



**Town of Candia**  
OFFICE OF THE SELECTMEN  
74 High Street  
Candia, New Hampshire 03034  
(603) 483-8101

**PUBLIC NOTICE**

Pursuant to Section 5 of the Class VI and Private Road Policy adopted by the Candia Board of Selectmen notice of a public hearing is hereby given to consider the following:

Applicant: Jim & Terri George

Purpose: To obtain building permits on a Class VI road

Location: Westerly section of North Road designated as Class VI

Tax Map & Lot No: 403-008 & 403-011

Date of Hearing: July 22<sup>nd</sup>, 2019 @ 7:00 p.m.

For additional information, please call the Selectmen's Office at 483-8101.

**TOWN OF CANDIA**

**CLASS VI AND PRIVATE ROAD POLICY**

**ADOPTED BY CANDIA BOARD OF SELECTMEN  
JULY 23, 2007**

## TOWN OF CANDIA

### NEW HAMPSHIRE

#### CLASS VI AND PRIVATE ROAD POLICY

Under RSA 674:41, the Board of Selectmen has the discretion to authorize the issuance of building permits on Class VI and Private town roads, after review and comment by the Planning Board.

The Board of Selectmen has adopted this Class VI and Private Roads Policy to help guide the decision-making process with such an application. It is emphasized that the Board of Selectmen will consider any factor relevant to the authorization of a building permit on an individual case basis. Therefore, this statement is not intended to describe an exhaustive list of considerations, but to be a policy for both the Board of Selectmen and applicants for such building permits.

1. Statement of Purpose. It is the purpose of this policy to minimize development along Class VI and Private town roads which might tend to drain existing town services and force increased costs on the Town to provide additional services. It is also the purpose of this policy to ensure that any structures built on Class VI and Private town roads are accessible to emergency vehicles so that the safety and property of people occupying or using those structures will not be unreasonably placed at risk, nor will the safety of emergency response personnel or their vehicles and equipment be unreasonably endangered.
2. Application. Application shall be received 20 days before scheduled hearing. Applications to the Board of Selectmen requesting that the Board authorize the issuance of a building permit on a Class VI or private town road shall be made in writing and be accompanied by a site plan drawn to scale showing:
  - a) The location and size of the lot and its relation to the Class VI or private road and the Class V or better road which gives access to the Class VI or private road;
  - b) The specific location of all proposed structures ✓
  - c) The location and length of the driveway giving access to the structures from the Class VI or private road; ✓
  - d) Wetlands on or adjacent to the property that could be impacted, and indicate if a State Wetlands Permit application has been submitted; ✓

- e) Any other information which the Board of Selectmen may reasonably require; *for George's family - Pan + Seal 2000*
- f) List of abutting property owners; ✓
- g) Certified Mail costs for each abutter and public notice costs must accompany application. *not yet*

3. Distance to Class V Road. It is the policy of the Board of Selectmen that in the usual case, no building permit will be authorized if the driveway access to the principal structure from the Class VI road or Private road begins more than six hundred (600) feet from the intersection of the Class VI road or Private road and the Class V or better road which gives access to the Class VI or Private road. Applications that meet the six hundred (600) foot distance will not be automatically approved, however. In addition to any other relevant factors, the Board of Selectmen will consider the following even where the six hundred (600) foot distance is met:

- a) The nature, condition and grade of the Class VI or Private road;
- b) The nature, condition and length of the driveway from the Class VI or Private road to the proposed structure(s).
- c) Road surface and condition: Condition of the roadbed with regard to the depth and quality of gravels; steepness of the grade on the portion of the road being considered; the existence of large rocks or ledge in the roadbed; the existence of areas which flood during seasonal rainy periods; the adequacy of drainage along the road; the presence of wetlands; the presence of bridges and culverts; the conditions of curves and switchbacks; vertical and horizontal alignment; proximity of trees to the traveled way; and any other conditions of the road which would affect its suitability for development.

4. Improvements to Class VI Road.

- a) Before beginning any work within the limits of the Class VI or Private road, the applicant must receive a written permit from the Board of Selectmen pursuant to RSA 236:9-11, and shall be subject to the penalties provided by RSA 236:14 for failure to secure or comply with the terms of said permit.
- b) Only a single dwelling unit without accessory units will be considered.
- c) Board of Selectmen shall review each application on an individual case by case basis with the specific conditions of the road in question and its ability to support the passage of emergency and safety vehicles being the primary consideration. In general terms the following minimum will apply:



1. Sixteen-feet (16') width with 2 foot shoulders
  2. Twelve-inches (12") minimum of crushed gravel
  3. No grades exceeding 10%
  4. Pull off areas every 500 feet to allow large vehicles to safely pass one another
  5. Hammerhead turnaround at the end of roadway
  6. Stop sign and street name at the intersection with Class V road
  7. Address all drainage issues
  8. Pavement may be required depending on conditions
- d) Beyond the physical standards of the Class VI or Private road, the Board of Selectmen may:
1. Seek a written road maintenance agreement if there is more than one party who will be residing on the road in question, or the applicant agrees in writing to assume 100% of the road maintenance costs for the portion of Class VI or Private road affected.
- e) The Board of Selectmen will require that the proper completion of the improvements to the Class VI or Private road be secured to Candia by providing financial security in the form and amount to be determined by the Board of Selectmen.
5. Public Hearing. Prior to the issuance of its decision on the application, the Board of Selectmen shall hold a public hearing with at least 10 days prior notice sent certified mail, return receipt requested, to the applicant and to each owner of property abutting the Class VI or Private road in question. The notice shall also be posted in at least two (2) public places within the Town. The applicant shall pay the costs of such notice, in advance. The Board of Selectmen will also ensure that notice of the public hearing is given to the Chairmen of the Planning Board, Zoning Board of Adjustment, and Conservation Commissions, the Road Agent, Chief of Police, Fire Chief and Building Inspector. All applications under this policy will be forwarded to the Planning Board for its review and recommendation to the Board of Selectmen before any final decision is reached.
6. Agreement to be Recorded. Prior to the actual issuance of any building permit authorized by the Board of Selectmen, the applicant shall sign and provide the Town with an executed release and agreement to be recorded at the Rockingham County Registry of Deeds that the Town of Candia neither assumes responsibility for maintenance of the Class VI or private road nor liability for damages resulting from the use thereof, pursuant to RSA 674:41, I (c) (3). Such notice shall be recorded at the expense of the applicant.

