



TOWN OF  
*Candia, New Hampshire*



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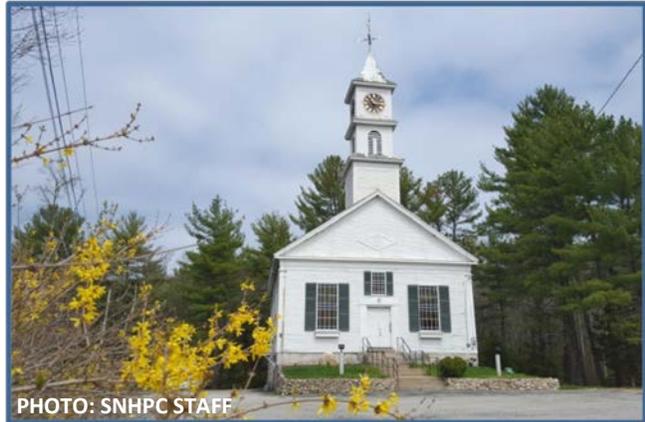


PHOTO: SNHPC STAFF

## **Our Town Vision: Candia 2017-2027 Master Plan**



PHOTO: SNHPC STAFF

**Date of Adoption:** \_\_\_\_\_

## **Acknowledgements**

This Master Plan was developed over the 2016-2017 Planning Board term.

### **Candia Planning Board**

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RESOLUTION OF APPROVAL  
TOWN of CANDIA MASTER PLAN UPDATE  
Candia Planning Board

WHEREAS, New Hampshire State Statutes 674:4 Master Plan Adoption and Amendment provides that the Planning Board may, according to the procedures required under RSA 675:6 adopt the master plan as a whole, or may adopt successive sections or parts of the plan. Sections or parts of the plan shall correspond with major geographical sections or divisions of the municipality, or with the functional elements of the plan, and may incorporate any amendment, extension, or addition to the plan; and

WHEREAS, the Planning Board's Master Plan Steering Committee has prepared a draft Master Plan Update for the Town of Candia in compliance with RSA 674:2, which sets forth the purpose and description of the master plan; and

WHEREAS, the Planning Board has provided copies of the draft Master Plan Update on the town website and at the Town Hall and Town Library affording the citizens of the Town of Candia and surrounding units of government, all other relevant agencies to review and comment on the draft Plan; and

WHEREAS, the Planning Board in accordance with RSA 675:6 has held a properly noticed public hearing on \_\_\_\_\_ to review the draft Master Plan Update in accordance with RSA 675:7; and

WHEREAS, at the public hearing held on \_\_\_\_\_, the citizens of the Town of Candia were provided an opportunity to offer oral and written comments on the draft Master Plan Update, which comments the Candia Planning Board has taken into consideration; and

WHEREAS, on \_\_\_\_\_, the Planning Board voted in the affirmative by a majority of its members to adopt a Resolution approving the Master Plan Update and recommending adoption of the Master Plan Update; and

NOW, THEREFORE, BE IT RESOLVED, Town of Candia Planning Board does hereby approve the Master Plan Update document, titled "Our Town Vision: Candia 2026 Master Plan" with notation that the Plan was approved by the Planning Board on \_\_\_\_\_, including all maps, descriptive narrative and recommendations therein.

CERTIFICATION OF ADOPTION:

Offered by:

Supported by:

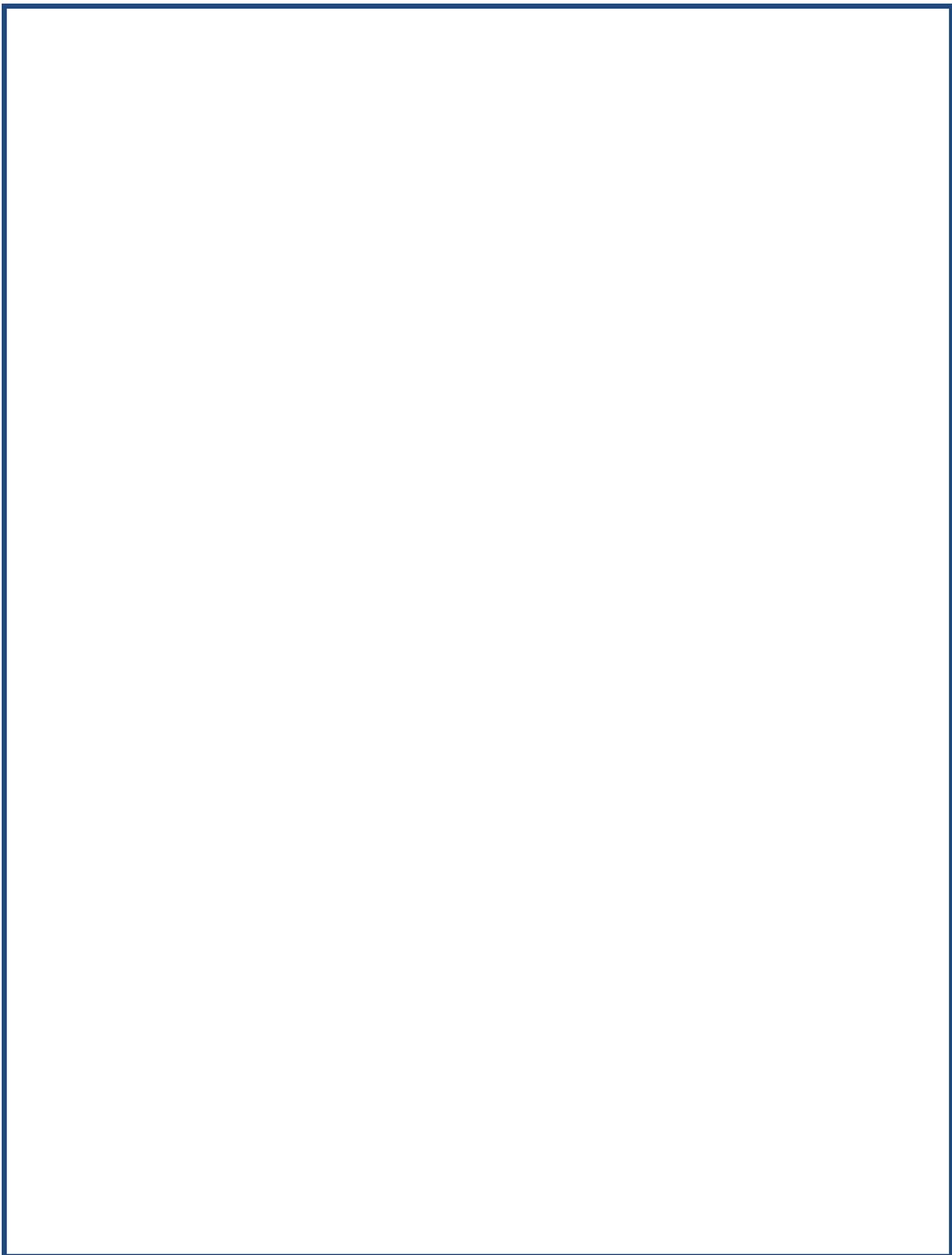
Yeas:

Nays:

Absent:

I, Sean James, Chair of the Planning Board of the Town of Candia, Rockingham County, New Hampshire hereby certify that the foregoing resolutions was adopted by the Planning Board by a roll call vote at a regular meeting of the Board held on \_\_\_\_\_, in compliance with RSA 675:6.

\_\_\_\_\_  
Sean James, Chair, Planning Board



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## Chapter 1 – Overview

### Introduction

Future land use decisions made by the Town of Candia will have a fundamental impact on the character and quality of life of the community for years to come. Candia is a small bedroom community (population less than 4,000 people) located within the greater City of Manchester Metropolitan area. Although the Town's population growth and economy has slowed considerably since 2000, it is anticipated that with the widening of I-93 from the Massachusetts state line to the City of Manchester and continued growth along the NH Rt. 101 corridor between Manchester and the Seacoast, the Town of Candia will experience increased growth in the future. Recent community changes from participation in the Manchester School District (high school) to Pinkerton Academy in the Town of Derry will also create new growth for the town. Pressures to change and grow will have an impact on the community, the School District and other public services during the life of this Master Plan and beyond.

The next ten years may be of one of last opportunities for Candia to protect its rural character and small town charm; minimize the impact of sprawl; and most importantly create a town center that serves at the "heart and soul" of the community. Candia is blessed with energized volunteers who have and will continue to work to improve the community and achieve the town's vision and goals.

This Master Plan is intended to assist the Planning Board in protecting and preserving the qualities on which residents place great value while allowing the Town to grow and prosper in a responsible and controlled manner. Managed and controlled growth is needed to improve the town's tax base and pay for the services that town residents deserve today and in the future. This plan sets forth the town's vision and goals for the next ten years.

## Master Plan

### WHAT IS A MASTER PLAN?

A Master Plan is a document that pulls together the desires, vision and goals of the community as they relate to land use and future growth. It acts as a "guide" for future land use decisions



PHOTO: KEN GALLAGER

and provides a framework upon which the town's zoning ordinance, and future amendments, can be based. The Candia 2026 Master Plan Update identifies and examines a wide range of physical and socio-economic facts and trends including population, housing, public services, natural resources, traffic and circulation, utilities, and land use. The implications of each are analyzed and translated into a series of goals and objectives and land use and planning strategies to be followed by the Town.

This effort culminates in the creation of a Future Land Use Plan, which identifies what the general future land use should be for all

areas of the Town for the next ten years. The Future Land Use Plan is the result of, and based upon, the entire Master planning effort.

### WHY DO WE NEED A MASTER PLAN AND WHAT WILL IT DO?

In short, the Master Plan is a well thought-out document that is intended to give long-term guidance to the daily decisions that must be made with regard to land use. Land use and development within the community can change over time. As such the Master Plan is a resource that can be referred to by the Planning Board, the Zoning Board of Adjustment, Conservation Commission, Heritage Commission, the Board of Selectmen and other similar town boards and committees in making future decisions and resolving questions relating to the community's overall growth and development.



PHOTO: SNHPC STAFF

**THE DIFFERENCES BETWEEN A MASTER PLAN AND A ZONING ORDINANCE**

The Master Plan provides general direction on the future growth and development patterns, policies, and actions of the town. While the Master Plan does not change the Zoning Ordinance or zoning of any property, it does provide guidance for the Town of Candia in developing new ordinances or making zoning changes and land development decisions. Some of the other major differences between the Master Plan and the Zoning Ordinance are as follows.

Master Plan	Zoning Ordinance
Provides a guiding vision and goals	Provides specific regulations, the law
Describes a vision for the future and provides guidance on land use for the next 10 years	Describes what is and is not allowed based on existing conditions
Includes recommendations from Planning Board, Town committees, and citizens	Addresses only development-related standards under Town control
Flexible in responding to changing conditions	Rigid, requires formal amendments

**HOW WILL THE MASTER PLAN BE USED?**

The Master Plan will be used primarily by the Planning Board, the Zoning Board of Adjustment (ZBA) and Board of Selectmen as an advisory guide in making land use decisions. It may also be used by the Conservation and Heritage Commissions as they may be involved in land use planning. Applicants seeking approval from any of these bodies will find the Master Plan to be a valuable tool for understanding the vision, goals and objectives of the Town. The Master Plan can likewise be used by other Town boards and committees as established, town residents and citizen groups to assist them in their review of issues that are land use-related.

The Master Plan also acts as the starting point for all Zoning Ordinance updates and amendments. New Hampshire State law requires that the Zoning Ordinance and zoning amendments be based upon a Master Plan. The Master Plan gives a legal basis for zoning and identifies how the Town is protecting the health, safety and welfare of the community. In the event that either the Zoning Ordinance or a decision of the Planning Board, ZBA or Board of Selectmen is challenged in court, the Master Plan will help provide the planning rationale to support the Town’s land use regulation.

The Planning Board, the ZBA and Board of Selectmen and the public should continuously reference the Master Plan to:

- Review development proposals – to confirm any given proposal meets the appropriate goals and objectives of the Master Plan.
- Review rezoning requests – to confirm the request is consistent with the future land use map, the vision and goals and strategies of the Master Plan, including the appropriate timing of the change and potential impacts on the Town.

- Provide a basis for amendments to the Zoning Ordinance and Zoning Map - to help realize and enforce plan goals and objectives.
- Understand expectations for the future land use pattern and desired land use types in the community to guide new development and redevelopment.
- Identify and recommend physical improvements to important resources such as roadways, streetscape and entryways, non-motorized pathways, parks, and public facilities.
- Provide specific design standards related to buildings, landscaping, and other site improvements for development and redevelopment throughout the community.



### **WHEN WILL THE MASTER PLAN BE UPDATED AGAIN?**

It is the duty under New Hampshire law (RSA 674:1) that every Planning Board prepares and amends from time to time a master plan to guide growth and development of the municipality. It is generally accepted and recommended that the Master Plan be reviewed and updated every five to ten years. While there is no specific mandatory timeframe under New Hampshire state law, amendments to the Plan can be made at any time or on a regular basis as changing conditions dictate. This DRAFT copy of the Master Plan was developed between April 2016 and March 2017. The final Master Plan was adopted on April 5, 2017. Therefore, it is recommended that a major review of the Plan take place within five years from the date of adoption.

