



Town of Candia

LAND USE OFFICE

74 High Street

Candia, New Hampshire 03034

(603) 483-8588

Candia Planning Board Agenda

Wednesday, January 7th, 2026 @ 6:30pm

Call to Order: Pledge of Allegiance: Roll Call:

New Business:

- **Amendments to the Candia Zoning Ordinance for the 2026 ballot & Planning Board Regulations:**

1. Solar – create ordinance to regulate both accessory and primary
2. Add “Driveway” definition to Zoning Ordinance
3. Add light pollution ordinance
4. Contiguous Frontage
5. ADU submittal with major subdivisions
6. Lighting amendment to include minimal needed and motion sensors

- **Case #25-009 (MAJOR Subdivision):**

Applicant: Franklin-Verra & Associates, Inc., 143 Raymond Road, Unit 4, Candia, NH 03034; **Owner:** Shawn E. Reed Family Revocable Trust, 113 South Road, Deerfield, NH 03037; **Property Location:** Diamond Hill Road Candia, NH 03034; Map 409 Lot 142 & 143; **Intent:** Create two new building lots from 143 and definitively define Lot 142, shown as a Lot of Record on plan D-3748 R.C.R.D.

Note: Upon a finding by the Board that the application meets the submission requirements of the **Town of Candia Major Subdivision Regulations**, the Board will vote to determine if the application is complete. If the application is deemed complete, the Public Hearing will be held. If the application is deemed incomplete, the Public Hearing will be cancelled. Should a decision to approve or disapprove the application not occur at the public hearing, the application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Old Business:

- **Case #25-008 (MAJOR Subdivision & Site Plan):**

Applicant/Owner: James Logan, London Bridge South, Inc. 273 Currier Road Candia, NH 03034; **Property Location:** 466 & 476 High Street Candia, NH 03034; Map 405 Lot 29 & 30; **Intent:** Construct a 50-unit condominium-style elderly housing development.

Other Business:

- Approval of Minutes: 12.17.25
- Town Planning
- Any other matter to come before the Board

Public Comments:

This public body may enter into one or more nonpublic sessions as permitted under RSA 91-A:3, II

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<https://us02web.zoom.us/j/89729169601?pwd=ar6XkA6hwqYHIUBmBonqj1PKBuOBjn.1>

Meeting ID: 897 2916 9601 Passcode: 870636 or dial: +1 646 931 3860 US

***PLEASE NOTE: The chat feature of Zoom is not monitored. If you would like to speak, you must utilize the “raise hand” feature and wait to be called upon by the Chair.**

If you have any questions, please contact the Land Use Office at 603 483-8588.