

CANDIA PLANNING BOARD
MINUTES of February 1, 2012
UNAPPROVED

Present: Mary Girard, Chair; Sean James, Vice Chair; Judi Lindsey; Kim Byrd; Ginny Clifford; Albert Hall III; Carlton Robie, Board of Selectmen Rep; Steven Bradley Alt; Dennis Lewis, Road Agent

Absent: Steven Bradley

Chair Mary Girard called the meeting to order at 7:00pm, immediately followed by the Pledge of Allegiance.

Minutes January 4, 2012

J. Lindsey **motioned** to accept the December 7, 2011 minutes as amended. K. Byrd **seconded. All were in favor.**

Energy Plan Chapter Draft

Jack Munn from SNHPC was present. Chair Girard said she found an error on page 14. She said the chart title says the recycling center but the contents reference the Fire Department. S. James said on page 5, under RSA 155-A: 2 (VI) there is a reference to Hooksett and asked if the reference should be for Candia. J. Munn said he will make the changes.

J. Munn said he wanted to go over the goals for Candia on page 4 and see what the Board would want to include or not include. He read the goals into record, “**Reduce overall energy use and greenhouse gas emissions through the community through increased public awareness. * Monitor existing energy use of public buildings/facilities and produce an Annual Energy Use Reduction Progress Report for the Board of Selectmen and SAU.*Encourage community participation in the formulation of Candia’s energy policies. * Consider setting targets for reducing energy use in public buildings over the next five and ten years.* Promote public and private (nonresidential/residential) participation in programs to reduce energy costs, such as MyEnergy.net. * Plan for energy efficient growth and development patterns within the community (promoting Smart Growth and Energy Sustainability practices). * Encourage business owners and residents to install “energy star” appliances and renewable solar, wind and wood energy efficient heating systems. * Consider offering property tax exemptions as provided by RSA 72:61-72 for the installation of eligible renewable energy systems. * Develop small scale wind turbine regulations in the Town’s zoning ordinances.*”

J. Munn thanked Carleton and the Board of Selectmen. He said they took a very active and serious look at the consultant’s recommendations to the town hall as well as other buildings in town. He said developing a year end energy usage report will not be difficult since the BOS takes an active role monitoring energy usage for the town buildings. C. Robie said PSNH is coming in to give an estimate on the lighting at the Town Hall and to put a monitor on the dehumidifier in the basement. He said the pipes are also going to be insulated.

S. James said from what he understands there are state RSA’s on small scale wind turbines and towns cannot ban them. He said he heard a town cannot make the state regulations more restrictive, so essentially if someone wanted to put a wind turbine in there would be no way to stop it. J. Munn said if the town considers the wind turbines a structure then the wind turbine would be subject to the town ordinance’s setback requirements. J. Munn said he would provide Candia with a model ordinance for wind turbines to consider. He said the Board can review the model ordinance and see if there is anything in it that would be helpful or not. He said Hooksett adopted one recently. He said in some towns it is more of an aesthetic concern.

J. Munn said at the last meeting they talked briefly about tax exemptions. He said RSA 72:61-72 permits municipalities to offer these exemptions. He explained that if a property owner adds solar or a renewable energy system, the new system is appraised and the value is added to the total value of the property. He said then the value of the system would be taken out for tax purposes.

He said tax revenue for the towns would not increase. He said this would be a recommendation but ultimately the decision would be made by the BOS whether or not to have the exemption. He said this exemption is a way to give an incentive to homeowners to put an energy renewable system in their home if they know their property taxes would not go up. J. Munn said he would get a list of towns that have put this in place. He said this is a great way to encourage renewable energy systems.

J. Munn said he personally likes to see towns encourage business owners and residents to install renewable solar wind and wood energy efficient heat systems and to install energy star appliances. He said it is a good goal to have in the Energy Chapter. J. Lindsey asked what the difference was between a central wood heating system and a wood stove or pellet stove. He said the property exemptions would not apply to woodstoves or pellet stoves. He said furnaces located in the cellar that heat the entire house would be eligible.

J. Lindsey asked if J. Munn had contacted Peter Barbuto and J. Munn said that he had. He said Peter Barbuto is interested in grant money for air exchangers and a central environmental controlled room for the server. J. Munn said SNHPC has investigated some grant possibilities and have included them in the Energy Chapter on page 23. He said there are grants available for a wide range of projects, from energy efficiency to conservation projects. He said the grant he is referring to is the USDA Energy Efficiency Grants and the RGGI Regional Greenhouse Gas Initiative. He said he is going to add another grant Community Development Finance Authority (CDFA) which provides low interest loans to businesses and nonprofit entities but he wasn't sure if schools were eligible. He said this grant deals with improvements to HVAC equipment and air exchanges. Also, he said another grant is the Clean Air Cool Planet which is a small community catalyst fund/grant available for use in energy committees in a town that the community participates in.

