage to house the equipment. They live on a private road and they want to put up a second garage for storage. It may be over the square footage, so she wanted to get a variance. They will meet the setbacks. They have plenty of land.

Dennis Howes would like a plot plan and what the garage is going to be.

Motion to postpone need for more information.

Motion: Dennis Howes

Second: Rick Foye

Unanimous

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:

Request a motion for a rehearing:

Attorney William Granfield Law has requested to post pone this request until next month.

Chair Chris LeClaire has no interested in rehearing.

Motion to deny request

Motion: Rick Foye

Second: Dennis Howes

Unanimous

Request for a motion for a rehearing:

The Board of Selectmen respectfully request that the Zoning Board grant a rehearing of Case No 2026-010 and consider the additional information relevant to the proposed use of the property.

Kate Mahan attorney representing the client Francis Chase, doesn't believe the project hasn't changed. She explains the garage is for personal use only. She we ask that the motion for a rehearing be denied and the variance be granted. Judie shows what Francis Chase submitted to the Building Department for a permit. It is an extremely large garage. The applicant Francis Chase came in front of the board and asked to build a single-family home with an ADU on a small industrial lot. Which the Board granted. Francis Chase then applied for a building permit for a 5400 sq ft garage with an ADU. The applicant pulled a building permit this garage but was denied and told he needed a variance. Chris Leclaire explains they will rescind the variance, and Francis Chase is welcomed to apply again but they would like plot plans and actual plans of what he is building.

Motion: Dennis Howes

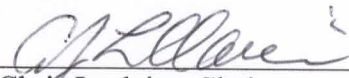
Second Rick Foye

Unanimous

Meeting adjourned 7:25

Motion: Rick Foye

Second: Dennis Howes


Chris Leclaire, Chairman