

## **Town of Candia**

LAND USE OFFICE

74 High Street

Candia, New Hampshire 03034

(603) 483-8588

### **ZONING BOARD OF ADJUSTMENT OFFICIAL NOTICE OF DECISION**

The **ZONING BOARD OF ADJUSTMENT** at its April 25, 2023, meeting made the following decision regarding a request for a variance to waive terms as stated in, Article II, Section 2.05 to build multiple dwellings on one lot at 669 High Street: Zoning Board Case #23-001.

**APPLICANT:** Bob & Claudia Carr – 17 Vassar Street, Manchester, NH 03104

**PROPERTY OWNER(S):** Bob & Claudia Carr – 17 Vassar Street, Manchester, NH 03104

**PROJECT LOCATION:** 669 High Street, Candia, NH 03034

**TAX MAP:** Map 405 LOT NUMBER 48

**TITLE ON PLAN:** Conceptual Site Plan

**PLAN PREPARED BY:** Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH 03885  
603-772-4746

**DECISION:** Approved with the following conditions:

#### **CONDITIONS:**

Declarant hereby makes the following covenants and places the following restrictions on the Premises:

1. There shall be no further subdivision of the Premises for any additional development.

The covenants and restrictions above are subject to the following exceptions:

- a. The owner of the Premises may construct three two-family buildings (or duplexes) on the Premises, as approved by the ZBA on March 28, 2023, in Case No. 23-001;
- b. The owner of the Premises may construct a barn on the Premises, for non-commercial use, as shown on the Plans; and
- c. Declarant reserves the following rights, for non-commercial use, subject to satisfying all Town of Candia Land Use Regulations:

To construct a barn or similar building for storing equipment and tools, and recreational equipment and vehicles, on the Premises;

To construct buildings for agricultural purposes on the Premises;

To construct and maintain trails on the Premises;


To convey a conservation easement, or easements, that could burden the Premises;

To construct and maintain any system on the Premises for producing electricity or power from solar, wind, water, wood, biomass, or geothermal systems.

To use the Premises for all lawful purposes, including but not limited to, recreation, agriculture, farming, livestock, forestry, tree farming, solar energy, wind energy, and all other uses consistent with the above.

These covenants and restrictions are appurtenant to the Premises, and shall run with the land, and shall bind and benefit Declarant's successors and assigns, in perpetuity. The Declarant, its successors, or assigns, shall not be authorized to waive these provisions, unless the Candia Zoning Board of Adjustment has first approved any proposed waiver. The terms and conditions of this Covenant may be enforced by the Town of Candia.

For further information regarding this decision, contact Town of Candia Land Use Office (603) 483- 8588.

  
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Judith Szot, Chairman  
Candia Planning Board

Date April 27, 2023