

ZONING BOARD OF ADJUSTMENT
STRAFFORD, NH
Special Exception: Accessory Dwelling Unit

Name of Applicant: BRAD T. GUILLEMETTE
Property Owner: BRAD T. GUILLEMETTE
Address: 25 KRISTIE LANE
STRAFFORD, NH 03884

Do not write in this space
Case No:
Date Filed:
(Signed – ZBA)

Under Article 1.4.1 K Accessory Dwelling Unit, the construction of an attached or a detached Accessory Dwelling Unit (“ADU”) may be allowed by Special Exception as an accessory use to a single-family dwelling (Reference: RSA 674:71-73 effective June 1, 2017). ADU units must meet certain criteria in order to qualify for the Special Exception. See Article 1.4.1 L for details.

Petition for Special Exception to allow the construction of an Accessory Dwelling Unit for property located at Address: 25 KRISTIE LANE, STRAFFORD, NH 03884

Tax Map 20 Lot 22-9

Please explain how your proposal meets the Special Exception criteria as specified in the article.

- 1) Your primary structure is a single-family dwelling; there is no existing ADU, and you are only proposing to add one accessory dwelling unit. Yes ☒ No ☐
- 2) Your proposed ADU is no greater than 750 square feet in area and has no more than 2 bedrooms. Yes ☒ No ☐
- 3) The primary dwelling unit and the proposed accessory dwelling unit will meet all municipal regulations regarding lot and building dimensional requirements, including residential setback requirements under Article 1.4.1. Yes ☒ No ☐

If you have checked “no” for any of the above items, please provide an explanation here (Please be advised that you may be required to apply for a separate Special Exception or Variance):

N/A

Please briefly describe your proposal (For example: convert main floor bedrooms into an ADU; finish space in the basement for construction of an ADU; build an addition to be connected to the primary structure by a breezeway, etc.):

WE ARE PROPOSING THE CONSTRCUTION OF A DETACHED ADU. IT WILL BE LIVING SPACE
ABOVE A TWO CAR GARAGE. THE LIVING SPACE WILL BE 750 SQUARE FEET. WE HAVE A NEW
STATE APPROVED SEPTIC SYSTEM DESIGN TO ACCOMODATE BOTH THE HOME AND THE ADU.

- 4) You have provided an interior door between the principal single family dwelling unit and the attached dwelling unit in the following location:

N/A

THE PROPOSED ADU IS DETACHED FROM THE EXISTING HOME.

- 5) The primary dwelling and the accessory dwelling unit have an adequate water supply and sewerage system and meet all other applicable requirements of the State of NH because (Please describe):

WE HAVE A NEW STATE APPROVED SEPTIC SYSTEM TO ACCOMODATE BOTH THE EXISTING 3 BEDROOM HOME, AND THE PROPOSED ADU. WE WILL BE DRILLING A NEW WELL TO SERVICE THE PROPOSED ADU.

- 6) There is adequate off-street parking for the primary dwelling and the accessory dwelling. (Please describe):

THE PROPOSED ADU HAS A TWO CAR GARAGE UNDERNEATH, AND WILL HAVE ADDITIONAL PARKING IN FRONT OF THE GARAGE IF NECESSARY.

- 7) The ADU maintains aesthetic continuity with the principal dwelling unit (please describe):

THE DESIGN OF THE DETACHED ADU WILL BE IN HARMONY WITH OTHER HOMES IN THE NEIGHBORHOOD.

- 8) Either the primary dwelling unit or the accessory dwelling unit must be owner- occupied. How will you demonstrate that you are meeting this requirement?

THE PROPOSED ADU IS FOR MY SON, MY WIFE AND I WILL CONTINUE TO LIVE IN OUR EXISTING 3 BEDROOM HOME.

- 9) The ADU use conforms to all other applicable regulations governing the district (agricultural-residential) (Please describe):

THE PROPOSED STRUCTURE MEETS ALL REQUIRED SETBACKS, IT WILL BE STRICTLY RESIDENTIAL, AND THEREFORE THE USE WILL CONFORM WITH ALL OTHER APPLICABLE REGULATIONS GOVERNING THE DISTRICT WITH REGARD TO USE.