The Future Land Use Plan, which is part of this Master Plan, may need to be updated more regularly as requests are made for changes in zoning designation. The correct way to deal with a request for such a change is to first examine the future land use designation to see if it matches the requested zoning classification. If it does not, then the Planning Board should first consider whether conditions or circumstances have changed since the Master Plan was updated that dictate an amendment to the Future Land Use Plan. If conditions have not changed, then a Master Plan amendment is not necessary. Likewise, the request for a zone change would also not be necessary. All zoning actions should be based upon the direction of the Master Plan.



PHOTO: SNHPC STAFF

## Chapter 2 Vision, Goals and Strategies

- **Our Town Vision**
- **Our Town: Community – Culture – Education – Recreation**
- **Goals and Strategies**
  - Natural Resources
  - Land Use & Built Environment
  - Housing
  - Economic Development
  - Community Facilities
  - Transportation
  - Cultural and Historic Preservation

## Our Town Vision

The Town of Candia utilized the services and expertise of University of New Hampshire (UNH) Cooperative Extension to conduct an extensive six-month long visioning process which resulted in a weekend Community Profile Event held at the Henry W. Moore School on April 15 and 16, 2016. A very active Community Profile Steering Committee made up of dedicated residents and town officials worked extensively to organize and plan for this event. As a result of the Community Profile event, a number of important community priorities were identified and

### Candia Community Profile 2016

*Candia 2026*

April 15 & 16

agreed upon. These priorities are summarized in the *Community Profile Summary Report, 2016*, which is available on the Town Website. Many of these priorities are also included and form the basis of the following Vision Statement as well as the

Goals and Strategies of this Updated Master Plan. The Vision Statement, Goals and Strategies were developed by the Planning Board's Master Plan Steering Committee utilizing some of the goals, policies and objectives contained in the Town's 2004 Master Plan.

The Vision Statement, Goals and Strategies as set forth herein are designed to assist the Planning Board, Board of Selectmen, Zoning Board of Adjustment, and other town boards and committees in their current and future planning activities, projects and decisions which may impact the future growth and direction of the town and community.



PHOTO: TOWN OF CANDIA

## Our Town Vision: Community – Culture – Education - Recreation

Candia residents value the community's historic and cultural resources, its natural and pristine environment, its small town character and charm, and its opportunities for involvement and quality education.

At the same time, residents recognize that Candia will change and grow. The town needs to carefully plan and prepare for the future. In doing so, Candia residents want to:

- Establish a vibrant, walkable and safe village center in the Four Corners area
- Encourage new commercial development within designated areas of the community
- Encourage greater diversity in housing choices to attract young families to the community while enabling the town's older population to age in place.

Candia residents also want to improve communication of town news and events in addition to improving internet access at town facilities. To encourage use, the town seeks to develop signage and maps detailing important historic resources and recreational spaces.

Candia residents also recognize the value and need for an economic development committee working to promote the Town of Candia and also to improve the economic resiliency and tax base.

As part of this vision, the Town of Candia strives to be a unique and vibrant community recognized for:

- A friendly and welcoming community providing exceptional quality of life and rural character
- Commitment to preserving the health, safety and well-being of its citizens
- Providing quality public education for youth from kindergarten through high school
- Excellent public facilities and services such as the library, town hall, police and fire services
- Responsible growth and planning to continue its appeal as a rural bedroom community
- Valuing natural, recreation and cultural resources
- Commitment to fiscal health and low taxes

## Goals and Strategies

Based on the information and analysis contained within this Plan, the desires of town residents as expressed through the Community Profile event and Action Committees, the input of the Master Plan Steering Committee, and the Vision Statement, the following goals and strategies are established for the Town of Candia. The goals set forth a general overall direction in achieving the Town's Vision and the strategies provide specific direction to the goals.

In its efforts to implement the goals and strategies outlined in this Master Plan, the Planning Board will work in conjunction with the Board of Selectmen, the Conservation Commission, the Heritage Commission, and other advisory boards, as well as seek input from town organizations and interested individuals. In doing so, the Planning Board recognizes that master planning must be an ongoing community commitment to ensure initiatives that benefit the community as a whole.

### Natural Resources

**Goal A – The responsible stewardship and sustainable use of Candia's natural resources in a manner that protects and enhances the town's natural environment for the benefit of current and future generations.**

Strategy #A1 – Identify and map town trails and other recreation areas.

Strategy #A2 – Manage and protect natural systems that maintain clean water, native wildlife populations, and unpolluted air.

Strategy #A3 – Prevent the further degradation of water resources and improve the quality of groundwater, wetlands, ponds, streams and rivers.

Strategy #A4 – Encourage land uses and related activities which support the economic viability of local agricultural and forestry enterprises.

Strategy #A5 – New development should be accommodated in a manner that maintains and enhances the town's scenic resources and minimizes the loss of productive farm, forest and open land.

Strategy #A6 – Preserve scenic features and open spaces that in combination help sustain Candia's rural character and ecological integrity.

Strategy #A7 – Support the efforts of local, regional and statewide conservation organizations to protect important properties in town through voluntary programs.

Strategy #A8 – Educate citizens about minimizing impacts on the natural environment. Provide information about appropriate water usage, waste disposal, and other conservation issues, especially during times of drought or other unique circumstances, through flyers, posters, news articles, education programs in the schools, and website. Continue to appoint representatives to the local river advisory committees and watershed councils.

### Land Use & Built Environment

**Goal B – Carefully plan and prepare for the future. The Town of Candia will change and grow. In doing so, Candia must do the following:**

Strategy #B1 – Protect and promote the community’s small town charm, its rural character, and its historic and cultural resources.

Strategy #B2 – The Planning Board and Conservation Commission should utilize the town’s open space plan and Natural Resource Inventory (NRI) in review of development proposals, and to guide open space, land protection, and conservation efforts.

Strategy #B3 – As recommended by the Society for Protection of New Hampshire Forests (SPNHF), the Town of Candia should consider preserving 25% of the town as open space.

Strategy #B4 – Support application of the Land Use Change Tax toward conservation and open space preservation.

Strategy #B5 – The Town of Candia should consider techniques identified in *Innovative Land Use Planning Techniques: A Handbook for Sustainable Development*.

**Goal C – Establish a vibrant, walkable, and safe village center in the Four Corners Area.**

Strategy #C1 – Work to implement traffic improvements to Candia’s Four Corners area and identify bicycle and pedestrian improvements in the area.

Strategy #C2 – Explore zoning changes to accommodate sidewalks, parking, and other infrastructure that will support small-scale retail and office development in the area.

**Housing**

**Goal D – Manage residential growth, and encourage greater diversity in housing choices to attract young families to the community and enable the Town’s older population to age in place.**

Strategy #D1 Identify sustainable rate of housing development to ensure safe and affordable housing for all Candia residents and to accommodate the town’s “regional fair share” of regional housing growth, in a manner that does not overburden public services and maintains the town’s rural character and natural resources.

Strategy #D2 – Work with the school and town assessor to conduct a school and housing enrollment study, project future enrollment, new housing in the community, and to identify how more students would impact the current facility and staffing.

Strategy #D3 – Review and revise zoning regulations as needed to support housing diversity.

**Economic Development**

**Goal E – Encourage new commercial development within designated areas of the town and work with existing businesses.**

Strategy #E1 – Create and fund an Economic Development Committee that can promote and market the Town of Candia; work to improve the Town’s tax base and economic resiliency; and enhance the Town’s commitment to fiscal health and low taxes.

Strategy #E2 – Evaluate the need to rezone and review existing infrastructure to determine how the town might support economic development.

## Community Facilities

### **Goal F – Provide quality community services, educational facilities, and gathering places such as the elementary school, town hall, police, and fire.**

Strategy #F1 – Improve communication of town news and events, as well as internet access at town facilities.

Strategy #F2 – Develop signage and maps detailing important historic resources, trails, and recreational spaces.

Strategy #F3 – Create a friendly and welcoming community promoting exceptional quality of life and rural character.

Strategy #F4 – Support quality public education.

### **Goal G – Plan for adequate facilities and services to accommodate anticipated future demands.**

Strategy #G1 – A Capital Improvements Program (CIP) Committee will be created to oversee a study of the town’s existing infrastructure and public facilities, and develop a long-term plan related to identified needs.

Strategy #G2 – Maintain a CIP and budget to schedule capital improvements in facilities in the town’s CIP.

## Transportation

### **Goal H – Improve the condition of Candia’s current roads by means of a bond.**

Strategy #H1 – Roads have suffered from lack of timely repair and maintenance for a number of years. Road surfaces only last an average of 12-15 years. Many roads are now in need of attention. Timely repairs are an excellent investment to save on long-term costs. A bond would enable the Road Agent to improve the roads; make the roads safer for vehicles, pedestrians, and bicyclists; and save vehicle maintenance costs for residents.

### **Goal I – Improve traffic conditions, especially safety, on Routes 43 and 27 by applying for the State of New Hampshire to build a roundabout southeast of Four Corners, and build and improve adjacent roads.**

Strategy #I1 – Support a warrant article to fund an engineering study of proposed roadway alignment improvements between NH-43 and NH-27 in the Four Corners area.

Strategy #I2 – Based on results of this study, consider applying for state and federal funding under the state’s Transportation Improvement Plan (TIP).

### **Goal J – Enact a new Impact Fee structure that allows Candia to assess fees from developers. Such fees could be used town-wide to make improvements to help offset the burden of new development on current taxpayers.**

Strategy #J1 – Update the town’s previous transportation impact fee.

**Goal K – Improve the safety of children walking from the public schools in the Four Corners area to the Candia Youth Athletic Association Building.**

Strategy #K1 – Apply for a grant from NH Department of Transportation to build sidewalks and improve pedestrian crossings and signage in the Four Corners Area.

**Goal L – Improve road signage and public safety; work with the NH Department of Transportation.**

**Goal M – Encourage the State of New Hampshire to construct a Park-and-Ride facility and parking lot at Exit 3.**

**Goal N – Maintain town ownership of Class 6 roads and access to legal trails.**

Strategy #N1 – At a minimum, require that new development served by Class 6 roads is only permitted if the road is upgraded to town standards and that the cost of the upgrade is funded by the developer.

**Goal O – Continue to designate a representative to the SNHPC Transportation Advisory Committee, and be active in transportation plans and studies.**

**Cultural and Historic Preservation**

**Goal P – Preserve Candia’s rural character, traditional settlement patterns, and cultural heritage.**

Strategy #P1 – Maintain and upgrade Candia’s historic built environment and promote greater appreciation of the town’s heritage.

Strategy #P2 – Encourage new development in a manner that maintains and enhances the town’s historic resources and working landscape, in keeping with current architectural standards.

Strategy #P3 – Encourage the preservation and use of historic properties, both publicly and privately owned (e.g. Fitts Museum and original Smyth Memorial Building).

Strategy #P4 – Develop a listing of endangered properties, including historic buildings, barns, landscapes and/or open space settings for historic districts. Explore ways to preserve such features (e.g. through regulatory “adaptive reuse” provisions, overlay districts).