S. James said he wanted to commend Jack Munn on a well done document. He said there was a lot of information that he was not aware of. He said one recommendation on page 14, “3.3 Renewable Energy” discusses reserving 2 acres of land for a future solar collection system in the village center. He said he liked the idea but not the location. J. Munn said the idea came up at the meeting he had with C. Robie on the conference call with Peregrine. J. Munn said the Peregrine representative felt the fire station has good solar orientation and school building and Library as well and his suggested the idea of a future solar renewable energy project for the town. The Peregrine representative figured out how much land would be needed to provide enough kilowatt hours to provide enough electricity to heat the village center which amounted to a minimum of 2 acres. He suggested the town think about reserving or protecting some land if the Town decides to do a project like this. J. Munn said this could be done for the recycling center also. S. James felt 2 acres in the village area is too much and said he sees solar arrays on roofs but the recycling center may be able to afford 2 acres within reason. J. Munn said they would re-word the paragraph to reference roof tops for the village center. A. Hall suggested liquid planet or the winery as other possible sites for solar power. He said the Town of Candia should be ready to act quickly and to have a plan in place when a window of opportunity comes along. J. Munn said it is good to have a plan ready.

J. Munn said once the Planning Board decides on what goals and recommendations they want, he can put them into the action plan. C. Robie said he was happy with the chapter and felt if the town could accomplish one or two items they would be going in the right direction. J. Munn said he will make the changes and provide more information, when he comes back to present the action table and to answer questions. C. Robie said on page 5, RSA 155-A: 2(VI) where it says “*permits municipalities to adopt stricter measures than the New Hampshire State Building Code...*” he said he is not sure if adopting stricter rules would be good and then asked who would enforce them. He said he was not in favor of that language. J. Munn said he would change the language to say “*would allow municipalities to consider adopting stricture measures....*” J. Munn said NH has good building codes and the State Building Review Board adopted the 2009 International Energy

Conservation Codes, which are shown in the last sentence under RSA 155-A: 2(VI), “*Most of NH, including Town of Candia is found in Zone 6 which requires r-49 ceilings; U-0.35 windows; R-20 walls; R-30 floors; and R-15 foundations in residential buildings.*” He said these are good insulation requirements. He said you can, if you want, talk to your Building Inspector because the State Building Review Board also adopted the latest IECC 2012 instead of the 2009 and he could look at the 2012 to see if it would be of any benefit. C. Robie said the 2012 edition would not be adopted until 2015 as it is taking 3 years. C. Robie said in general everybody is trying to be more energy efficient in their building practices which trickle on down to the person fixing their sills in older homes to the construction of new homes. J. Munn said he will make all these changes. He said he would like to encourage the Board to schedule a public hearing perhaps in March and adopt it. He said this plan is a good start to updating the Master Plan. Jack thanked the Board for their time. Chair Girard thanked J. Munn for his presentation.

Master Plan Funding

J. Munn said the NH Housing Finance Authority was just awarded a million dollars through HUD. He said it is going to be a competitive grant application and if Candia wants to apply they can help with the application. He said the grant guidelines have not come out yet and are supposed to come out in the next month. He said the NH Housing Finance Authority is hoping to award the money in June of this year so towns can start updating their Master Plans. Chair Girard said the Board would be interested in filing an application. J. Munn suggested the Board go through the Master Plan and see if there is anything that stands out that they would like to update and address it. He said to focus on the changes that you want to make instead of a complete overhaul. Chair Girard said they have the Open Space Plan, Natural Resource Inventory Plan and now the Energy Plan that are all going to go into the Master Plan. J. Munn said if Candia includes the Village Center Planning in the Master Plan update that may be something that may make Candia more competitive for the NH Housing Finance Authority grant. J Munn said he will keep the town posted.

Brownfields update

J. Munn said they have applied for a third Brownfields grant that included Candia and the Village Center Planning. He said if they are awarded the grant they can begin contacting the four corner property owners to see if they are interested in taking advantage of the Brownsfields grant money.

Natural Resource Inventory Plan

Betsy Kruse presented the NRI study. She said there appears to be a lot of overlap between the NRI and the Open Space Plan. She said the Conservation Commission is supposed to conduct a NRI. B. Kruse said the intent in doing the inventory was to meet their obligation and also to present the NRI to the Planning Board as a potential update to the Master Plan. She said the NRI study was started first when they heard from SNHPC that they had money to upgrade the OSP. She said she worked very hard to get Moosewood Ecological LLC and SNHPC to work together to share information and to coordinate the results. She said unfortunately things happen and the two studies still ended up with a lot of overlap. B. Kruse apologized for the overlap but doesn't feel it is necessarily contradictory just unfortunate that there is so much overlap.