Description of Property: TAX MAP 20, LOT 22-9 IS A 3.80 ACRE RESIDENTIAL LOT, SITUATED NEAR THE END OF A DEAD END STREET. THE EXISTING HOME IS SETBACK FROM THE STREET AND SCREENED FROM VIEW BY AN EXISTING TREE LINE. THE PROPOSED ADU WILL BE SITUATED IN A CLEARING CLOSER TO KRISTIE LANE, (SEE PLAN FOR DIMENSIONS)
(Include use, acreage, length of front, side, and rear boundaries)

The following information must be filed with your application:

☒ List of abutters (including names and complete mailing addresses)

☒ Three sets of mailing labels for the owner, applicant, easement holders, all abutters, and any professional who has stamped the plans being submitted.

☒ Accurate to-scale plan of the property, including the following:

- ☒ Site location
- ☒ Area of site
- ☒ Parcel boundaries
- ☒ Abutting owners
- ☒ Significant natural features, i.e. ledge, etc.
- ☒ Stone walls, cemeteries, etc.
- ☒ Watercourses and/or wetlands
- ☒ All buildings on site
- ☒ Proposed changes/additions to structures on site, or site of construction
- ☒ Floor plans and building elevations
- ☒ Setbacks to front, side, and rear boundaries, and to wetlands

☒ Copy of deed to property

☒ Completed appeal worksheet (above)

☒ Notice of Decision from the Code Enforcement Officer

Signature of Applicant:

Bl. [Signature]

Signature of Owner, if other than applicant

[Signature]

Date:

1/30/24

ALL FEES DUE AT THE TIME THAT THE APPLICATION IS SUBMITTED.
NO APPLICATION WILL BE PROCESSED UNLESS FEES HAVE BEEN PAID.

Application fee of \$250.00, plus \$175.00 fee for newspaper publication of notification of public hearing, plus fee of \$15.00 per letter for notification by certified mail as required under NH RSA 676:7.

For office use only:

Application & Fee received by:

EE 1/30/24

Date received:

1/30/24

Fees paid & check number:

