

**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 22, 2025, meeting made the following decision regarding a request for a variance as provided in Article V, Section 5.06: Conditional Use Permit Standards with relief from Sections 5.06.14, 5.06.18, & 5.06.20. #25-004

**APPLICANT:** London Bridge South, Inc., 273 Currier Rd., Candia, NH 03034 & Diamond Cove Holdings, LLC, 15 Point Rocks Terrace, Stratham, NH 03885

**PROPERTY OWNER(S):** London Bridge South, Inc., 273 Currier Rd., Candia, NH 03034 & Diamond Cove Holdings, LLC, 15 Point Rocks Terrace, Stratham, NH 03885

**PROJECT LOCATION:** 430, 466, & 476 High St., Candia, NH 03034

**TAX MAP:** Map 405 Lot Number(s) 28, 29, & 30.

**TITLE ON PLAN:** Elderly Concept Plan

**PLAN PREPARED BY:** Fieldstone Land Consultants, PLLC

**DECISION:** Approved.

**CONDITION(S):** Install a motion light at the community center as a safety precaution.

**FINDINGS OF FACT:**

The Board discussed the five criteria for the granting of a variance.

(Next pages)



**Town of Candia  
Zoning Board of Adjustment**

**Findings of Fact Checklist**

**Applicant:** London Bridge South & Diamond Cove Holdings, LLC

**Case Number:** 25-004

**Date:** 4/22/25

**Board Members (Check if Present):**

☒ Judith Szot (Chair)

☒ Boyd Chivers (Vice-Chair)

☒ Ron Howe

☒ Bill Keena

☒ Anthony Steinmetz on zoom

☐ Gale Pellegrino

Article 1

Variance from 5.06-14

**Variance Criteria**

1. The variance will not be contrary to the public interest

2 story is more affordable  
energy efficient  
won't alter the neighborhood  
all units ADA adaptable

**Votes (Y/N):**

☒ Judith Szot

☒ Boyd Chivers

☒ Ron Howe

☒ Bill Keena

☒ Anthony Steinmetz

☐ Gale Pellegrino

2. The spirit of the ordinance is observed

- won't alter the neighborhood
- The project meets all other restrictions

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Votes (Y/N):

- ☒ Judith Szot  
☒ Boyd Chivers  
☒ Ron Howe  
☒ Bill Keena  
☒ Anthony Steinmetz  
☐ Gale Pellegrino

3. Substantial justice is done

- Allowing 2 story housing results in a variety in designs
- 2 story dwellings are more marketable.
- There is no public gain in requiring one story

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Votes (Y/N):

- ☒ Judith Szot  
☒ Boyd Chivers  
☒ Ron Howe  
☒ Bill Keena  
☒ Anthony Steinmetz  
☐ Gale Pellegrino

4. The values of surrounding properties are not diminished

- 2 story will have no impact on surrounding properties
- the design will enhance other properties

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Votes (Y/N):

- ☒ Judith Szot  
☒ Boyd Chivers  
☒ Ron Howe  
☒ Bill Keena  
☒ Anthony Steinmetz  
☐ Gale Pellegrino

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship

- Literal enforcement will result in a financial hardship. It is more costly to build out than up. The construction of 2 story structures is reasonable.

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Votes (Y/N):

- ☒ Judith Szot  
☒ Boyd Chivers  
☒ Ron Howe  
☒ Bill Keena  
☒ Anthony Steinmetz  
☐ Gale Pellegrino



Town of Candia  
Zoning Board of Adjustment

Findings of Fact Checklist

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Case Number: 25-004

Date: April 22, 2025

Board Members (Check if Present):

☒ Judith Szot (Chair)

☒ Boyd Chivers (Vice-Chair)

☒ Ron Howe

☒ Bill Keena

☒ Anthony Steinmetz via Zoom

☐ Gale Pellegrino

Article V section

Variance from 5-06-18 Regarding Roads, access drives, parking lots  
Variance Criteria and walkways.

Votes (Y/N):

1. The variance will not be contrary to the public interest

Applicants stated a desire to maintain rural character. The road will be owned and maintained by the residents of the community. The roadway will support the use of emergency vehicles (letter provided by fire chief)

☒ Judith Szot

☒ Boyd Chivers

☒ Ron Howe

☒ Bill Keena

☒ Anthony Steinmetz

☐ Gale Pellegrino

2. The spirit of the ordinance is observed

The design will allow for emergency vehicles and flow of traffic with less disturbance to the land.

