

**Approved**  
**CANDIA ZONING BOARD OF ADJUSTMENT**  
**MINUTES OF May 22, 2007**

**Present:** Boyd Chivers; Frank Albert, Vice-Chairman; Arlene Richter; Ron Howe; Ingrid Byrd, Alternate; and Amanda Soares, Alternate

**Absent:** Judith Szot

The Chair called the meeting to order at 7:00 p.m. Ingrid Byrd was seated for Judy Szot.

**Minutes:** Ron Howe **moved** to approve the minutes of March 27, 2007 as presented. Arlene Richter **seconded**. **All were in favor.**

**7:15 PM – Case #532 – Applicant: Linda Demicco, 255 Chester Turnpike, Candia, NH 03034; Owners: Same; Location: Same, Map 411 Lot 053; For a Variance provided under Section 8.05 to install a 36” x 40” (10 sf) sign.**

Linda and Ralph Demicco were present. Ingrid Byrd noted she knows the applicant and would step down if necessary. The Chair stated unless the board had any objections she could remain seated. Mrs. Demicco currently has a 1’ x 2’ (3 sq. ft.) sign to advertise her greenhouse business. She would like to enlarge the sign to 36” x 40” (10 sq. ft.), so it can be seen from the road. It would be set back 10 feet from the road and it’s not lit. The sign would be seasonal; it would be up tentatively April 1<sup>st</sup> to July 4<sup>th</sup>. Frank Albert questioned if it was a variance or a special exception. The Chair believed it was a variance. No abutters were present. Ingrid Byrd **moved** to grant the request for a variance. Ron Howe **seconded**. **The motion passed on a vote of 4 in favor, 1 opposed.**

**7:30 PM – Case #533 – Applicant: Paul Gosselin, 17 Murray Hill Road, Candia, NH 03034; Owners: Same; Location: 17 Murray Hill Road, Map 413 Lot 012; For a Special Exception as provided under Section 13.04E for the construction of an In-Law accessory use dwelling unit.**

Paul Gosselin was present. Mr. Gosselin explained that he was putting an addition with an in-law apartment. He estimated the in-law apartment would be 720 square feet. There would not be a separate entrance. Mr. Gosselin presented the board with a rough floor plan. He explained the addition would follow the footprint of the garage. The Chair asked if anything has been built yet. Mr. Gosselin replied no. The Chair clarified that the first level would be a two car garage, second level would be an in-law apartment, and the third level would be a bedroom. The board reviewed the criteria of Section 13.04E of the Zoning Ordinance.

1. There shall be only one bedroom in the accessory dwelling unit.
2. Adequate sewer and water service shall be provided. One septic system shall serve the entire property.
3. There shall be a maximum of 600 sq. ft. of space in the accessory unit.
4. On site parking for one additional vehicle shall be provided.
5. All existing set back ordinances must be met.

6. The accessory unit shall be within or attached to the main dwelling unit or located in an accessory building that exists on March 15, 2003, located on the same lot as the main dwelling.
7. The residential character of the area must be retained.
8. Density requirements of Article 13:04 C will not apply.
9. So long as an accessory dwelling unit is occupied, either the primary dwelling unit or the accessory dwelling unit shall be occupied by the owner of the property.

The board determined that Mr. Gosselin could have a problem with #3 and #7. The Chair stated if Mr. Gosselin leaves out the kitchen facility, he would not need approval from the ZBA. Mr. Gosselin explained due to construction cost, he may forego the kitchen. There was discussion regarding the square footage of the addition. Abutter Vincent Zulkowski was present. He was concerned with the size of the addition and the massive septic system it would require. His other concern was the height of the addition. The Chair stated the addition could not exceed 35 feet. Mr. Gosselin explained it would stay the same height of the house. Frank Albert informed the abutter if Mr. Gosselin does not add the kitchen, it's within his right to put on the addition. He would not need ZBA approval. There was discussion on the septic system and the wetlands. The Chair asked Building Inspector, Bill Hallock if Mr. Gosselin has to build the addition to the new septic design or does he just need a septic design. Building Inspector Hallock replied all that is required is a septic system design. The Chair explained to Mr. Gosselin the board needs a drawing of the house as is and a drawing as proposed with the square footage broken down in both drawings. In addition, the in-law apartment should be 600 feet or less. Frank Albert **moved** to continue the hearing unit June 26, 2007 at 7:15 p.m. Ingrid Byrd **seconded. All were in favor.**

Sis Richter **moved** to adjourn at 8:10 p.m. Ron Howe **seconded. All were in favor.**

Respectfully submitted,  
Andria Hansen  
Land Use Secretary