

APPROVED
CANDIA ZONING BOARD OF ADJUSTMENT
MINUTES of July 24, 2007

Present: Boyd Chivers, Chair; Frank Albert, Vice-Chair; Ron Howe, Arlene Richter, Judy Szot, Ingrid Byrd, Alternate; Amanda Soares, Alternate

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

Approval of Minutes

Ingrid Byrd **moved** to approve the minutes of June 26, 2007 as amended. Ron Howe **seconded**. **All were in favor**. The following amendment was made:

- Page 2, 6th line down, remove the word “was” from the sentence.
- Page 2, last paragraph, line 9, change “Row” to “Ron”.

Judy Szot arrived at 7:05 p.m. and Ingrid Byrd stepped down.

Chair Chivers asked about the July 18th Planning Board meeting and what had happened with Ron Severino’s Minor Site Plan application. Amanda Soares explained that Mr. Severino’s notice of decision was approved for a 12’ x 60’ addition and he was under the impression it was 10’ x 96’. His site plan was done for 10’ x 96’. Chair Chivers stated his ZBA case #535 was noticed for 12’ x 60’ and the motion was made for 12’ x 60’, he has to come back to the Zoning Board to request a larger addition.

7:15 PM – Case #538 – Applicant: Russ Mowry, 387 Brown Road, Candia, NH 03034; Owners: Same; Location: 387 Brown Road, Map 414 Lot 018; For a variance under Section 6.02 to permit the construction of a farmer’s porch within the front setback.

Russ Mowry was present. Mr. Mowry explained he would like to build a 6’ x 24’ farmers porch between the barn and the main house. Frank Albert asked if the porch would be closer to the road than the house. Mr. Mowry replied the porch would be further back. The Board reviewed some drawings of the porch. Judy Szot asked how far the addition was from the edge of the road. Mr. Mowry estimated somewhere between 30 and 35 ½ feet. Chair Chivers asked if there were any abutters present. No abutters were present. It was the consensus of the Board to grant the variance. Judy Szot **moved** to grant the variance with the stipulation that the porch does not come any closer to the road than the front of the house. Frank Albert **seconded**. **All were in favor**.

7:30 PM – Case #539 – Applicant: Hugh McKissick, 92 Hook Road, Candia, NH 03034; Owners: Same; Location: Same; Map 413 Lot 034; For a variance under Section 10.06B to construct an 18’ x 28’ addition to an existing garage within the setback to wetland soil.

Hugh McKissick and Building Inspector Hallock were present. Mr. McKissick presented a letter with pictures from the wetland scientist to the Board. He explained that he tore down the existing one car garage to replace with a two car garage. There is a man made drainage ditch near his house. Mr. McKissick stated he hired Nancy B. Rendall of Blue

Moon Environmental, Inc., a wetland scientist. Ron Howe asked why BI Hallock found the ditch to be a problem. BI Hallock explained he received a building permit application which stated the wetlands setback was 110 feet. He further explained when he did his first inspection on May 30th; he saw the drainage ditch and what appeared to be wetlands soil. BI Hallock asked Mr. McKissick if the pond in the front of house is where the wetlands originate. Mr. McKissick explained it goes in two different directions depending on what time of the year. The Board discussed the letter from the wetlands scientist and what constitutes a wetland. Judy Szot asked BI Hallock if he saw any other wetlands on the property. BI Hallock replied just the pond in front. Judy Szot stated the only thing that would be impacted would be the man made ditch. BI Hallock suggested a silt fence or some sort of a construction marker during the construction. Chair Chivers asked if there were any abutters present. Abutter Ralph Mercier of 54 Hook Road in Auburn and Sue Cassidy of 107 Hook Road were present. Mr. Mercier stated he had no concerns with Mr. McKissick addition. The hearing was closed. The Board deliberated the case. After some discussion the Board agreed to grant the variance with the stipulation there is a siltation barrier in place during construction. Judy Szot **moved** to grant the variance with the stipulation that Mr. McKissick put some kind of siltation barrier at the 15 foot boundary from the ditch until construction is completed. Frank Albert **seconded. All were in favor.**

Ron Howe **moved** to adjourn at 7:50 p.m. Frank Albert **seconded. All were in favor.**

Respectfully submitted,
Andria Hansen, Recording Secretary