

**Approved**  
**CANDIA ZONING BOARD OF ADJUSTMENT**  
**MINUTES OF March 27, 2007**

**Present:** Boyd Chivers; Judith Szot; Arlene Richter; Ron Howe; and Ingrid Byrd, Alternate

**Absent:** Frank Albert, Vice-Chairman

The Chair called the meeting to order at 7:05 p.m. Ingrid Byrd was seated for Frank Albert.

**Minutes:** Judy Szot **moved** to approve the minutes of February 27, 2007 as amended. Arlene Richter **seconded**. **All were in favor**. The following amendments were made:

- Add the sentence “Ingrid Byrd was seated until Judy Szot arrived.” at the beginning of page 1.
- Under Minutes, add “Chivers” after “Boyd”.

**Reappointment of members**

Boyd Chivers **moved** to re-nominate Judy Szot as a member of the Zoning Board of Adjustment. Ron Howe **seconded**. **All were in favor**.

Ingrid Byrd **moved** to re-nominate Frank Albert as a member of the Zoning Board of Adjustment. Judy Szot **seconded**. **All were in favor**.

**Other Business**

The Board considered Amanda Soares’ letter of interest for the alternate position. After some discussion the Board agreed to recommend Amanda Soares as an alternate. Ingrid Byrd moved to forward a recommendation to the Board of Selectmen. Judy Szot **seconded**. **All were in favor**.

**Election of Officers**

Ingrid Byrd **moved** to nominate Boyd Chivers as Chairman of the Zoning Board of Adjustment. Arlene Richter **seconded**. **All were in favor**.

Arlene Richter **moved** to nominate Frank Albert as Vice Chairman of the Zoning Board of Adjustment. Ron Howe **seconded**. **All were in favor**.

**7:15 PM – Continuance of Case #531 Applicant: Patrick Chasse, 881 High Street, Candia, NH 03034; Owners: Same; Location: 881 High Street, Map 404 Lot 073; For a Special Exception as provided under Section 5.02 B-3 to allow a re-opening of a neighborhood convenience store.**

Patrick Chasse and Yvonne St. Laurent were present. Mr. Chasse informed the Board that it was his intention to re-open the convenience store. Ms. St. Laurent stated that the store has been there for 40 years. Judy Szot explained that a non-conforming use that

ceases to operate for more than a year loses its right to exist, even if it was grandfathered. The Chair asked if the abutters were noticed. Mr. Chasse replied yes. No abutters were present. Judy Szot referred to Section 13.04 of the Zoning Ordinance for the Special Exception uses and conditions. The Chair stated that Mr. Chasse met the first condition. The Chair read the second condition and asked Mr. Chasse the square footage of the store. Ron Howe stated that it was well under 2000 square feet. The Chair read the third condition. Mr. Chasse stated the store would be selling groceries and deli foods. Judy Szot asked if pizza would be sold. Mr. Chasse replied maybe by the slice, but it wouldn't be made on the premises. Ron Howe explained that it could not be a restaurant. Mr. Chasse replied that was not there intention. Judy Szot asked how many parking spaces there were. Mr. Chasse replied about 20 spaces. Judy Szot asked about the size of the sign and would it be lit. Ms. St. Laurent explained the sign already exists. Judy Szot explained that it couldn't be lit after 11:00 p.m. Ms. St. Laurent replied the store would only be open until 9:00 p.m. There's not enough business to stay open until 11:00 p.m. Judy Szot asked if there were security lights. Mr. Chasse replied yes. There was discussion on customers sitting down and eating at the store. Judy Szot asked about the traffic. Ron Howe replied that traffic would not be an issue. Judy Szot **moved** to grant the request for a special exception with the following conditions:

- The enclosed space shall not exceed the existing footprint of 1,824 square feet.
- The store does not contain places for customers to eat indoors.
- Signage must conform to Article VIII of the Zoning Ordinance.
- Parking area shall not be expanded.

Ron Howe **seconded**. **All were in favor**.

Ron Howe **moved** to adjourn the meeting at 7:55 p.m. Ingrid Byrd **seconded**. **All were in favor**.

Respectfully submitted,  
Andria Hansen