

APPROVED
CANDIA ZONING BOARD OF ADJUSTMENT
MINUTES OF August 28, 2007

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

Approval of Minutes

Arlene Richter **moved** to approve the minutes of July 24, 2007 as presented. Judi Szot **seconded**. **All were in favor.**

Other Business

Ingrid Byrd went over some important dates for those who were interested: **September 5th** there will be a ZRRC meeting to discuss Architectural Design Standards; **September 6th** at 6:00 p.m. there will be a presentation of the draft of the agreement for the proposed Candia/Auburn middle school in Candia and both boards will be their. There will be another proposal meeting in Auburn on **September 11th**; **September 24th** at 7:00 p.m. will be the first public hearing on the exit 3 parcel to be sold by the Selectmen; **October 3rd** will be a public hearing on subdivision regulation changes; **October 4th** will be a school board meeting at 7:00 p.m. in which there will be a school board vote on the Candia/Auburn middle school proposal; and **October 8th** will be the 2nd hearing on the exit 3 parcel to be sold by the Selectmen.

Chair Chivers instructed Secretary Hansen to forward the Class IV Road Policy and information regarding the October Law Lecture Series to the board members.

7:15 PM – Case #540 – Applicant: Patrick and Amy-Jo McLachlin, 449 New Boston Road, Candia, NH 03034; Owners: Same; Location: Same, Map 402 Lot 107-1; For a variance under Section 6.02 to permit the construction of a farmer’s porch within the front setback.

Applicant Patrick McLachlin and Contractor Paul Frazier were present. The Chair asked if there were any abutters present. No abutters were present. The house is within the 50-foot front setback. Mr. Frazier presented a plot plan and explained he would be building a 7-foot by 42-foot farmer’s porch. Chair Chivers asked the board if they had any questions or concerns. None of the board members had a problem with the addition of a farmer’s porch. Chair Chivers closed the hearing for deliberations. The board members were in favor of granting the variance. Arlene Richter **moved** to approve the variance as shown on the map. Frank Albert **seconded**. **All were in favor.**

7:30 PM – Case #541 – Applicant: Ron Severino, Owner: Candia South Branch Brook Holdings; Location: 143 Raymond Road, P.O. Box 410, Map 409 Lot 188; For a variance under Section 6.02 to construct a 10’ x 96’ addition within the sideline setback.

Chair Chivers excused himself from Mr. Severino’s case. Vice Chair Frank Albert was seated for the Chair and Alternate Ingrid Byrd was seated for Frank Albert. Ron Severino was present. Mr. Severino came to the ZBA in July for a variance for a 12’ x

60' addition. He came back to the board to request a larger addition of 10' x 96'. Mr. Severino explained he had been to the Planning Board for a Minor Site Plan Review and the plans state the addition is 10' x 96', which would be the maximum size. Ron Howe asked what would be in the addition. Mr. Severino replied bathrooms and maybe some storage space. There was some discussion about the roof. Mr. Severino explained that he would be building a storage island in efforts to try to clean up the back of the building and improve access. Frank Albert asked if any abutters were present. No abutters were present. The hearing was closed for deliberations. Ron Howe stated he didn't have any problems with the addition; it will improve and clean up the area. Ingrid Byrd stated it would correct the mistakes from the last case. Arlene Richter and Judy Szot agreed. Judy Szot **moved** to approve the request for a variance to construct a 10' x 96' addition within the sideline setback. Ron Howe **seconded**. **All were in favor.**

Chair Chivers returned to the board and Ingrid Byrd was seated.

7:45 PM – Case #542 – Applicant: Christopher and Sharon DeWitt, Owner: Same; Location: 60 Highland Street, Map 405 Lot 76-15; For a variance under Section 6.02 to install a pool within the rear setback.

Christopher DeWitt was present. Chair Chivers asked if any abutters were present. Abutter Larry Twitchell was present and stated he fully supports Mr. DeWitt. Mr. DeWitt presented the board with a drawing of the proposed site of the pool. Chair Chivers asked what the distance was to the rear lot line. Mr. DeWitt replied approximately 40 feet. The lot is 1/3 of an acre. The size of the above ground pool is 27 feet and would be 10 to 12 feet from the lot line. There was some discussion about the buffer area. Chair Chivers closed the hearing for deliberations. Ron Howe stated the board has approved a variance for a shed on this property in the past, how can they deny the request for a pool. Frank Albert **moved** to approve the variance as requested. Arlene Richter **seconded**. **All were in favor.**

Arlene Richter **moved** to adjourn at 8:00 p.m. Frank Albert **seconded**. **All were in favor.**

Respectfully submitted,
Andria Hansen, Recording Secretary