



# Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188 | Fax: 603.753.9184

September 28, 2022

## Zoning Board of Adjustment

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Aldea Holdings LLC  
Canterbury House  
PO Box 1241  
Alton NH, 03809

## Notice of Decision

You are hereby notified that the appeal of an **Administrative Appeal**, relating to the **Interpretation and Enforcement of the provisions of the Zoning Ordinance for a Decision of the Code Enforcement Officer** in regards to property address **109 High Street, Boscawen NH 03303 on Map 81D, Lot 34** located in an **IND zone** has been **DENIED**, by a vote of 5-0, for the reasons/facts listed below:

1. The State Fire Marshall's letter indicates a variance granted on the statement that they consider it a rooming/boarding house.
2. The letter from Chief Tim Kenney of the Boscawen Fire Department which amplifies those findings that the project is subject to all other State Fire Codes.
3. In the site plan review application packet, Chuck Bodien, Life Safety Officer's letter dated July 8<sup>th</sup> notes it would be classified as a rooming house subject to 26.1 of the Life Safety Code.
4. The letter from Code Enforcement Officer Alan Hardy dated July 22, 2022, finding that the use is classified as a Rooming House. The subject property is located in an industrial zone, which under Article 4 of the Use Regulations says a boarding/rooming house is not an allowed use in an industrial zone. The Code Enforcement Officer made the correct determination based on the State Fire Marshall, the Boscawen Fire Chief and Life Safety Officer's letters.
5. Pursuant to Article XII, the proposed use is a boarding, rooming or lodging house as the evidence at the hearing showed that this is a dwelling unit where lodging and/or meals are provided for compensation and personal services such as laundry may be offered for those residents.
6. Please see the meeting minutes for additional information regarding the Board's decision denying the appeal.

Edward J. Cherian, Jr., Chairman

Note: The Select Board, any party to the action, or any person directly affected has a right to appeal this decision. See NH Revised Statutes Annotated, Chapter 677. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant and posted on the Town Website.

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