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PHOTO: SNHPC STAFF

### Chapter 3

## Opportunities, Constraints & Strategies for Candia's Important Planning Areas

- **Important Planning Areas: Opportunities, Constraints, and Strategies**
  - Area 1: The Four Corners Area – Town Center
  - Area 2: The "Other Villages" in Candia
  - Area 3: Main Street & Raymond Road
  - Area 4: Lands South of NH Route 101
  - Area 5: Exit 3 and Old Candia Road
  - Area 6: Rural Residential Lands
  - Area 7: Town's Conservation Lands

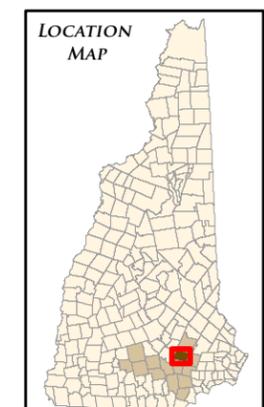
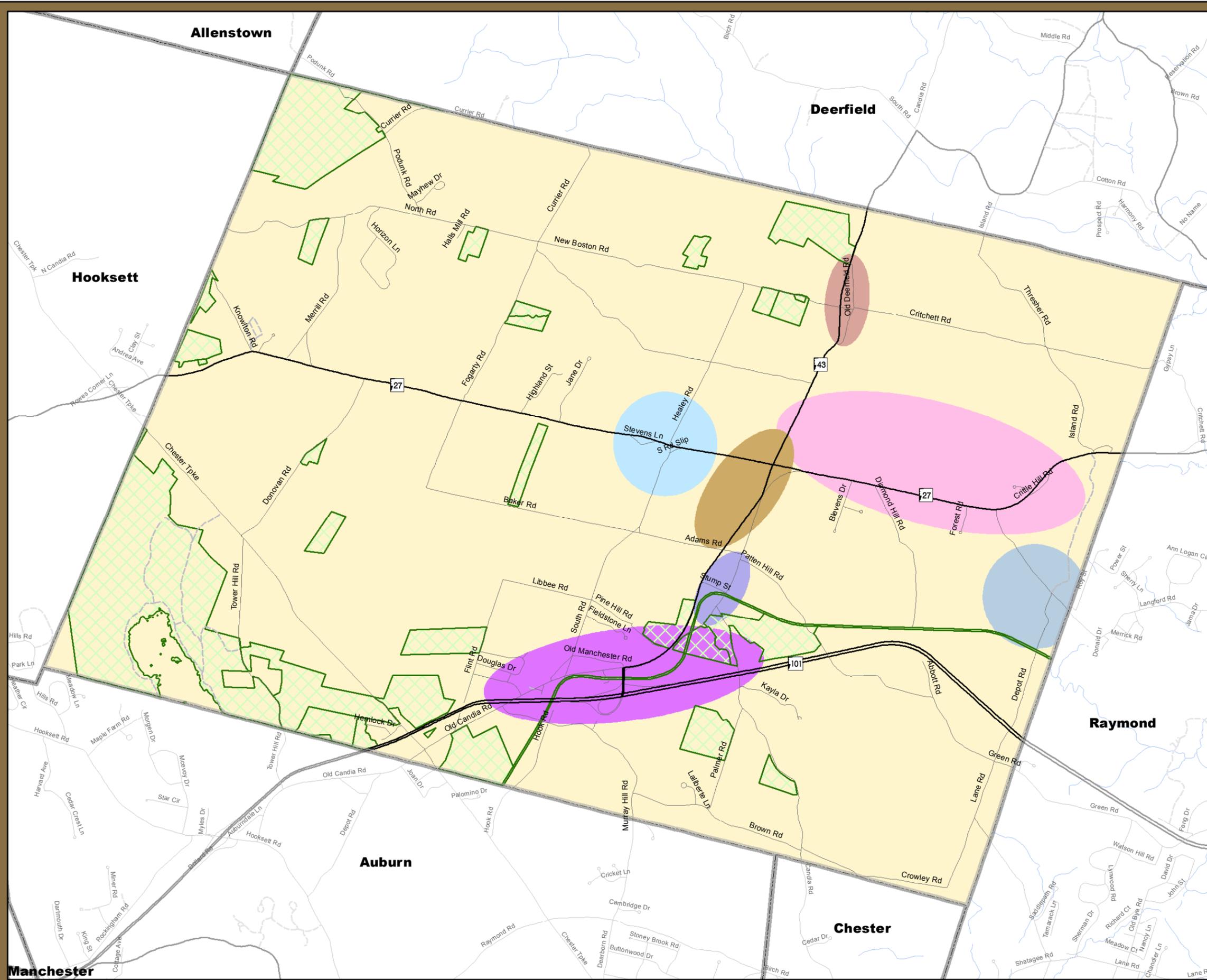


# CANDIA, NH

## IMPORTANT PLANNING AREAS

### PLANNING AREAS

- RURAL RESIDENTIAL
- CANDIA VILLAGE
- DEPOT VILLAGE
- EAST CANDIA
- EXIT 3
- FOUR COUNERS
- RT 43 AND RT 27 CORRIDOR
- THE HILL
- CONSERVATION LANDS
- STATE ROUTES
- LOCAL ROADS
- PRIVATE ROADS
- TOWN BOUNDARY
- NHDFLOWLINE



**Data Sources:**  
 Grant Digital Data (1:24,000)  
 NH Department of Transportation  
 Town of Candia

The individual municipalities represented on this map and the SNHPC make no representations or guarantees to the accuracy of the features and designations of this map.

This map is prepared for planning purposes only and is not to be used for legal boundary determinations or for regulatory purposes.

Map Produced by GIS Service SNHPC 2016.  
 Contact: SNHPC, [gis@snhpc.org](mailto:gis@snhpc.org) or (603) 669-4664



Manchester

## Important Planning Areas: Opportunities, Constraints and Strategies

The seven important planning areas as shown on the previous Map (p. 20) are identified by the Master Plan Steering Committee because these areas have the greatest potential for change, development or redevelopment over the next 10 years.

As such this section of the Plan identifies the key opportunities and constraints facing each area and sets forth a variety of land use and planning related strategies to assist the Planning Board and Town in guiding the future growth and development of these important parts of Candia.

### Important Planning Areas

#### **Area #1– The Four Corners Area – Town Center: Opportunities and Constraints**

- Historic patterns of compact development patterns/mixed use
- Opportunity to create a true “town center” for the community including public spaces/community center
- Opportunity to connect public facilities, school, parks and CYAA through walking paths
- Opportunities to improve traffic flow and safety at major intersections
- Opportunities to expand residential to west and east (e.g. The Hill) and establish new design and architectural standards
- Constraints:
  - No sidewalks
  - Large minimum lot size
  - Lack of on-site sewage capacity
  - Limited commercial & mixed use
  - Limited residential housing
  - Brownfields Sites
  - Increasing through traffic to Deerfield and Raymond, and unsafe intersections



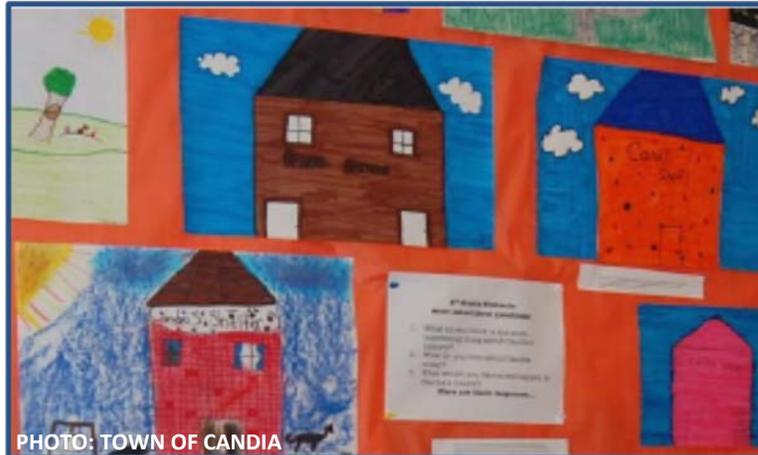
PHOTO: GOOGLE STREET VIEW

**Area #2 – The Other Villages: Opportunities and Constraints**

- High Street, Candia Village, Candia Depot, East Candia, and Beane Island
- Cemeteries - opportunity for walking trails
- Villages offer opportunities for residential, senior housing ,and small neighborhood oriented commercial uses
- Pre-1900 Homes - opportunities for historic districts and historic preservation
- Constraints:
  - Limited parking/no sidewalks
  - Large minimum lot size
  - Lack of on-site sewage capacity

**Area #3 –Main Street & Raymond Road – NH Route 27 and 43 Corridors: Opportunities and Constraints**

- Proximity to Four Corners Area
- Zoning in place for commercial growth and redevelopment with buffers to river
- Gateway corridor to Raymond and Four Corners Area – existing County Courthouse & Post Office
- Opportunities for street and transportation improvements
- Constraints:
  - No street lighting/landscaping
  - Brownfields Sites
  - Lack of on-site sewage capacity
  - Poorly designed intersections



**Area #4 – Lands South of Rt. 101: Opportunities and Constraints**

- Opportunities for new subdivisions and continued residential growth
- Impacts Crowley Development in Chester
- Poor roads, access and circulation
- Prime farmland soils, forests and conservation lands – Murray Mill Brook and Fordway Brook
- Good soils for on-site septic and aquifers for wells
- Mix of small and large lots

**Area #5 – Exit 3 and Old Candia Road: Opportunities and Constraints**

- Existing industrial land & potential future growth
- Only existing gas station in area
- Town owned land – prime land for commercial use
- Opportunities for sustainable quality growth and architectural controls
- Transitions to Old Candia Road north
- Gateway to Candia – first impressions
- Proximity to NH Route 101 traffic/high visibility and access
- Need wayfinding/signage to direct people to Four Corner and tourist attractions
- Constraints:
  - Limitations placed on Town owned land
  - Transportation improvements needed
  - Insufficient on-site sewage capacity
  - Lack of favorable zoning
  - No focus to economic development planning & coordination

**Area #6 – Rural Residential Lands: Opportunities and Constraints**

- Large lot settlement patterns – older homes NH Route 27 – High Street west
- Rockingham Rail Trail opportunities
- Poor north/south road connections
- Many Class VI roads closed – potential trail opportunities
- Existing golf course – poor access/signage
- Predominately detached single-family homes
- Significant natural features – large wetland complexes/large lots/wildlife habitat

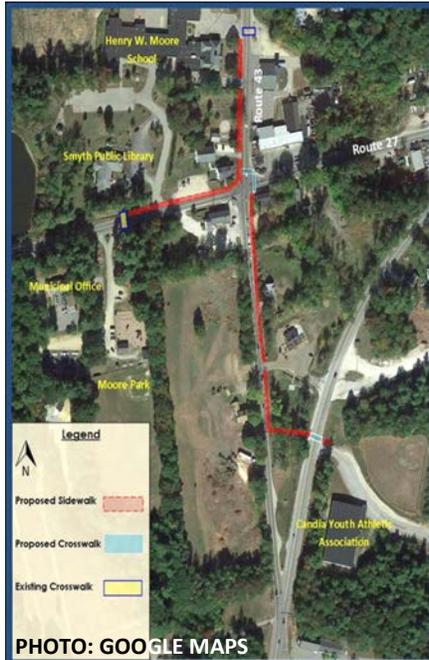
**Area #7 –Conservation Lands: Opportunities and Constraints**

- Opportunities for greater land conservation
- Combination of public and private conservation lands
- Land use change tax penalties – opportunities to dedicate more funds to conservation
- Constraints:
  - Market forces
  - Existing zoning



### **PLANNING AREA 1: The Four Corners: Town Center**

The Four Corners is viewed as the Town Center of Candia. It is named after the major crossroads of state highways which join at the only traffic signal in Candia, e.g. the intersection of NH Routes 27 and 43. The Four Corners includes lands to the north and south of this intersection along NH Route 43. It also extends east along NH Route 27 and west and includes what is locally known as “The Hill”.



The Four Corners area contains many of the Town’s important public facilities, including the Henry Moore School, the Town Office and Police Building, the Library, the Fire Station, and Moore Park, a recreational facility and skate park for town residents. There is also a variety of existing commercial uses, including a mixed use building containing a pizzeria with an upstairs apartment, a funeral home, a former auto showroom (which is now a trailer and truck equipment dealer), an automobile junk yard and truck/cargo storage yard, the CYAA facility and associated ball fields, a town cemetery, a church, and a new vegetable and farmer’s market. A number of older residential homes are scattered throughout the area. In recent years, several of these properties have been sold and the land has been timbered creating opportunities for potential new reuse or redevelopment.

The Four Corners provides the Town of Candia a true town center and an opportunity to create a sense of place for the community. There is a history and a sense of new beginnings in the Four Corners which will require careful planning. The Town’s Vision and Goals to establish a vibrant, walkable and safe village center and create a new Village Zoning District can be achieved within the time horizon of this master plan through the land use and planning strategies outlined herein. Implementing these strategies will take time and will require continued public support and the commitment of town officials and town residents to make it happen.

The Four Corners is currently zoned a combination of MX - Mixed Use and Zone R - Residential District. The minimum lot size in Zone R is 3 acres and 2 acres in the MX District with a 200-foot lot width and frontage requirements. These minimum lot size and width requirements make it difficult if not impractical to attract and accommodate new growth and sustainable development in the Four Corners. With increasing public interest to create a sense of place and a vibrant town center, it is clear that a better understanding of the physical limitations and opportunities of the land to accommodate additional septic systems and new wells must be explored as a first step in working to achieve a new Village Zoning District for the community. As such the following strategies are set forth for implementation by the Town.



