

Master Plan Steering Committee Notes: 7/12/16

Introductions and Role of the Committee

Contacts and email addresses confirmed. Role of the Steering Committee discussed. Advisory only with DRAFT plan to go to Planning Board for Public Hearing for consideration.

Sean James nominated as Chair and Scott Komisarek nominated as Vice Chair.

DRAFT Master Plan Outline/Schedule

Steering Committee to meet monthly next several months to develop DRAFT plan with goal of completing plan for September/October Planning Board meetings.

Strategic Master Plan approach and outlined presented by SNHPC staff. Proposed sections of plan reviewed. Focus will be on Vision Statement and Goals next meeting.

Important Planning Areas in Candia

Steering Committee identified the following important planning areas in Candia. Steering Committee to discuss strengths and weaknesses and develop strategies for each area at future meetings.

1. Exit 3 Area:

- Early 2000's the town passed a warrant article that directed the town to build specifically a grocery store on town owned land near Exit 3. Scott K to provide more information about this article at next meeting.
- Committee interested in potential commercial development in the area. Town may need to pass another warrant article to permit commercial development on town owned parcels. Currently zoned Light Industrial. By keeping commercial development within Exit 3 area, balance of Candia can remain as rural residential. Commercial development would help increase town tax base.
- Committee wants to determine
 - i. How much potential for retail is there
 - ii. If a fiscal impact study can be made / if one has already been completed
 - iii. How much frontage does the town own

2. Four Corners – Center of Candia:

- Look into the feasibility of constructing a RT 43 Bypass in order to make 4 corners more pedestrian friendly
- Area needs to be tied together to create a sense of place – sidewalks, trails, land uses, etc.
 - i. CYAA potential land for trails/Check out Conservation Commission Trail Mapping Work
 - ii. Also potential for construction of a large walking track behind school

3. Old Village Districts:

- "The Hill" & General Store Area – Rt. 27

- These areas are historic – explore historic zoning or historic designation?
- Check out trails behind cemetery;
- What are the lot patterns/parcel sizes? How will parking affect the area? Could be area for medical and professional offices/mixed use.
- Does the current zoning need revisions, and does it make sense?
- Currently Light Industrial is zoned in the General Store Village just behind Rt. 43
- What are the purpose of the village districts

4. Main Street & Raymond Road Corridors - Routes 43/27

- Look at existing buffer along North Branch Lamprey River and width of commercial zoning along Route 27.

5. Rural Residential Neighborhoods

- Zoning and minimum 3 acre lots size
- Permitted uses – accessory/home based businesses
- Identify neighborhood concentrations

6. Conservation Lands:

- Look at NRI maps and Open Space Plan
- Look at extend of Manchester Water Works Land

- SNHPC to prepare a Planning Areas Map for the next Steering Committee meeting.

Review Town Snapshots (Summaries)

Steering Committee to continue to review Snapshots prior to next meeting. SNHPC to provide existing land use map next meeting and information on acres and land use percentages. Also SNHPC to present spreadsheet on town comparisons – taxes, residential and commercial/industrial land values and percent open space.

Informational hand out presented on the Town’s Elementary/Middle School Enrollment – sharp decline in monthly enrollment – School Board data between June 2015 – June 2016.

SNHPC to Provide Steering Committee copy of master planning presentation from 2015.

Income and Poverty Data

- SNHPC staff to check on census data – regarding decreasing families below poverty line and increasing individuals living under poverty rate

SNHPC recommended Steering Committee Check out NPR – THE EXCHANGE – podcast on New Hampshire’s Millennials: An Update on the State’s Young Adults

SNHPC to provide copy of Build Out Study and Fair Share/Affordable Housing Assessment at next meeting.

SNHPC to obtain and examine recent Development Trends/Building Permit data in community.

SNHPC suggested inviting a Real Estate Professional to discuss Housing Values/Sales and Market Trends/Needs next meeting.

Review Vision Statement

Steering Committee to read and provide comments next meeting on DRAFT with goal of developing a Vision Statement to be crafted by the Steering Committee

Concerns were raised at the meeting by Boyd Chivers that the DRAFT Vision Statement includes a statement that encourages a greater diversity in housing choices and options to attract young families to the community and enable the town's older population to age in place. He asked that it be deleted as it was not a recommendation coming out of the UNH Community Profile Summary.

Steering Committee members discussed and noted that an action group has been established for Housing, Neighborhoods & Community Spaces and had discussed affordable housing and the need for defining a realistic goal for Candia as it relates to housing and development.

It was also noted that the Town's existing 2004 Master Plan includes a housing policy to support the development of housing that meets the needs of diverse groups, including elderly, workforce housing, low and moderate-income residents.

SNHPC will provide the Steering Committee with copy of the Vision Statement from the Town's existing 2004 Master Plan.

Next Steps

Set Up Regular Meeting Schedule for 2nd Tuesday of Every Month with Town Office. Post agendas and meeting notes on Town Website.