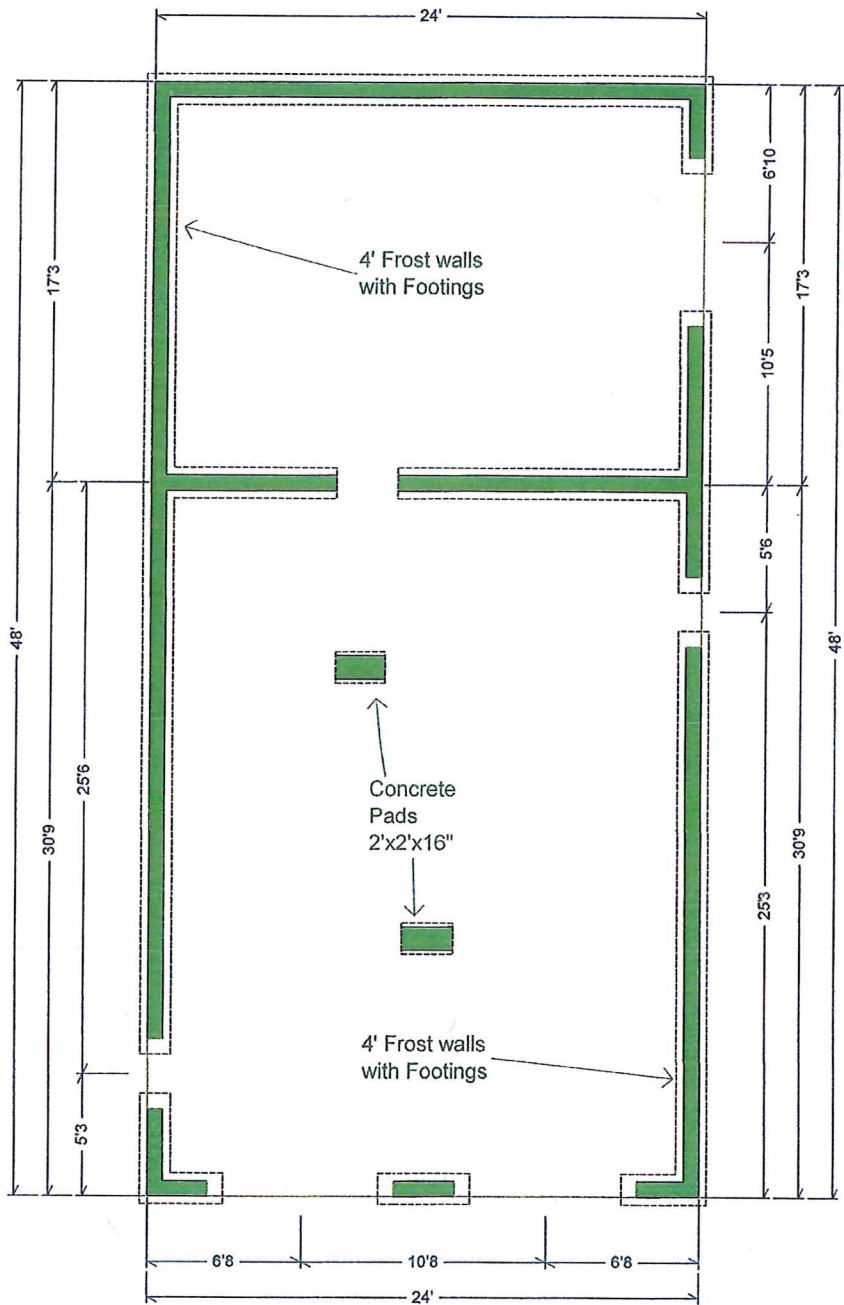
\$545.00 check 111

250.00
175.00
8 @ 15 120.00

545.00

legiant Builders
· Stone Farm Drive
arrington, NH 03825

4' FROST WALL W/FOOTINGS

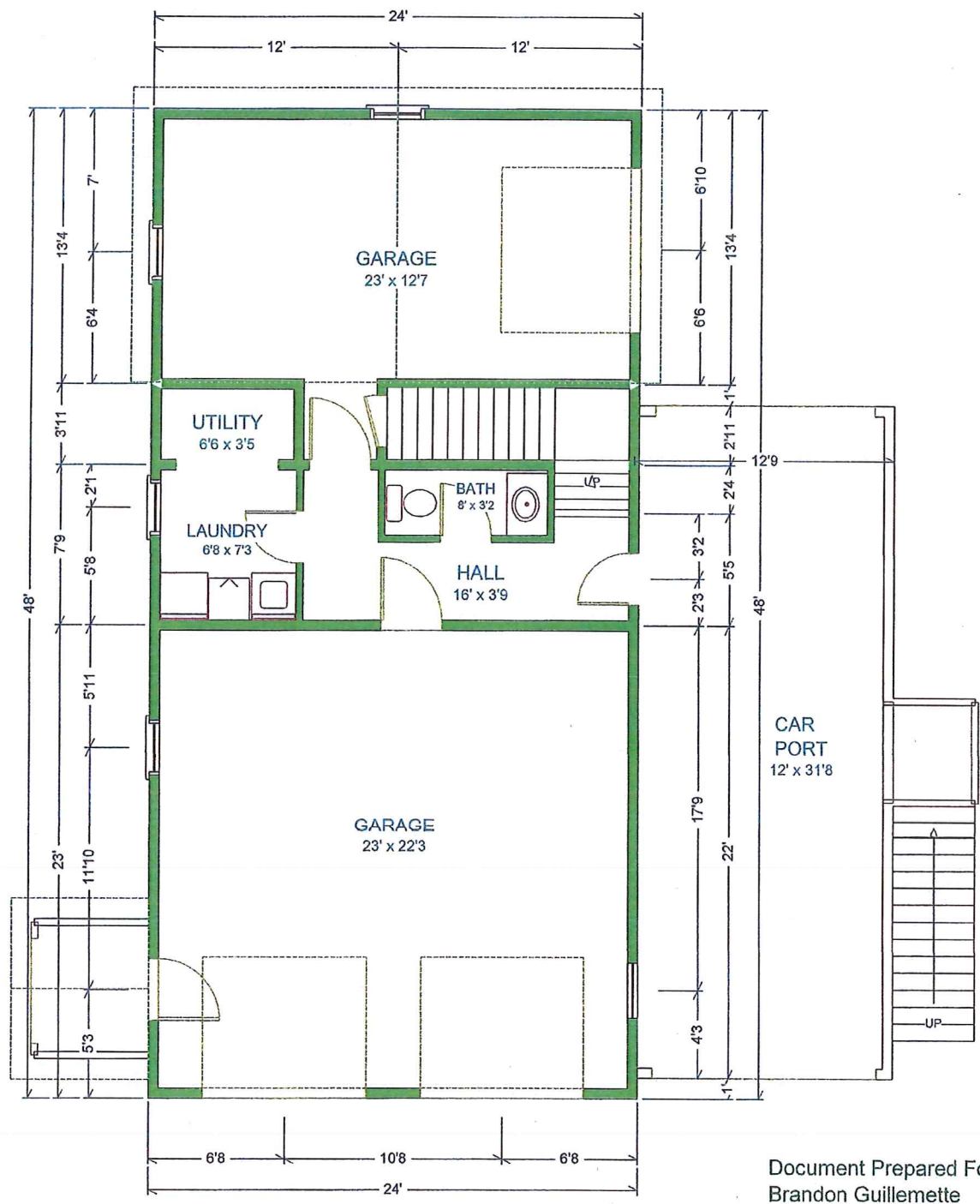


"Measured by Loyalty, Built with Pride."