**Future Land Use – Mixed Moderate Density Residential and Small Scale Commercial Compatible with a Village Setting**

**Land Use and Planning Strategies**

1. The Planning Board should conduct a careful land use and infrastructure analysis of the Four Corners Area by specifically examining:
  - a. Existing soil conditions and opportunities and constraints for new septic systems;
  - b. Existing well data, wellhead protection areas and groundwater conditions and opportunities for new wells for drinking water supply; and
  - c. Existing natural and built conditions, including existing lot sizes and lot lines, topography and natural hydrology and future build out opportunities and limitations. These factors could have an impact in shaping new zoning standards for a variety, type and density of new land uses compatible with a traditional village town center, including housing, mixed use, and small scale commercial.
2. Based upon the above findings, the Planning Board will be better equipped to develop a new Village Zoning District for the Town, combining where feasible or expanding as practical, the existing MX – District and R – Residential zones to form new zoning boundaries and regulations for the area. In developing the Village Zoning District, both innovative land use techniques and traditional neighborhood design (TND) principles should be considered, including incentives for compact development such as smaller lot sizes and frontage requirements, and more narrow roads.
3. A recommended Village District could extend from the Candia Courthouse west to include “The Hill” along NH Route 27 and north from Henry Moore School south to the cemetery and church located at the intersection of NH 27/43.
4. As part of developing the Village District, organize and hold public workshops and a planning charrette to seek ideas and public input, including identifying traditional building design standards and compact development guidelines consistent with the history and desired architectural character of the area. Examples of New England architectural building styles can be found in many of the existing buildings, including the Library and Town Office, the Candia Courthouse and US Post Office, the existing funeral home and mixed use building across the street, the new farmer’s market, and the existing propane company building located on NH Route 27.
5. As part of developing the Village District, consider developing a Land Use or Village Plan for the Town Center identifying specific public opportunity areas with ideas on how to expand and better use public spaces and uses (such as Moore Park, the School and Library) and how these spaces and uses could be connected through new streets, sidewalks, walking paths, including a potential village commons, a gazebo for outdoor events and social activities, and possibly a new community center. In addition, as the Town Center is developed new septic fields and wellhead areas could be used to provide a visual amenity and passive recreation/open space opportunity areas for walking paths, observation areas, open vistas, and natural vegetative and habitat areas. A good example of this type of use is the Moore School’s outdoor

educational garden/park located at the site of a former historic home which burned down next to the school.

6. It is possible this Land Use/Village Plan could be partially funded as part of SNHPC's Brownfields Program under "Area Wide Planning". There are several existing brownfields sites in the Town Center and along NH Route 27 east to Raymond. The Planning Board and Board of Selectmen could encourage property owners to participate in a Brownfields Planning Charrette where the benefits of the brownfields program can be explained and property owners can elect to have their property investigated and assessed and cleaned up for potential expansion or reuse.
7. There are several older residential structures in the Four Corners which are currently vacant or in poor condition and for sale. Several of these properties are "historic" and offer possibilities for reuse and conversion to mixed use, such as a bank, drug store and medical offices and apartments. The Planning Board may want to discuss establishing a policy encouraging adaptive reuse of existing uses before encourage allowing existing buildings to be destroyed as a way to bring back the former historic characteristics of the village center.
8. In developing the new Village District, the Planning Board should consider and provide incentives to encourage apartments above commercial uses in mixed use buildings and allow smaller lot sizes and setbacks to bring residential uses back to the Village Center. There will never be a market for new development or a vibrant Town Center without people living in and nearby.
9. The Planning Board and Board of Selectmen should coordinate with the NH DOT and SNHPC to conduct an engineering study and develop preliminary plans to secure state and federal funding to implement the recommended conceptual road realignment plan as set forth in Candia's new Transportation Plan for the Four Corners area. The proposed new roadway plan would separate "through traffic" going to and from Deerfield through the town center onto a new alignment of NH 43 and improve the traffic safety and operations of the intersections of NH Routes 27 and 43 located north, east and south of the Four Corners.
10. The Board of Selectmen and School Board should work together to develop and secure funding for the construction of a sidewalk and pedestrian crossing project in the Four Corners connecting the Moore School, Town Library, Town Office and Moore Park to the CYAA facility and ball fields. This project could also include developing pathways between these uses and could be funded as a safe route to school and transportation alternatives project through the NH DOT.

### **PLANNING AREA 2: The "Other Villages"**

There are five hamlets or "Other Villages" located in Candia, in addition to the Four Corners – Town Center. These include: Candia Village, High Street, Candia Depot, East Candia, and Beane Island (see Important Planning Area Map).

A comprehensive and detailed historic survey of these hamlets and other historic properties in Candia was conducted in 1979 as part of a cultural resource protection plan prepared for the Town. This plan was incorporated by reference in the Town's previous 1986 and 2004 Master Plans and as such is also considered an important part of this Master Plan.

As part of the cultural resources protection plan, a number of corresponding **Architectural Conservation Zones** were identified and recommended based on the potential listing of these areas to the State and National Register of Historic Places. Since the development of this plan, the Candia Historical Society and the Town's Heritage Commission have been working to list and designate these historic zones in the Town's Zoning Ordinance.



Except for Candia Depot Village, all of the "Other Villages" or hamlets in Candia are currently zoned R – Residential. The Depot Village is located along NH Route 43 near Exit 3 and is zoned Commercial and Industrial. All the hamlets are predominately residential in character, except for Candia Village which contains a general store and a church. These nonresidential uses are mostly grandfathered on lots of record which existed before current zoning regulations were put into place. To make these uses conforming and improve the sustainability of the Town's "Other Villages" or

hamlets, the current zoning should be updated to allow traditional and small scale neighborhood oriented commercial and mixed residential uses on smaller lots in these areas. This can also be accomplished by utilizing the land use and infrastructure study conducted for the Village Center as a guide for the "Other Villages".

### ***Future Land Use – Traditional Historic Village Development and Small Scale Low Density Neighborhood Oriented Commercial and Mixed Residential Use***

#### **Land Use and Planning Strategies**

1. Identify the Town's existing Architectural Conservation Zones on the Town's Zoning Map and in the Candia Zoning Ordinance as a new **Historic Village Overlay District**. The purpose of this district is to identify and recognize the town's significant historic resources and districts and encourage new development to be in keeping with the historic character and architectural integrity of these areas. Site plans and subdivision proposals in these historic overlay districts would be reviewed by the Town's Heritage Commission with recommendations provided to the Planning Board as part of the review process.
2. In developing the new Historic Village Overlay District, the Planning Board should conduct a land use and infrastructure study similar to the study conducted in the Town Center and develop consistent with the findings of the study new building and lot standards, minimum lot sizes, setbacks and allowed uses consistent with the historic development/lot pattern and character of each hamlet. Voluntary design guidelines for building size and placement and type of construction could be

- developed by the Heritage Commission and recommended to the Planning Board for inclusion in the overlay district. These studies should also examine existing septic systems and wellheads to determine similar development standards for mixed use and small scale low density neighborhood oriented commercial uses.
3. Potential design elements may include compact development areas to preserve open space, pedestrian access and open spaces and a mixture of architectural design and materials, including elements such as functional front porches, varied roof lines staggered front yard setbacks and varied single family lot sizes and block lengths.
  4. In addition, these design elements could also encourage:
    - Buildings to be built close to the street and garages to be set back at least five feet behind the main building line, including side entry garages, detached garages or accessing detached garages via a modern residential alley;
    - Utilize decorative signage and street light fixtures to enhance the historic context each historic district; and
    - Preserve existing natural vegetation through sensitive site design. These areas could serve as a natural buffer to adjacent properties and provide a visual amenity for visitors to, and residents of, the community.
  5. Once the Historic Village Overlay Districts are in place the Town's Heritage Commission should work with the NH Division of Historic Resources to designate the Town of Candia as a Certified Local Government. This designation would enable the Town of Candia to become a partner under the National Historic Preservation Act with the State Historic Preservation Office and better position the Town to be eligible for a variety of historic preservation grants, such as Preserving America Communities and Neighborhood Grant.
  6. The Heritage Commission could also aim to secure grant funding such as the State of NH's Moosehead Plate Grant to protect specific properties and purchase and install historic property and historic district markers and signs for the town's five historic districts.

**PLANNING AREA 3: Main Street & Raymond Road – NH Route 27 and 43 Corridors**

NH Routes 27 and 43 are important transportation and land use corridors in the Town of Candia. The NH Route 27 Corridor east of the Four Corners contains the Town's largest commercial and industrial zoning districts. There are many existing businesses along this corridor which are primarily automobile and truck related uses, including repairs shops, storage and sale of trailers, lifts and other truck related accessories.

Also along the NH 27 corridor is the Birchwood Plaza which contains a restaurant and several small shops and businesses. Near the shopping plaza, there is a bank and gas station. Further east along the corridor towards Raymond is a former quarry operation, a large road contractor business, a dentist office as well as a small exiting industrial park on the road leading back to the town's recycling center. This section of the corridor also contains Candia Springs, a commercial operated recreational water park. This park is a popular tourist spot in the summer. Near the Candia/Raymond town line, there is also a furniture manufacturing and retail business

as well as an existing apartment complex along with several other smaller business/commercial uses. This section of the corridor offers an opportunity for the Town to encourage additional multi-family and workforce housing.

The NH Route 43 corridor leaving the Four Corners south to the Depot Village and Exit 3 contains a mix of mostly residential homes and scattered commercial uses, including a lumber yard and hardware store and a former gas station located at the junction of Rt. 43 and Main Street. The entire west side of Rt. 43 along this corridor is currently zoned commercial and the entire east side of the corridor is zoned R-Residential. Over time as residential homes are sold and properties are merged and consolidated, there will be increased pressure for land use changes and possible increase commercial use and residential densities. The Planning Board should continue to monitor this corridor for these changes and increasing traffic volumes.

**Future Land Use – Highway-Oriented Commercial & Low to Moderate Density Residential**

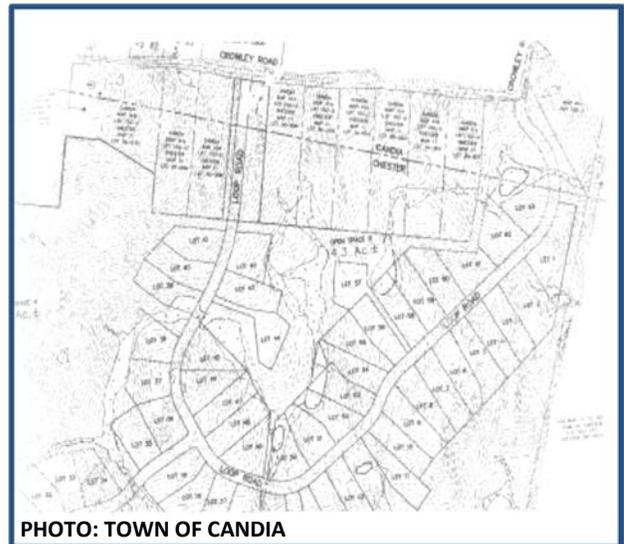
**Land Use & Planning Strategies**

1. The existing Commercial and Industrial Zoning Districts located along the north side of NH Route 27 Corridor going east towards Raymond should remain in place. These zoning districts were last amended to require a vegetative buffer to protect the adjacent Branch River and these districts provide opportunities for increased economic growth and development for the town.
2. The Planning Board should consider developing in the future, a Highway Corridor Overlay District for the Rt. 27 corridor with incentives to encourage new commerce, services and businesses serving town residents. Specialty retail and restaurants should be especially sought including encouraging attractive buildings similar to the architectural design of the Candia Courthouse and Post Office buildings near the Four Corners. The Planning Board should also explore funding opportunities and grants to develop a streetscape plan for the corridor, including street trees, landscaping and gateway treatment, including way finding signs, etc.
3. Existing R-Residential zoning located along the east side of Rt. 43 corridor should be monitored to continue to provide a transition between existing and future commercial and business use located on the west side and residential use on the east side of the road. There is a potential for new commercial and residential use along this corridor depending upon increased traffic and changing land use. There may also be suitable locations on both sides of the Rt. 43 corridor in the future for multi-family senior housing (independent living, congregate care and/or skilled nursing care).
4. The existing Commercial zoning located along the west side of the Rt. 43 corridor located within the conservation land owned by the Society for the Protection of New Hampshire Forests should be removed from the Town's Zoning Map as it is inconsistent with the intent and purpose of this conservation land.

### **PLANNING AREA 4: Lands South of NH Route 101**

This area of Candia is primarily residential in character. While there are a variety of lot sizes ranging in size from an acre to over 30 acres, the area is predominately rural residential in character. There are a number of larger lots in this area which could eventually be subdivided and developed as new subdivisions in the future. However, the largest barrier is that this area does not have convenient access and many of the connecting roads are not close to town services and facilities. In addition, much of the area contains environmentally sensitive lands, including prime farmland soils, forested wetlands and floodplains adjacent to Murray Mill Brook and Fordway Brook which have been identified as priority conservation lands in the Town's Open Space Plan and Natural Resources Inventory.

The area is currently zoned R-Residential with a three acre minimum lot size which is appropriate for future growth. A large residential subdivision is currently being planned in the adjacent Town of Chester and the primary access to this new subdivision is from Crowley Road in the Town of Candia. Crowley Road is currently undersized and the anticipated traffic on this road will have direct impacts to the Town of Candia, including increased road maintenance and snow removal costs. The Town of Candia and Town of Chester are currently communicating with the developer to identify and mitigate these impacts so these costs to Candia residents are eliminated or minimized.



