



## Town of Candia

LAND USE OFFICE  
Candia, New Hampshire 03034  
(603) 483-8588

### ZONING BOARD OF ADJUSTMENT OFFICIAL NOTICE OF ACTION

The Zoning Board of Adjustment at its **June 25, 2024, meeting** made the following decision regarding a request on the **ZBA case #24-006**.

**APPLICANTS:** Sondra and Kathy Martineau, 168 Patten Hill Road, Candia, NH 03034

**PROPERTY OWNER(S):** Sondra and Kathy Martineau, 168 Patten Hill Road, Candia, NH 03034

**PROJECT LOCATION:** 168 Patten Hill Road, Candia, NH 03034

**TAX MAP:** Map 409 LOT NUMBER 228-3

**SUBJECT:** Seeking a special exception, as provided in Article XV, Section 15.04E  
**Intent:** *to build an attached, 750 square foot ADU within existing garages.*

**MOTION:** The Board grants the Special Exception permitting the accessory dwelling unit at 168 Patten Hill Road, Map 409 Lot 228-3.

**DECISION:** Special Exception under Article XV Section 15.04E was **APPROVED with the following condition(s)**: Approved Adequate Septic Design must be submitted before obtaining a building permit.

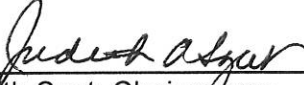
#### FINDINGS OF FACT:

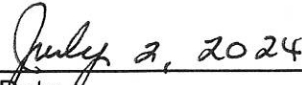
Standards and any additional requirements imposed by the Board of Adjustment under Section 15.03, Special Exception Conditions and subject to the following restrictions:

1. There is only one accessory dwelling unit for any single-family dwelling.
2. There is no more than two bedrooms in the accessory dwelling unit.
3. Adequate sewer and water service shall be provided in accordance with the State of New Hampshire Septic System Regulations. (2022). Approved Adequate Septic Design must be submitted before obtaining a building permit.

4. There is less than the maximum of 750 square feet for the accessory dwelling unit.
5. On-site parking for one additional vehicle is provided.
6. All existing setback requirements shall be met.
7. The accessory unit shall be within or attached to the main dwelling unit.
8. Either the primary or the accessory dwelling unit shall be occupied by the owner of the property.
9. The current State Building and Fire Codes for two family dwellings shall apply.

**NOTE:** Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty (30) days of the date of this hearing. The motion for rehearing shall be in writing and must set forth all the grounds on which you will base your appeal, as per RSA 677.

  
\_\_\_\_\_  
Judith Szot, Chairperson  
Candia Zoning Board of Adjustment

  
\_\_\_\_\_  
Date