The proposal is for elderly housing and anticipates less traffic.

Votes (Y/N):

☒ Judith Szot  
☒ Boyd Chivers  
☒ Ron Howe  
☒ Bill Keena  
☒ Anthony Steinmetz  
☐ Gale Pellegrino

3. Substantial justice is done

The smaller cul-de-sac will allow for sensible road configurations while meeting emergency vehicle needs.

Requiring wider roads and cul-de-sacs will require greater land disturbance and maintenance costs.

Votes (Y/N):

☒ Judith Szot  
☒ Boyd Chivers  
☒ Ron Howe  
☒ Bill Keena  
☒ Anthony Steinmetz  
☐ Gale Pellegrino

4. The values of surrounding properties are not diminished

There was no evidence presented that the value of surrounding properties will be diminished.

Votes (Y/N):

☒ Judith Szot  
☒ Boyd Chivers  
☒ Ron Howe  
☒ Bill Keena  
☒ Anthony Steinmetz  
☐ Gale Pellegrino

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship

The proposed designs will handle normal traffic delivery and service vehicles.

The Planning Board and State of NH will have to approve all changes to the road requirements. The board feels there is sufficient oversight to ensure that the roads constructed are safe for the residents of the community and that it would impose a hardship to require literal enforcement of the ordinance.

Votes (Y/N):

☒ Judith Szot  
☒ Boyd Chivers  
☒ Ron Howe  
☒ Bill Keena  
☒ Anthony Steinmetz  
☐ Gale Pellegrino



Town of Candia  
Zoning Board of Adjustment

Findings of Fact Checklist

Applicant: London Bridge South and Diamond Cove Holdings, LLC

Case Number: 25-004

Date: April 22, 2025

Board Members (Check if Present):

- ☒ Judith Szot (Chair)
- ☒ Boyd Chivers (Vice-Chair)
- ☒ Ron Howe
- ☒ Bill Keena
- ☒ Anthony Steinmetz
- ☐ Gale Pellegrino

Variance from Article 11 Section 5.06.20 Lighting design

Variance Criteria

1. The variance will not be contrary to the public interest

No other community in Candia has public lighting. In fact, the citizens of Candia have the opportunity to enjoy the night sky

Votes (Y/N):

- ☒ Judith Szot
- ☒ Boyd Chivers
- ☒ Ron Howe
- ☒ Bill Keena
- ☒ Anthony Steinmetz
- ☐ Gale Pellegrino

2. The spirit of the ordinance is observed

Removing the requirement for community lighting allows for the spirit of the ordinance to be observed -- maintaining the rural character of Candia.

Votes (Y/N):

Y Judith Szot  
Y Boyd Chivers  
Y Ron Howe  
Y Bill Keena  
Y Anthony Steinmetz  
Y Gale Pellegrino

3. Substantial justice is done

There is no public gain from requiring site lighting. In fact requiring site lighting would deprive others who wish to observe the night sky.

Votes (Y/N):

Y Judith Szot  
Y Boyd Chivers  
Y Ron Howe  
Y Bill Keena  
Y Anthony Steinmetz  
Y Gale Pellegrino

4. The values of surrounding properties are not diminished

No evidence was presented that not requiring lighting would diminish property values.

Votes (Y/N):

Y Judith Szot  
Y Boyd Chivers  
Y Ron Howe  
Y Bill Keena  
Y Anthony Steinmetz  
   Gale Pellegrino

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship

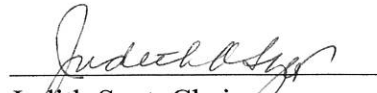
The only reason to require formal lighting is a safety issue. Each home will have their own parking with building mounted lighting and post lighting as desired. The board did feel it was concerned about safety around the proposed community center and added a provision for motion sensorized lighting on the outside of these buildings.

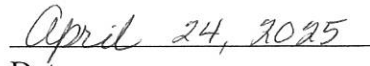
Votes (Y/N):

Y Judith Szot  
Y Boyd Chivers  
Y Ron Howe  
Y Bill Keena  
Y Anthony Steinmetz  
   Gale Pellegrino

**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.

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

  
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Judith Szot, Chairman  
Candia Zoning Board of Adjustment

  
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Date