### ***Future Land Use – Low Density Rural Residential and Conservation Lands***

#### **Land Use & Planning Strategies**

1. Conservation Commission should continue to work with property owners and conservation organizations to protect larger properties and wetlands through conservation easements.
2. Utilize the town's open space plan and natural resources inventory as a guide in protecting priority properties and guiding future subdivision development.
3. Maintain existing R-Residential zoning patterns and three acre minimum lot size to protect and maintain existing rural character.
4. Continue to coordinate with the Chester Planning Board in addressing development proposals located in Chester which directly impact Town of Candia.



PHOTO: GOOGLE MAPS

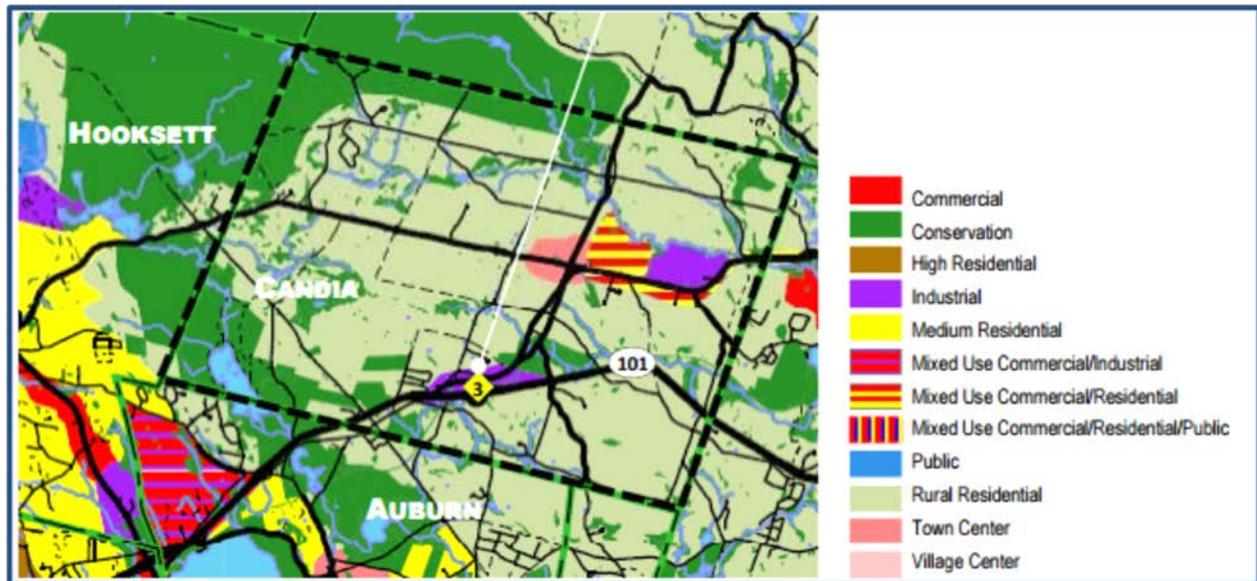
### **PLANNING AREA 5: Exit 3**

Exit 3 on NH Route 101 is one of the most important planning areas of the Town of Candia. The area includes existing and potential new commercial and industrial development sites located along both sides of NH Route 43/Old Candia Road and Old Manchester Road, directly to the east and west of the intersection.

Exit 3 is a critical area for the Town of Candia in terms of future development potential and the town's future tax base. It is also an important Gateway to the Town. The overall appearance of Exit 3 and how it is developed is pivotal to the Town's overall character and first impression to visitors and tourists as they come to or travel through Candia.

Less than half of the land parcels in the area are developed and several new building pads have been established for future use. The Town of Candia currently owns a large parcel of land located on the south side of NH Route 43. Several years ago the town voted in a condition that only a grocery store be allowed to develop on the land. To date, there has been no interest expressed for a grocery store and the town will be asking voters at the 2017 Town Meeting to remove this condition placed on the land.

The entire north of NH Route 43/Old Candia/Old Manchester Road at Exit 3 is currently zoned Commercial. The entire south side of this highway is zoned Industrial. While there are significant traffic volumes averaging between 39,000 to 46,000 vehicles a day passing through Exit 3 on NH Route 101, on average about 8,600 vehicles currently get off and on Exit 3 every day and travel north on NH Route 43 through Candia. About 5,000 of these vehicles travel through the Four Corners to the Town of Deerfield to the north. This traffic is projected to increase significantly over the next ten years. Given the lack of public water and sewer as well as



proactive economic development on behalf of the town, there has not been substantial development interest at Exit 3. The only new business use in the area is the Irving Gas Station and a paintball park located across the street. Promoting new development at Exit 3 Area is a key economic development goal of this master plan.

### **Future Land Use – *Planned Commercial and Industrial***

#### **Land Use & Planning Strategies**

1. The Town should establish a formal Economic Development Committee under the authority of the Board of Selectmen to study, advise, and recommend actions to be made on behalf of the Town of Candia to promote and market the Exit 3 area for future growth and development.
2. The Economic Development Committee can begin by (1) preparing an existing business inventory and talking with existing business owners identifying current needs and actions where the town can help promote the area; (2) conduct a Strengths, Weakness, Opportunity and Threats (SWOT) analysis which can be used to identify specific goals and strategies for the area; (3) work with real estate professionals and economic development firms to conduct market analysis and gather economic development data; (4) work with the SNHPC to designate through NH DRED approval an economic revitalization tax credit district for the area, including assisting the town in writing and seeking grants for economic development planning assistance; and (5) conducting and updating the target industry analysis previously prepared for the town through SNHPC assistance (a copy of this cluster analysis is provided on next page).
3. Examine the existing Commercial and Industrial zoning districts at Exit 3 – regulations and location to identify potential changes which could help promote the growth of the area.

4. The Economic Development Committee could also work with the Candia Planning Board in addressing future development proposals in the area which directly impact Town of Candia, including assisting the Town of Candia in marketing and promoting town owned land at Exit 3 including facilitating a public workshop seeking public input.
5. The Economic Development Committee could assist the Board of Selectmen and Planning Board in working with NH DOT to address future transportation improvements at Exit 3 both related to the traffic impacts of new development and new proposed improvements such as creating a landscaped center in the existing NH Route 43 raised median; installing decorative street lighting along the highway to create a sense of place and gateway into Candia; and working with NH DOT to establish a Park-and-Ride facility.

### **PLANNING AREA 6: Rural Residential Lands**

The rural residential lands of Candia represent the largest planning area in town. This area occupies much of the central and western portions of Candia and consists predominately of detached single-family homes on large lots. There are also smaller residential lots and a somewhat built up area near the Candia/Hooksett town line which contains a small general store, including the Country Lane Manor mobile home park. Former farms and several retail and wholesale nurseries and small agricultural operations such as a vineyard also exist. These land uses have helped to keep the rural residential character of the area in place. The area also contains a golf course and a number of former Class VI roads which have been closed, but offer existing and future trail opportunities for town residents. The former Rockingham Rail line also runs through the area in an east and west direction.



Much of west Candia is also hilly with sloping lands and wetland complexes which provide for open space, groundwater recharge and wildlife habitat. There is also a portion of Bear Brook State Park in the upper western corner of town and part of Tower Hill Pond in the lower western corner of town. There are also scattered pockets and parcels of protected conservation lands and easements most of which are privately owned but some public access lands (See Candia's Conservation Lands Map). The entire planning area is currently zoned R-Residential which requires a minimum lot size of three acres. The following land use and planning strategies are identified for this area.

#### **Future Land Use – *Low Density Rural Residential and Agriculture***

##### **Land Use and Planning Strategies**

1. Create a new R-Rural/Agricultural Zone with similar standards to the existing R-Residential District, but also include agricultural friendly regulations which enhance rural character. Evaluate where this new zoning district should be established.
2. Evaluate the existing R-Residential District to allow a minimum lot size of two acres depending upon availability of suitable soil conditions for both on-site septic and water systems.

3. Evaluate and consider adding to Town's Subdivision Regulations a variety of performance based land development techniques such as lot size averaging which would require the average size of all the lots in a proposed subdivision be equal to or greater than a specified minimum lot size such as three acres in exchange for a specified percent of open space and conservation lands.

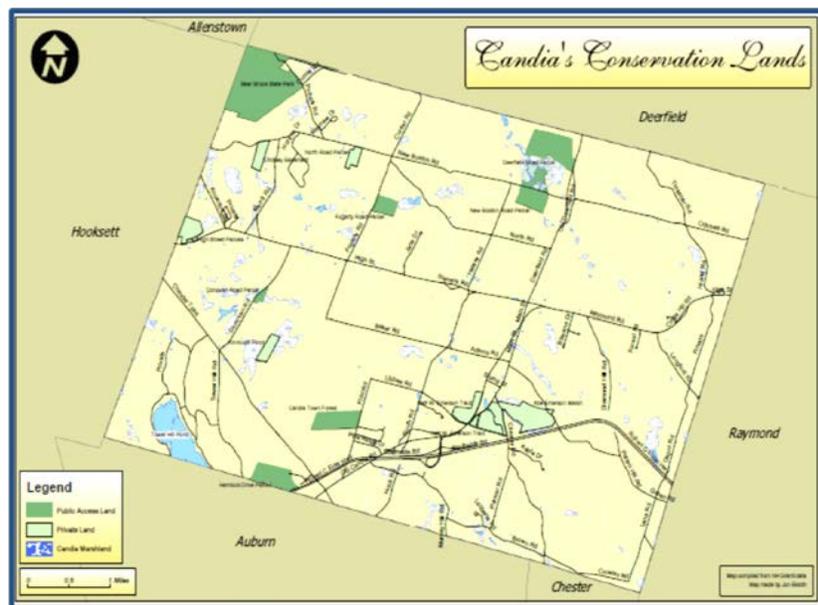
### **PLANNING AREA 7: Conservation Lands**

Candia's conservation lands are an important part of the community. These lands consist of privately owned lands which have been protected as open space typically through conservation easements and publicly owned lands, including town and state-owned forests and parks. Most of these lands are shown on Candia's Conservation Lands Map. They are also included as part of the Town's Zoning Ordinance as a Conservation Lands Overlay District. The Society for Protection of Natural Forests recommends that communities should strive to obtain 25% of the town set aside in open space and conservation. The Town's Open Space Plan and Natural Resources Inventory identify the priority areas for future conservation and open space in Candia. It is important that the Town of Candia, the Planning Board and Conservation Commission continue to work protect these priority areas and preserve the town's rural character. Toward this goal, the following land use and planning strategies are identified.

#### ***Future Land Use – Protected Open Space and Conservation***

#### **Land Use and Planning Strategies**

1. Encourage and support the Conservation Commission in continued open space acquisition and conservation protection of sensitive and important natural features and lands as outlined in the Town's NRI and Open Space Plan.
2. Set aside 100 percent of the town's land use change tax penalties for use in conservation and open space protection.





## Chapter 4 Community Snapshots, Issues, and Trends

- **Population Snapshot**
- **Housing Snapshot**
- **Natural Resources Snapshot**
- **Economic Development Snapshot**
- **Transportation Snapshot**
- **Land Use Snapshot**
- **Zoning Snapshot**

## Population Snapshot

### Our Current Population

#### Overview

- Population: **3,909 (2015)**
- Median Age: **47 years**
- Minorities: **2.7%**
- Disability: **5.8%**
- Households: **1,466**
- Average Household Size: **2.67**
- Average Family Size: **2.89**

#### Education

- High School Graduates: **94.7%**
- College Graduates: **24.2%**
- Advanced Degrees: **9.2%**

#### Households

- Family Households
  - With children under 18 years: **33.4%**
  - Single Parent: **8.0%**
- Persons 65 years+: **19.9%**
- Individuals Living Alone: **13.0%**
  - 65 years+: **5.0%**

#### Income

- Median household income: **\$93,977**
- Median family income: **\$98,333**
- Households earning over \$150,000: **18.2%**
- Families below poverty level: **1.5%**
- Individuals below poverty level: **3.8%**

### Population Trends Today and Tomorrow

- According to the State Office of Energy & Planning, Candia's population has been declining and has not changed since 2000
- Median household and family income has increased 53% and 46.8% respectively since 2000
- Number of families today below the poverty level has decreased by 34.7%
- Candia's Average Household Size has decreased 7.2% since 2010
- Candia's Birth Rates have been declining since 2009 and are projected to hit new lows by 2020 (25 births per year)
- School (K-8) enrollment has declined by 26.9% between 2007 and 2016
- Family households with children under 19 years has declined 25.9% since 2000
- Candia's young adult population (ages 20-34) has declined by 23.8% since 2000
- Number of Seniors (aged 55 and over) has grown by 106% since 2000
- Candia's Median Age of 47 years has increased 25% since 2000
- By 2025, Candia's population is projected to grow to 4,290 (9.7%) (According to SNHPC)



