



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 23, 2024, meeting made the following decision regarding a request for a special exception, as provided in Article A.5, Section 5.02, to allow short-term rental accommodations allowable in the R district by special exception, subject to the provisions of section 15.02 at 105 Depot Road: Zoning Board Case #24-004.

APPLICANT: Peter Chivers, 105 Depot Road, Candia, NH 03034

PROPERTY OWNER(S): Peter and Marissa Chivers, 25 Readey Street, Manchester, NH 03104

PROJECT LOCATION: Peter and Marissa Chivers, 105 Depot Road, Candia, NH 03034

TAX MAP: Map 408 **LOT NUMBER** 3

TITLE ON PLAN: N/A

PLAN PREPARED BY: N/A

DECISION: Denied.

FINDINGS OF FACT:

1. Applicant applied under section A-5 section 5.02 of the Candia Zoning ordinance for short term rental accommodations in the R district subject to the provisions of Section 15.02

2. Section 5.02 allows boarding, rooming, and short-term rental accommodations not to exceed 185 consecutive days subject to the provisions of Section 5.02(2019).

3. The short-term accommodations are tent platforms built 2 years ago without town or state inspection or approval. The fire chief did state that he has inspected the fire pits. The town Planning Board has not conducted a site plan review.

4. There are three campsites. Applicant stated he desires to add another.

5. State of New Hampshire requirements for campgrounds have not been addressed or met. The State has not inspected the site.

6. Candia's Zoning Ordinance is permissive. Camping is not mentioned anywhere in the ordinance. If a use is not expressly permitted, it is implicitly denied.

7. Applicant asserts that renting a tent platform is equivalent to short-term rental accommodations.

8. There was a discussion about ADA requirements for handicapped accessibility. Applicant asserts that all of the sites are handicapped accessible. There was no verification provided to the board.

9. Camping is commercial. Applicant advertises on a site called "Hipcamp." This area is zoned residential.

10. Applicant stated that he is allowed to have camping at the site under state Agrotourism regulations. He does not live on the site but stated he grows vegetables on the site.

11. The site has a primitive outhouse. No verification was provided that this meets state requirements.

12. There is no potable drinking water provided for campers at the camp sites. Applicant stated he would provide water if requested.

13. The property is in current use.

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

Judith Szot, Chairman
Candia Planning Board

Date