Document Prepared For;
Brandon Guillemette
25 Kristie Lane
Strafford, NH 03884

legiant Builders
Stone Farm Drive
arrington, NH 03825

3 CAR GARAGE/UTILITIES

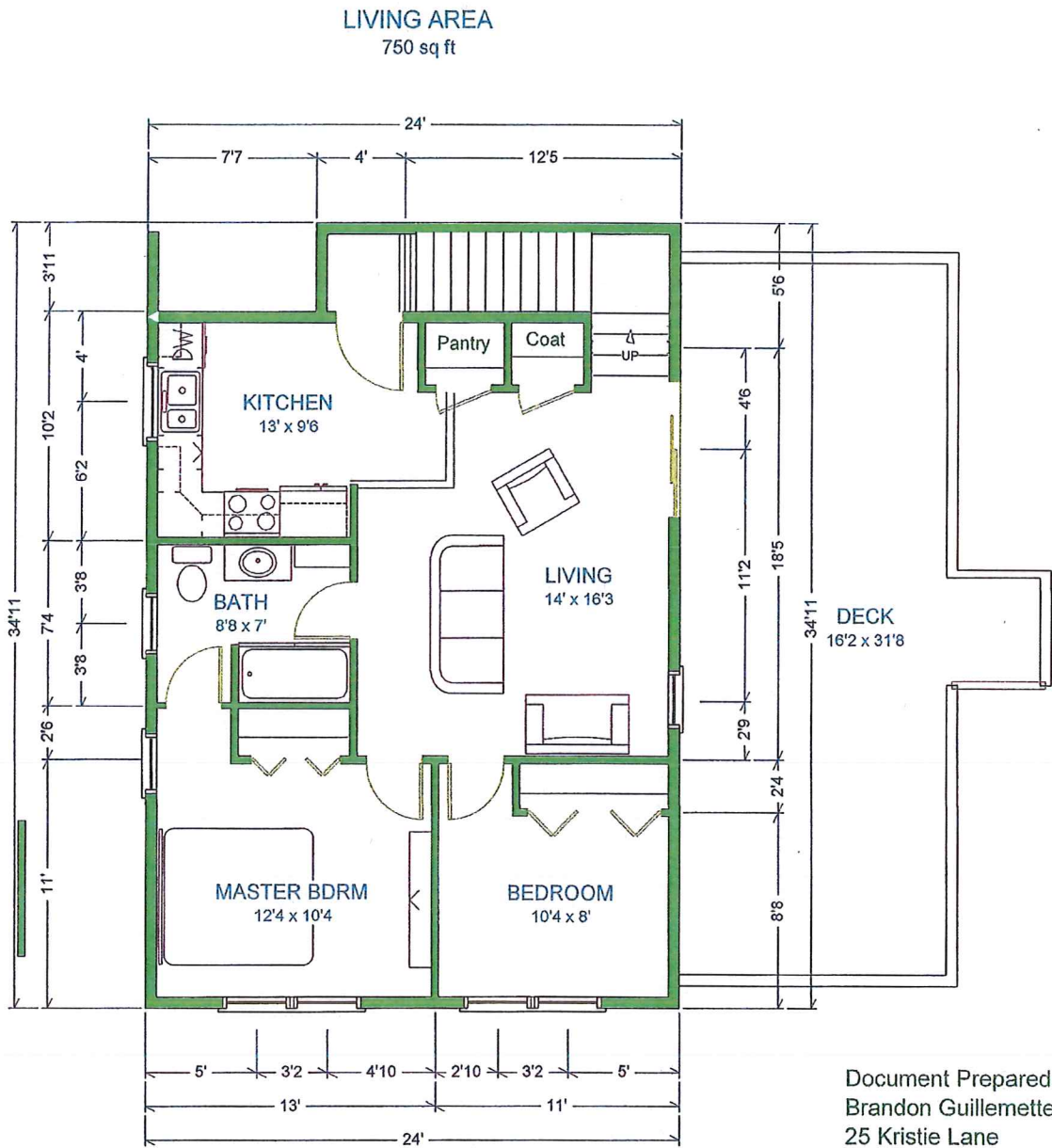