## Housing Snapshot

### Candia Today

**Total Housing Units: 1,520** (Census, 2014)

#### Home Ownership (Census, 2014)

- Owner Occupied: **93.8%**
- Renter Occupied: **2.6%**

#### Age of Structures (Census, 2014)

- Built Before 1970: **36.5%**
- Built Since 1990: **63.5%**

#### Housing Type (2015, Property Tax Records)

- Single Family: **1,415\* (93%)**
- Duplex & Multiple Family, including Apartments: **61 (4%)**
- Mobile Homes: **43 (2.8%)**
- Mixed Use: Dwelling & Retail in Same Building: **3 (0.2%)**

#### Housing Cost

- Median Household Value: **\$254,000**
- Median Gross Rent: **\$853**

#### Building Permits

- Average number of building permits issued annually: **10.5**



PHOTO: HUGH MANATEE

\*Includes in-law apartments and two or more dwellings on one lot

### Candia Tomorrow

- Total number of housing units in Candia have grown by **9.8%** between 2000 and 2015 – an average of 9 units per year
- Between 2000 and 2014, Candia's single parent population increased by **66.2%** and individuals living alone who are 65 years or older increased by **69.7%**
- It is anticipated that affordable housing will be needed in Candia for single parent and younger families and aging seniors (55 years and over) to reverse declining birth rates and school enrollment and provide safe and sanitary housing for elderly citizens
- It was projected by SNHPC between 2000 and 2015 total number of dwelling units would increase from 1,384 to 1,632 (**17.9%**). This did not happen.
- Median household value grew by **64%** between 1990 and 2000.
- While single family detached dwellings will continue to be predominant housing type more diverse housing types and values may be needed to attract young families and aging seniors
- Quality, modest-sized homes oriented to young families, empty-nesters and other small households will be needed, including more affordable housing options
- Candia needs to begin to plan for affordable housing for both younger adults and senior citizens

## Natural Resources Snapshot

### Candia Today

(From Candia Natural Resources Inventory, 2011)



PHOTO: CANDIA NRI

### Topography

- 30.6 square miles; 19,557 acres
- Rolling hills
- Extensive wetland system

### Water Resources

- HU 12 Watersheds
  - Cohas Brook – 7,020 acres
  - Lamprey River – 11,971 acres
  - Exeter River – 174 acres
  - Suncook River – 146 acres
- Waterbodies
  - Tower Hill Pond: 157 acres
  - Hall Mountain Marsh: 25 acres
  - Unnamed North Branch tributary – 30 acres
  - Kinnicum Pound – 3 acres
- Watercourses
  - North Branch River – 4.7 acres
  - Murray Mill Brook – 2.6 acres
  - Moose Meadow Brook – 2.5 acres
  - Maple Falls Brook – 2.6 acres
  - Hook Brook – 1.9 acres
  - Fordway Brook – 1.2 acres
- National Wetlands Inventory – 1,587 acres
- Hydric Soils
  - Very Poorly Drained – 1,231.8 acres
  - Poorly Drained – 3,081.7 acres

### Local Organizations

- Lamprey River Watershed Association
- Bear Paw Regional Greenways

### Soils

- Agriculture
  - Prime farmlands – 406.2 acres
  - Farmlands of Statewide Significance – 157.1 acres
  - Farmlands of Local Significance – 1,618.6 acres
- Forest Soils
  - Group IA – 4,948.1 acres
  - Group IB – 9,366.4 acres
  - Group IC – 540.8 acres

### Open Space

- Abe Emerson Marsh – 105.5 acres
- Bear Brook State Park – 292.4 acres
- Natt W. Emerson Tract – 34.1 acres
- Manchester Water Works Land – 1,125.8 acres
- Conserved Open Space – 271.4 acres
- Unprotected Open Space – 286.2 acres

### Wildlife Habitat (NHFG Wildlife Action Plan, 2005)

- Marsh and Shrub Wetlands – 691.3 acres
- Peatlands – 341.2 acres
- Floodplain Forests – 6.6 acres
- Forested Wetlands – 805.9 acres
- Ponds – 367 acres
- Rivers and Streams – 66.4 miles
- Riparian Areas – 4,795.1 acres
- Hemlock-Hardwood-Pine Forests – 11,017 acres
- Appalachian-Oak-Pine Forests – 6,995.2 acres
- Ridge or Talus Slopes – 14.9 acres
- Steep South-facing Slopes – 5 acres
- Grasslands – 1,214.4 acres



PHOTO: SNHPC STAFF

**Economic Development Snapshot**

**Candia Today**

**Employment and Wages (2015)**

*Goods Producing Industries*

Average Weekly Wage - **\$1,021**

Average Employment - **215**

*Service Providing Industries*

Average Weekly Wage - **\$679**

Average Employment - **440**

*Total Private Industry*

Average Weekly Wage - **\$791**

Average Employment - **654**

*Government (Federal, State, and Local)*

Average Weekly Wage - **\$749**

Average Employment - **117**

*Total, Private plus Government*

Average Weekly Wage - **\$785**

Average Employment - **771**

**Labor Force 2014**

- Civilian Labor Force – **2,400**
- Employed – **2,353**
- Unemployed – **87**
- Unemployment rate – **3.6%**

**Largest Businesses (2015)**

***High Speed Technologies:*** service, calibration, electric motors

Employees: **30**

Established: **1995**

***Action Equipment:*** light & heavy equipment rental

Employees: **25**

Established: **1992**

***Severino Construction:*** Construction

Employees: **10**

Established: **1978**

***Car World:*** Used auto parts

Employees: **10**

Established: **1989**

***Swain Plumbing & Heating:*** Plumbing, heating

Employees: **10**

Established: **1985**

***Precision Auto Body:*** Auto body repair

***Candia Springs Adventure Park:*** waterpark and outdoor adventure park

Established: **2008**

**Economic Opportunities**

Retail Leakage in Candia:

- Residents are spending more for products out of town than local businesses can capture.
- Almost \$120 million of potential retail sales opportunity within 10 minutes of the Irving Station off Exit 3. (Retail Analysis, Buxton, 2016)

**Stagnant Town Tax base/Increasing Tax Rates**

<u>Tax Rates:</u>	<u>Total Taxable Land:</u>
<b>2005-\$17.83</b>	<b>17,156 Acres</b>
<b>2010-\$19.90</b>	<b>17,380 Acres</b>
<b>2013-\$19.50</b>	<b>17,436 Acres</b>

**The Economic Future of Candia (Candia Vision)**

- Encourage commercial development planning
- Create Economic Development Committee and develop an economic plan
- Recruit Economic Planner (select person) to facilitate future businesses to come to town
- Develop a Community Center in 4 corners & walking paths
- Update Target Industry Analysis and identify viable and sustainable economic industries
- Secure funding for recommended Transportation Improvements – bypass & roundabout
- Seek increased tax revenue from commercial zoned areas
- Adjust zoning for future growth at Exit 3 and examine economic tax revitalization zones
- Protect rural character while allowing for historic density in Town Center and Villages
- Promote Candia as an agritourism destination



## Transportation Snapshot

### **Candia Today**

- Approximately 82% of Candia's workforce drives to work alone
- Approximately 7.2% of Candia's workforce carpool; 1.5% walk to work; 1.2% use some public transportation; and 7.0% work at home
- The Town is currently mapping existing trails and developing a trails plan for the community
- There is no sidewalk system in place.

**Functional Classification** – All New Hampshire streets, roads and highways have an Administrative Classification designation – as either a Class I, II, III, IV, V or VI road based on the road's Functional Classification as a either a Freeway, Arterial, Collector Street and Local Road. This classification system has been used as a planning tool by federal, state and local transportation agencies since the late 1960s to help organize roadway hierarchy. The Federal Highway Administration (FHWA) developed this system of classifying all streets, roads, and highways according to their function.

The Classification of Candia's roads are shown on a Highway Classification Map as provided in the Transportation Chapter of this Plan. NH Route 101 running east/west through Candia is a Class I Highway which is part of the primary state highway system. The majority of Candia's roads are Class V Roads which the town has a duty to maintain as Local or Town Roads. These roads can be either paved or gravel. There are 10.5 miles of Class VI Roads in Candia. These roads may be discontinued as open roads or subject to gates and bars as the rights of way are no longer maintained by the town. Many Class VI roads are important as part of the local trail system.

- Collector Streets – There are 17.1 miles of Collector Streets in Candia that serve to gather traffic from local town roads and subdivision streets in residential neighborhoods and deliver it to arterial roads. Collectors also provide access to abutting properties. Collector streets in Candia include: NH 43 and 27.
- Local Roads – There are 42.4 miles of Local or Town Roads in Candia that primarily provide access to individual properties and homes. These roadways are generally short, and provide connection to collector streets and are owned and maintained by the Town.

### **The Transportation Future of Candia**

- All roads and bridges in the Town will be in good condition.
- A road improvement bond will be approved by town residents.
- Funding for road improvements will be increased in the Town's CIP.
- Traffic flow and unsafe intersections will be improved, particularly at the Four Corners.
- Traffic accidents will be reduced.
- Town Roads will be preserved and enhanced for their scenic qualities.
- Town residents of all ages will be able to enjoy access between public buildings and the Moore School on well-maintained sidewalks, paths and crosswalks within the Town Center and other Villages
- Candia will have a complete continuous system of bike paths, pathways, and trails for alternative transportation modes.
- Dedicated bike lanes will be created along major roads.
- Community and public transportation services to elderly residents will be provided.



## Land Use Snapshot

### **Candia Today**

Candia is a small predominantly rural bedroom community primarily consisting of the following types of land use: agriculture, residential, mixed use, commercial, industrial, and public/quasi-public land. Using 2010 aerial photography, the SNHPC prepared an existing land use analysis of the town showing estimated land use acreage and percentages. As shown on the following map, Candia's existing land use consists of:

- **Agriculture – 617 acres (3.2%)**
- **Residential – 1,936 acres (9.9%)**
- **Mixed Use – 4.1 acres (.02%)**
- **Commercial – 106 acres (0.5%)**
- **Industrial – 34 acres (0.2%)**
- **Public/Quasi-Public – 256 acres (1.3%)**

Residential is the predominant land use in Candia, followed by agriculture, public-quasi public use and commercial. Industrial and mixed-use are the smallest land use categories.

In addition, Candia's land area consists of open space, transportation/utilities, water bodies and wetlands. Open space and/or undeveloped lands represent the largest amount of land consisting of 14,859 acres or 76% of the Town.

Approximately 27,531 acres or 14% of the Town is currently developed. The Town of Candia contains 30.3 square miles of land area.

There are **six historic village areas** in town: Candia Village, Beane Island, High Street, the Four Corners, East Candia and Candia Station or Depot Village. Candia was first settled in 1748 and the Town was originally called Charmingfare.

### **Current Development Trends**

Between 2010 and 2016, the Candia Planning Board has on average reviewed between 4 to 11 land development proposals a year. These proposals have generally consisted of major and minor subdivisions, site plans, and lot line adjustments and mergers. The subdivisions typically range from 1 to 7 new lots, primarily for residential dwellings. The majority of the site plans approved were for small retail buildings and cell tower additions.

The largest developments recently approved include the Irving gas station and Convenience Store and paintball facility located on Old Candia Road near Exit 3; the new Farmer's Wife Farm Stand located within the Four Corners Area and the Stary Night Halloween site. Between 2000 and 2010, other significant developments included the Candia Courthouse, improvements to Candia Woods golf course, Candia Springs, and Charmingfare Farm.

Aside from these uses, there have been very few to no new commercial or industrial development within the Town for many years (see following table Land Development Activity, 2010-2016).



### **Building Permits**

During the same period of time, 2000 to 2016 there has been on average 10.5 building permits issued per year. The fewest number of permits occurred during 2009 and the most occurred during 2000.



# CANDIA, NH

## 2010 EXISTING LAND USE

### EXISTING LAND USE\*

-  AGRICULTURE - 617.9 ACRES, 3.2%
  -  RESIDENTIAL - 1936.4 ACRES, 9.9%
  -  MIXED USES - 4.1 ACRES, 0.02%
  -  COMMERCIAL - 106.5 ACRES, 0.5%
  -  INDUSTRIAL - 34.2 ACRES, 0.2%
  -  PUBLIC/QUASI PUBLIC - 256.3 ACRES, 1.3%
  -  WATER - 463.2 ACRES, 2.4%
  -  WETLANDS - 862.4 ACRES, 4.4%
  -  TRANSPORTATION/UTILITIES - 417.0 ACRES, 2.1%
  -  UNDEVELOPED - 14859.2 ACRES, 76%
-  STATE ROUTES
  -  LOCAL ROADS
  -  PRIVATE ROADS
  -  TOWN BOUNDARY

\*Existing Land Use based on 2010 aerial imagery.