She said the NRI inventory is an inventory of what is in Candia. She said the OSP is designed to build on that inventory and is the basis behind the OSP. Chair Girard said that S. James had sent B. Kruse an email with questions and suggestions. B. Kruse said she sent the response to everyone. S. James said he felt she covered all his questions. B. Kruse suggested it would be helpful to put together the maps from both studies. B. Kruse suggested having the town mapper put them together. S. James suggested having Moosewood Ecological give their maps to SNHPC as they have more resources to produce combined maps. C. Robie said they look like the same maps. B. Kruse said they are very similar and in fact Moosewood Ecological did coordinate with SNHPC in the maps they did produce. C. Robie said only one set of plans is needed. S. James said it is good to

have both plans then if a plan comes along and it is located in an area that both plans identify as high priority then the Board could take a closer look.

B. Kruse said she will give SNHPC a copy of the cd from Moosewood Ecological and ask them to combine the information and particular maps the Board identified such as the co-occurrence maps. S. James said both studies used co-occurrence maps. B. Kruse said years ago at a town meeting with all the Boards there was talk about getting a map rack for the meeting room. She said Jim Brennan was going to work on getting information but it never happened. She said it would really be great to get a map rack to have the maps readily accessible but she said she doesn't know how to go about getting one. S. James said after reading the recommendations at the end of the study he said there was a parcel based assessment map which he does not agree with based on what happened with the OSP. B. Kruse said the NRI study followed the OSP standard procedure which was parcel based approach which resulted in the parcel based maps in the NRI. She said the study is just a recommendation not a requirement. S. James said the plan was very good and thorough. S. James said references in the study were missing and suggested adding the references. B. Kruse said she made a note of that for the Conservation Commission agenda. S. James said the co-occurrence map is figure 14 on page 64. Chair Girard said it is amazing how many species there are in Candia. B. Kruse said the chart on the back page is interesting showing how much land is required for certain species. J. Lindsey said the chart is good. A. Hall said there are no credits for the chart. B. Kruse said she has seen the chart elsewhere and agrees there should be a reference.

B. Kruse said one of S. James's questions he asked was whether costs have been figured out on some of the recommendations. She said she found a copy of an estimate about 3 years old for a prime wetlands survey and inventory evaluation and the cost is almost \$21,000. She said she is still looking for a couple of more estimates. S. James asked if this was something the Conservation Commission was recommending. B. Kruse said the State recommends the Conservation Committee have a Prime Wetlands survey done. She said last year the CC put in a warrant article for the study. She said the warrant article did not pass. She said if the CC is going to pursue a Prime Wetlands Survey, they would have to find some grant money. S. James said he does a lot of wetland permits on the business side and prime wetlands are hard to deal with and in the end he is not sure how much protection it affords. S. James said he is for conservation protection but not sure how effective it is. He said it is along the same idea of a Local River Advisory Committees and again not sure how much protection they afford in the end either. S. James said in his opinion he doesn't think this defines a great program. B. Kruse said right now the study is on the backburner

S. James said he liked the 5th recommendation that talks about an audit of the Zoning Regulations. He said maybe this is something the SNHPC could help with. B. Kruse said she would think an audit of the Zoning Regulations would come from the Planning Board. Chair Girard asked if the CC wants the Planning Board to approve the NRI plan. B. Kruse said the CC is presenting the NRI to the Planning Board for consideration as an update to the NRI chapter in the Master Plan. A. Hall asked if they should move this to a public hearing. March was suggested then April. S. James said they have 3 plans now, the OSP, NRI and the Energy Plan which is almost done. He suggested having a public hearing for all 3 when the Energy Plan is finished. C. Robie asked if the NRI was available for the public to view. B. Kruse said she believes it is on the website and will check and if not will put it on the website. Chair Girard said there are some corrections to be made. B. Kruse said Moosewood Ecological considers themselves done. Chair Girard said so any corrections and typos have to be done by the Planning Board? B. Kruse said they have the NRI on a cd. B. Kruse said if you are going to produce the large size maps to use they should be somewhere accessible like on a map rack here in the meeting room S. James said to keep it simple approve the plans as they are and then have the combined maps separate to use as a planning tool. Chair Girard suggested the NRI be referenced as the Master Plan is already 2 sections. B. Kruse said it would replace what is

already in the Master Plan. B. Kruse said her copy of the NRI would be in the CC filing cabinet in the hallway.

Capital Improvement Plan (CIP)

Chair Girard said the CIP has expired. She said S. Robichaud called the LGC for a legal opinion on whether impact fees could still be collected and LGC said yes. LGC said the Planning Board needs to vote to extend the current CIP for another year. Chair Girard suggested extending the CIP until the new CIP is completed. A. Hall **motioned** to extend the current CIP 2006-2011 to extend one year or until the updated CIP is finished and adopted. K. Byrd **seconded**. **All were in favor**.

The next Planning Board meeting is February 15, 2012 at 7pm at the Town Hall. Chair Girard said the 7-lot Final Major Subdivision Map 410 lot 046 Michael Thompson 564 Old Candia Road is scheduled for the meeting and asked the Board to please be prepared.

A. Hall **motioned** to adjourn at 8:20 pm. J. Lindsey **seconded**. **All were in favor**.

Respectfully submitted
Sharon Robichaud
Land Use Secretary