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SECOND FLOOR

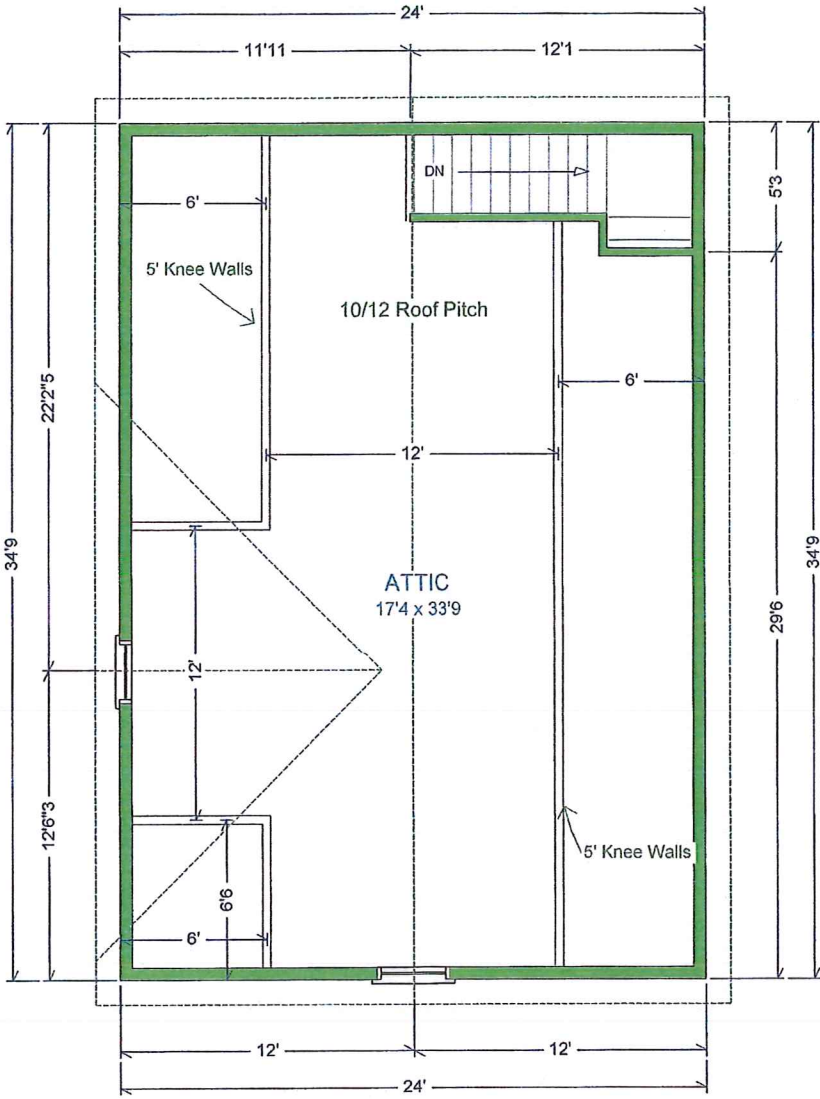


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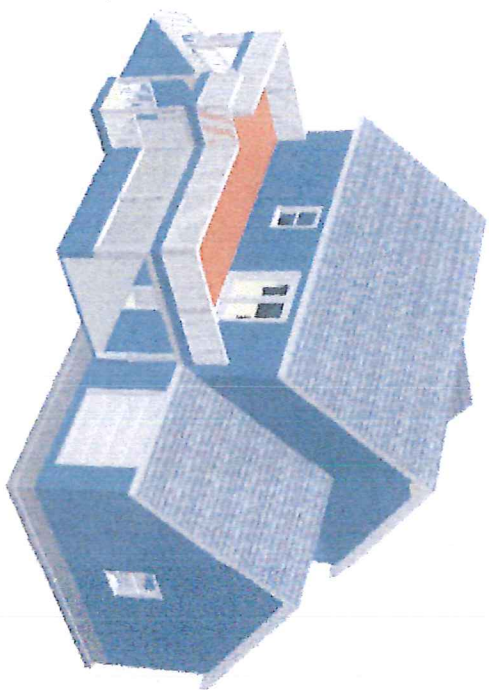
ATTIC STORAGE SPACE