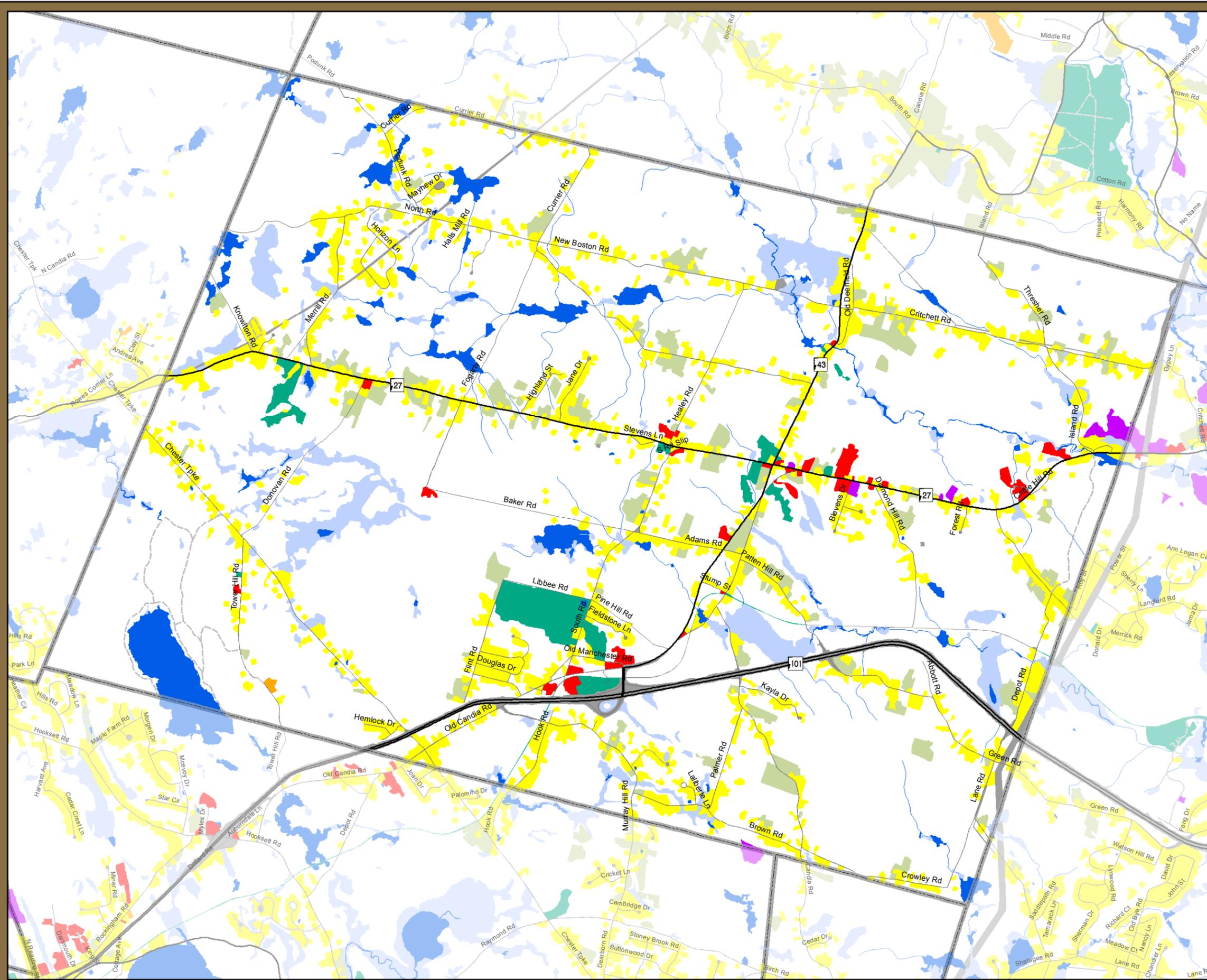
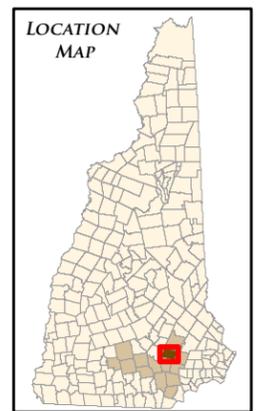


**Data Sources:**  
Grant Digital Data (1:24,000)  
NH Department of Transportation  
Town of Candia

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Contact: SNHPC, [gis@snhpc.org](mailto:gis@snhpc.org) or (603) 669-4664



## Zoning Snapshot

### **Candia Today**

(From Town Zoning Ordinance, 2012)

The Town of Candia Zoning Ordinance is currently made up of five zoning districts and two overlays zones. The location and boundaries of the five zoning districts are shown on the Zoning Map.

### **Zoning Districts**

**Zone R – Residential District:** Purpose is to protect areas that have been and are being developed predominantly for single-family detached dwellings. Commercial uses are not permitted except by Special Exception or Use Variance. The minimum lot size is three acres with a minimum 200 foot lot width and frontage.

**Zone C – Commercial District:** Purpose is to provide a centralized area for the provision of shopping facilities, offices, banking and other commercial and retail establishments where road systems can accommodate high traffic volumes. Minimum lot size is 2 acres with a minimum 200 foot lot width and frontage. A vegetative buffer of 150 feet in width is required along the Branch River and a 100 foot wide buffer is required along the eastern boundary of the district to separate commercial and residential uses.

**Zone L1 – Light Industrial:** Provides for the establishment of light manufacturing and related small-scale light service industries that will not conflict with the uses of other areas. A vegetative buffer of 150 feet in width is required along the Branch River.

**Zone L2 – Light Industrial:** Purpose is to foster the diversification of the Town's economic base by encouraging a variety of light manufacturing uses and light industries with good access to transportation facilities, thereby improving employment opportunities within the community and making a valuable contribution to the Town's tax base.

### **Zone MX – Mixed Use**

Purpose is to provide for a greater variety and mixture of land uses, the blending of which is not otherwise possible in the Town's other zoning districts.

The intent is to provide for a mixture of land uses that can be designed and arranged in an efficient manner in keeping with the goal of making Candia an attractive town. The minimum lot size is two acres with a minimum of 200 foot width and frontage. The MX District is located primarily within the Four Corners and includes provisions for Elderly Housing as a Conditional Use.

### **Overlay Zones:**

#### **Zone W – Wetlands Conservation**

The purpose is to protect public health, safety and general welfare by controlling and guiding the use of land areas which have been found to be saturated or subjected to high water tables for extended periods of time, including established and seasonal wetlands. The boundaries of the Wetlands Conservation Zone are shown on the Town's Wetlands Conservation District Map.

#### **Zone GDP – Groundwater Protection**

The Town of Candia views existing and potential groundwater supply areas and surface waters as being a finite resource within the town. This is accomplished by regulating those land uses handling regulated substances exceeding 100 gallons or 800 pounds dry weight that could contribute pollutants to the Town's present and /or future public water supply. The Groundwater Protection Zone covers the entire Town of Candia.

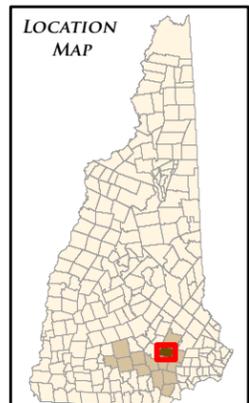
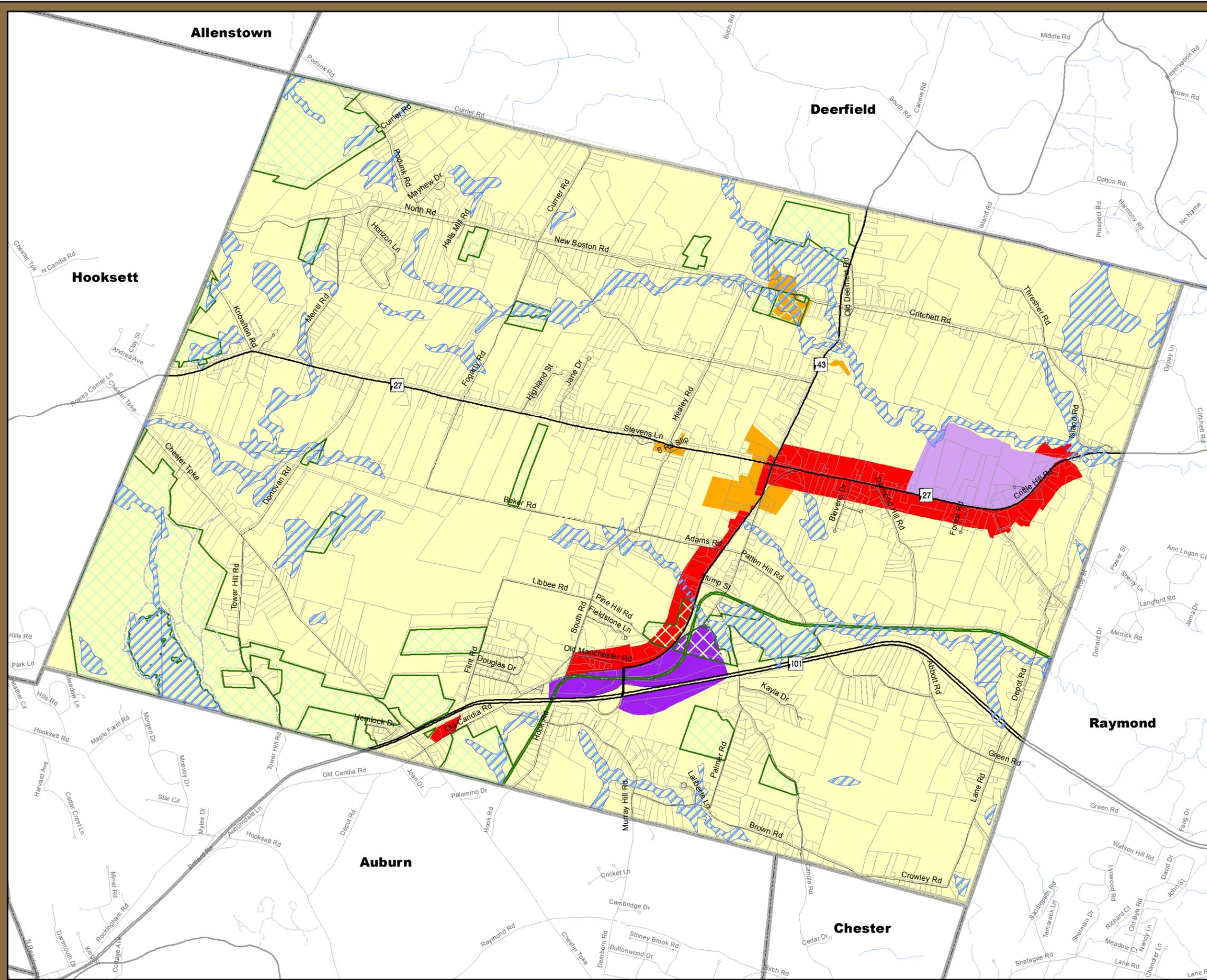




# CANDIA, NH

## ZONING

- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- INDUSTRIAL
- LIGHT INDUSTRIAL
- AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH NO BASE FLOOD ELEVATIONS DEFINED
- CONSERVATION LANDS
- PARCELS
- STATE ROUTES
- LOCAL ROADS
- PRIVATE ROADS
- TOWN BOUNDARY
- RIVERS



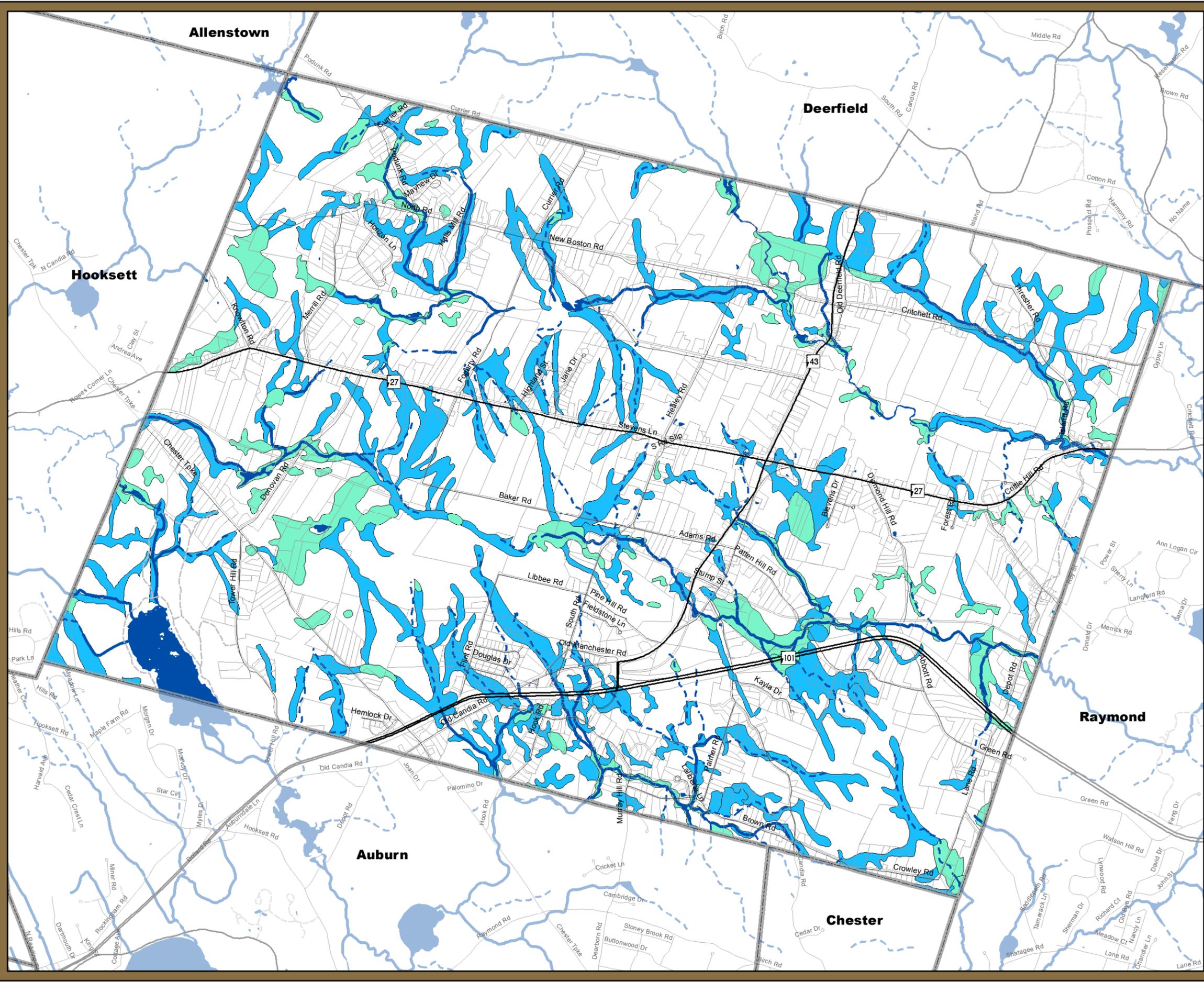
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# CANDIA, NH