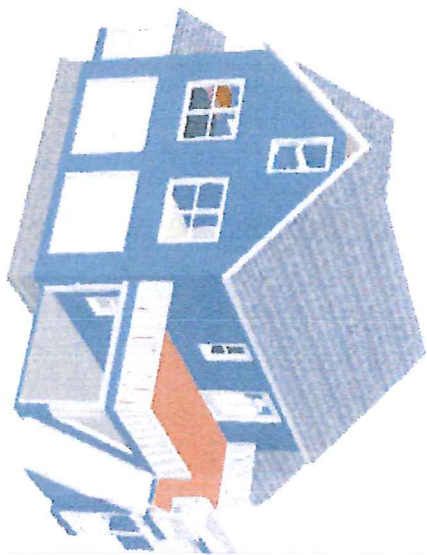
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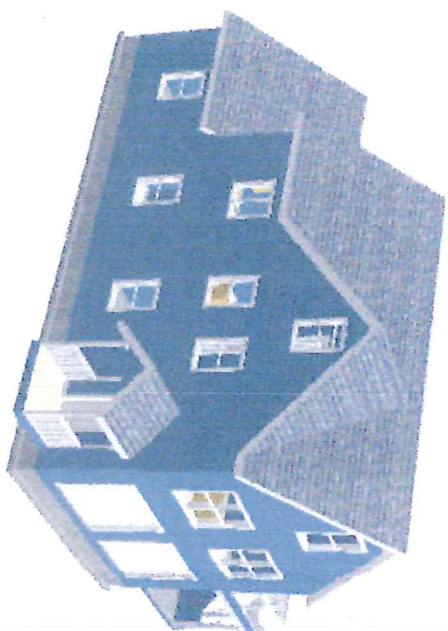
REAR VIEW



FRONT RIGHT VIEW

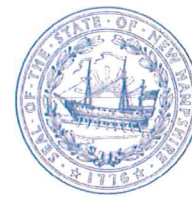


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The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 1/24/2024

APPROVAL NUMBER: eCA2024012403

I. PROPERTY INFORMATION

Address: 25 KRISTIE LANE
STRAFFORD NH 03884
Subdivision Approval No.: 24115
Subdivision Name: MEADOWBROOK ESTATE
County: STRAFFORD
Tax Map/Lot No.: 20/22-9

II. OWNER INFORMATION

Name: BRAD T GUILLEMETTE
Address: 25 KRISTIE LANE
STRAFFORD NH 03884

III. APPLICANT INFORMATION

Name: ASHLEY F ROWE
Address: NORWAY PLAINS ASSOCIATES, INC
PO BOX 249
ROCHESTER NH 03866

IV. DESIGNER INFORMATION

Name: ASHLEY F ROWE
Address: NORWAY PLAINS ASSOCIATES, INC
PO BOX 249
ROCHESTER NH 03866
Permit No.: 01857

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC

B. NO. OF BEDROOMS: 5

C. APPROVED FLOW: 750 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved for a 3-bedroom home @ 450GPD, and a 2-bedroom ADU @ 300GPD.
3. Approved with the reuse of an existing septic tank
4. If construction on this lot involves dredge or fill in a jurisdictional wetland or stream, DES Wetlands Bureau approval is required prior to construction per RSA 482-A.
5. The following waivers have been approved:
 - A. Rule: Env-Wq 1010 Section: 08 Pipe to Tank Connections

Travis Guest
Subsurface Systems Bureau

NHDES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 1/24/2028, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. **This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

VII. ADDITIONAL OWNERS

RENATE C GUILLEMETE
25 KRISTIE LANE
STRAFFORD NH 03884

WORK NUMBER: 202400244-1
APPROVAL NUMBER: eCA2024012403
RECEIVED DATE: January 24, 2024
TYPE OF SYSTEM: ADVANCED ENVIRO-
SEPTIC



Norway Plains Associates, Inc.
2 Continental Blvd., PO Box 249
Rochester, NH 03866