## WETLAND CONSERVATION DISTRICTS

### WETLANDS

BASED ON SOIL TYPE

- VERY POORLY DRAINED SOILS
- POORLY DRAINED SOILS
- STATE ROUTES
- LOCAL ROADS
- PRIVATE ROADS
- INTERMITTENT STREAM
- PERENNIAL STREAM
- WATER BODIES
- PARCELS
- TOWN BOUNDARY

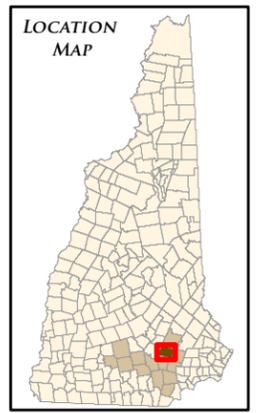


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PHOTO: SNHPC STAFF

## Chapter 5 Future Land Use

The Future Land Use Map summarized in this section is the culmination of the master planning process. The Future Land Use Map, Chapters 2, 3 and 4, and the narrative below entitled “Land Use Categories” make up the Future Land Use Plan. The Future Land Use Plan is based upon consideration of the analysis, the trends in development, the results of the snapshots, the vision, goals and important planning area analysis and recommendations set forth in the Plan. It reflects the input of the Master Plan Steering Committee, the Planning Board, and the residents of Candia.

The Future Land Use Map indicates what the land use should be in Candia ten or more years from now. This does not mean that the Town should change its zoning districts immediately to correspond to the Future Land Use Map. Some of the districts will match existing conditions while others will not. What it does mean, however, is that it should be a “road map” for the location of land use in the Town over time.

The Future Land Use Map is intended to guide land use decisions in Candia and assist Town officials with the development of land use regulations. It can be an invaluable tool when used to evaluate rezoning requests, variances from the Zoning Ordinance, new subdivision plans and dedication of new rights-of-way for example. If Town officials wish to amend the Future Land Use Map to reflect changing conditions, it is recommended that this should be done before a change in zoning or a new zoning ordinance is adopted and it should be based on appropriate research and land use practices.

## LAND USE CATEGORIES

### **Rural Agricultural/Residential District**

This land use category is intended predominately for low density single-family residential development and includes agricultural uses such as scattered farmland and related farming activities with lot sizes that are typical of the community which is currently 3 acres or more. This designation is intended to recognize and maintain the older established low density residential areas of the Town which were developed to maintain rural character. The street pattern, subdivision design, architecturally significant and historic homes and larger residential lots are typical for this designation.

It is the desire of the community that new development within the Rural Residential/Agricultural District fit in with the rural character this area. The Rural Residential/Agricultural District represents the largest part of the community and is consistent with the Plan's goal to continue to promote predominantly low density single-family residential development, including agricultural uses in this part of the Town.

### **Village and Neighborhood Centers (Small Centers)**

This designation is mainly for Candia's five hamlets in addition to the Four Corners area and includes: Candia Village, High Street, Candia Depot, East Candia and Beane Island. These villages were designated as important districts and Architectural Conservation Zones in 1979 cultural resources plan prepared for the Town. These districts or centers were identified and recommended based on their potential listing to the State and National Register of Historic Places. The centers contain both residential and commercial uses and are intended for neighborhood oriented development, including mixed use.

This designation also furthers the Plan's goal to provide for Village District zoning, a mix of moderate density residential and small scale commercial development compatible with a Village setting.



**Mixed Use**

The Mixed Use as shown on the Future Land Use Map is primarily identified at the Exit 3 area and includes existing commercial and industrial development and vacant undeveloped parcels available for future development. The Mixed Use designation reflects a mix of commercial, industrial and some residential land uses commonly found along a major highway corridor or transitional areas between predominantly commercial and residential areas. In this case, the Exit 3 area represents a major gateway to Candia and contains the greatest concentration of existing and potential land for economic growth and development. Higher site design standards should be considered for this designation because it is a strong focal point for the Town.

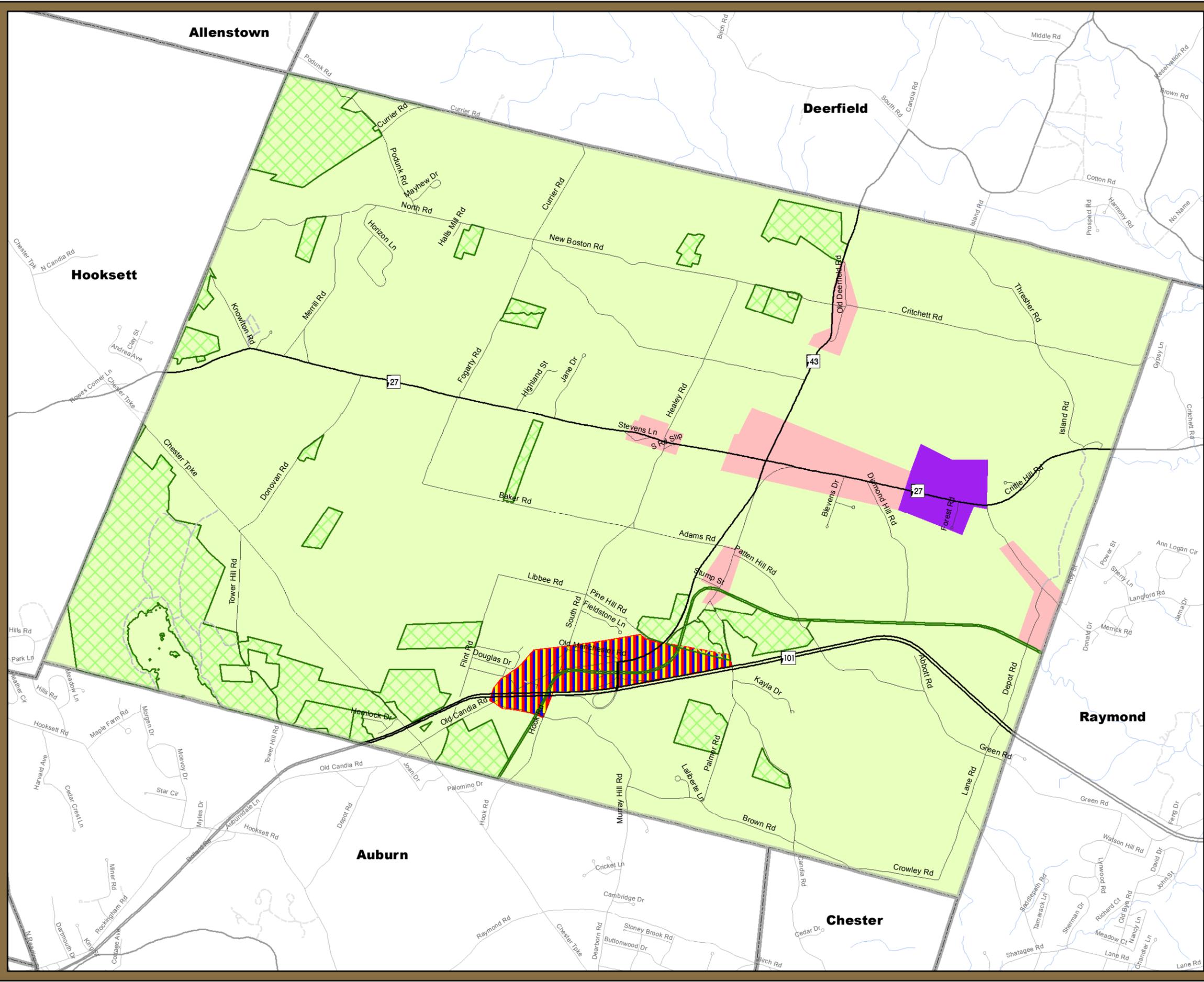
**Industrial**

The primary focus of this designation is industrial land use and reflects the existing industrial uses located along the road back to the Town’s Transfer Station. This area is currently the only industrial park in Candia and provides an opportunity to promote future industrial use in the surrounding area which is compatible with existing mixed commercial and residential development found along NH Route 27 towards the town line.

This designation is intended primarily for light industrial uses which are compatible with existing zoning.

The following table shows how the future land use designations correspond to the Town’s existing zoning districts.

Master Plan Designation	Corresponding Zoning District	Relationship between Master Plan and Zoning Ordinance
Rural Agriculture/ Residential	R – Residential	The Plan designation and zoning allow residential and agricultural development
Village Centers	Mixed Use	The Plan designation and zoning district allow a range of mixed uses, but there is no zoning in place for all the town’s hamlets or “Other Villages”
Mixed Use	Commercial Industrial	The Plan designation and existing zoning districts—Commercial and Industrial—are similar and reflect the same uses



# CANDIA, NH

## FUTURE LAND USE

### FUTURE LAND USE\*\*

-  INDUSTRIAL
-  MIXED-USE
-  RURAL, AGRICULTURE  
RESIDENTIAL DISTRICT
-  VILLAGE AND NEIGHBORHOOD  
CENTERS (SMALL CENTERS)
-  EXISTING CONSERVATION AND  
TOWN OWNED LANDS
-  CONSERVATION LANDS
-  STATE ROUTES
-  LOCAL ROADS
-  PRIVATE ROADS
-  TOWN BOUNDARY
-  RIVERS

**\*\*** Future Land Use  
 Data was created for the *Moving Southern New Hampshire Forward: 2015-2035* regional master plan (<http://www.snhpc.org/pdf/SNHPCRegionCompPlan2015.pdf>).  
 Future Land Use was created by taking the Future Landuse maps from each Town/City's current Master Plan. Each Town/City's categoris were reviewed and placed into the best fitting generalized category. Each Town/City was given the opportunity to review and adjust future landuse.

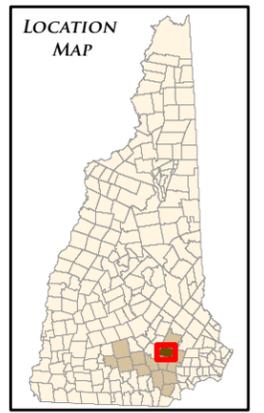


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## Appendix Related Plans, Reports, and Studies

The following Plans, Reports and Studies prepared for and adopted by Town of Candia are included as related Reference Documents to this Master Plan (copies of these documents are available on the Town Website).

These include:

- **Town of Candia Transportation Plan, 2017**
- **Candia Community Profile, 2016**
- **Capital Improvement Program, 2015-2020**
- **Town of Candia Master Plan Energy Chapter, 2012**
- **Town of Candia Natural Resources Inventory and Conservation Priorities, 2011**
- **Town of Candia Open Space Plan, 2011**
- **Town of Candia Build Out Report, 2010**
- **Town of Candia Hazards Mitigation Plan (update in progress)**





### **STATEMENT OF CERTIFICATION**

The Planning Board of the Town of Candia, approved the "Our Town Vision: Candia 2017-2027 Master Plan" at a regular meeting held on \_\_\_\_\_, 2017. Public notice was given and the meeting was conducted in full compliance with the New Hampshire Statutes ( \_\_\_\_\_ ). Minutes of the meeting will be available as required by the statutes.

\_\_\_\_\_ Town Clerk