Abutters List

January 18, 2024

Applicant: BRAD T. GUILLEMETTE

Project Address: 25 KRISTIE LANE, STRAFFORD, NH 03884

Legal Owner of

Subject Lot: BRAD T. GUILLEMETTE

TAX MAP 20, LOT 22

THE TOWN OF STRAFFORD,
PO BOX 23,
CENTER STRAFFORD, NH 03815

TAX MAP 20, LOT 22-3

TIMOTHY P. & TARA FLANDERS
22 KRISTIE LANE,
STRAFFORD, NH 03884

TAX MAP 20, LOT 22-4

ROBERT J. & CISA A. MULLIGAN
28 KRISTIE LANE,
STRAFFORD, NH 03884

TAX MAP 20, LOT 22-5

EDWARD & BETHANY MATTHEWS
36 KRISTIE LANE,
STRAFFORD, NH 03884

TAX MAP 20, LOT 22-6

JULIE A. RASCH
42 KRISTIE LANE,
STRAFFORD, NH 03884

TAX MAP 20, LOT 22-9

BRAD T. GUILLEMETTE
25 KRISTIE LANE,
STRAFFORD, NH 03884

WARRANTY DEED
(Statutory Form, N. H. RSA 477:27)

0511085795

FOR CONSIDERATION PAID, I/We Madeline B. Brown, single
242 Green Street, Somersworth, NH 03878

grant(s) to Brad T. Guillemette, single and Renate C. Arnold, single

25 School Street, Apt. 2, Dover, NH 03820

with WARRANTY COVENANTS, as joint tenants with rights of survivorship,

A certain tract or parcel of land with the buildings thereon situate off Route 202A, so-called, in the Town of Strafford, Strafford County, New Hampshire, being further delineated as Lot 9, inclusive, the roadway known as Kristie Lane, and further, the "Conservation Areas" and the "Recreation Area" (Tract C) as set forth on a plan entitled, "Meadowbrook Estates Proposed Subdivision - Land of Walton Stiles, for Arthur Samaras, First Crown Point Road, and Route 202A, Strafford, NH" by Berry Surveying and Engineering, recorded in the Strafford County Registry of Deeds as Plan No. 31-69, further bounded and described as follows:

Lot 9, inclusive, the roadway known as Kristie Lane, all as set forth on the above-mentioned plan.

Together with an easement over the roadways as shown on said plan, said easement for purposes of ingress and egress and to be used in common with others.

The above premises are conveyed subject, however, to the following.

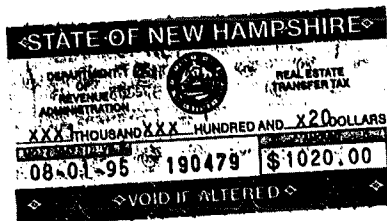
1. Any and all hydrants and such other apparatus associated therewith installed within the Meadowbrook Estates Subdivision, whether placed there by the Developer, his or its successors and assigns, or the Town of Strafford, or its duly authorized agent or employee, shall be maintained, repaired and/or replaced by the owners of lots within the said Subdivision. Said costs of maintaining, repairing and/or replacing said hydrants and associated apparatus shall be shared equally among the owners of all of the lots with said Meadowbrook Estates.

2. Subject, further, to Protective Covenants recorded June 22, 1987, at Book 1321, Page 37 of the Strafford County Registry of Deeds.

3. To any and all easements for utility purposes granted to New England Telephone and Telegraph Company and/or New Hampshire Electric Cooperative, Inc., and/or Public Service Company of New Hampshire of record in said Registry.

Excepting and reserving the "Conservation Areas" and "Recreation Area" as shown on said plan.

Meaning and intending to describe and convey a portion of the same premises conveyed to Madeline B. Brown by Warranty Deed of 4J Construction, Inc., dated September 9, 1993, and recorded at Book 1696, Page 714, Strafford County Registry of Deeds.



I/We **Madeline B. Brown**
release to said grantee(s) all rights of homestead and other interests therein.
Signed this 31st day of July, 1995

Madeline B. Brown
Madeline B. Brown

State of **New Hampshire**
County of **Strafford**

The foregoing warranty deed was acknowledged before me this 31st day of July, 1995 by **Madeline B. Brown**

Marie A. Remeal
Justice of the Peace/Notary Public

BK 1815PG004-1

WARRANTY DEED

REGISTER OF DEEDS
STRAFFORD COUNTY

Grantor: Leo
Grantee: Anna
Premises:

Granite Title Services
60 Farmington Road
Rochester, NH 03867