7. Time Limitations.

- a) Required road improvements associated with the Board of Selectmen's approval of applications under these guidelines must commence within six (6) months and
- b) Applicants receiving approval from the Board of Selectmen under these guidelines must apply for and be issued a building permit within the first six (6) months of the Board of Selectmen's Condition of Approval and construction must begin within six (6) months from the date of issuance of the building permit or the approved Application to build on a Class VI or Private road will be void.

8. Occupancy Certificate. No Certificate of Occupancy will be issued by the Town of Candia Building Inspector/ Code Enforcement Officer until the road improvements have been met and approved by the Board of Selectmen or their designee. If the building is occupied without a Certificate of Occupancy, the occupants will be found in violation of local ordinance and state statute, and will be subject to penalty as set forth in RSA 676:17.

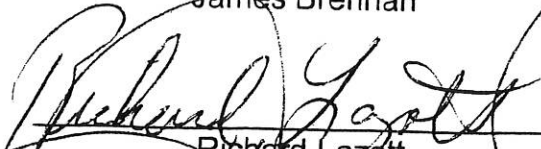
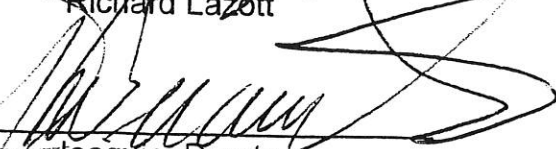
9. Other Permits. Should the Board of Selectmen grant approval for applications under these guidelines, applicants are still required to secure any other permits required under local, state or federal law regulations. The Board of Selectmen's approval does not supersede any other requirements by other entities.

10. Repeal. The adoption this policy shall operate as a repeal of any other statement of policy adopted by previous Boards of Selectmen.

IN WITNESS WHEREOF, the undersigned members of the Candia Board of Selectmen have set their hands this 23rd day of July, 2007

  
Fredrick Kelley, Chairman

  
Thomas Giffen

James Brennan  
  
Richard Lazott  
  
Joaquim Duarte



## AGREEMENT AND RELEASE

NOW COME \_\_\_\_\_ (hereinafter referred as "Landowner), of \_\_\_\_\_ Road, Candia, New Hampshire, and the Town of Candia (hereinafter referred to as "Town"), a New Hampshire municipal corporation, having a mailing address of 74 High Street, Candia, New Hampshire, 03034, and agree as follows:

WHEREAS Landowner is authorized to act on the owners behalf for the real property located in Candia, New Hampshire, as described in a deed recorded in Book \_\_\_, Page \_\_\_, at the Rockingham County Registry of Deeds (hereinafter the "Property"), identified as Tax Map \_\_\_, Lot \_\_\_, located on \_\_\_\_\_ Road (the "Road");

WHEREAS the portion of Road upon which the Property fronts is a Class VI or Private Highway, as classified by New Hampshire revised Statutes Annotated 229:5,

WHEREAS the Town, has agreed to issue a building permit for the construction of one single family residence on the Property upon the execution and recording of this agreement, pursuant to New Hampshire Revised Statutes Annotated 674:41;

NOW, THEREFORE, the Town and the Landowner, on behalf of himself, his heirs, legal representatives, successor and assigns, covenant and agree as follows:

1. The Town shall issue a building permit to the Landowner to construct a residence on the Property; provided that all conditions and requirements set forth in Town ordinances and regulations are met.
2. The Town assumes neither responsibility for maintenance, including snow plowing, nor liability for any damages resulting from the use of the Road.
3. Landowner shall be responsible for maintaining access to the property and does hereby forever release and discharge the Town, its officers, agents, and employees, from any obligation for maintaining the Road and from any claim of any nature, whether it tort or otherwise, which Landowner has, or may in the future have, against the Town for any loss or damage, including those incurred through failure to provide municipal services, including without limitation police, fire, and ambulance services, arising out of the condition of the Road from the point where the Road becomes a Class VI or Private Highway. Landowner shall hold harmless and indemnify the Town from any and all claims, suits, costs, and other expenses, including reasonable attorneys' fees, whether brought by the Landowner or third parties, arising out of the use and occupation of the Property and the maintenance or repair of the Road.
4. Landowner assumes responsibility for transporting any children to the nearest regular school bus stop.



Witness

Landowner

Witness

Landowner

TOWN OF CANDLA

Witness

Fred Kelley, Chairman

Witness

Tom Giffen

Witness

James Brennan

Witness

Richard Lazott

Witness

Joe Duarte



## Candia Volunteer Fire Department

11 Deerfield Road

Candia, New Hampshire 03034

(603) 483-2202

(603) 483-2311 (fax)

[www.CandiaVFD.org](http://www.CandiaVFD.org)



July 2, 2019

Mrs. Susan Young, Chairman, Board of Selectmen  
Town of Candia, 74 High Street Candia, NH 03034

Re: Recommendation for Appointment to the Candia Volunteer Fire Department

Dear Chairman Young,

It is my pleasure as Chief of the Town of Candia Volunteer Fire Department to provide you with the name of an individual who I recommend for appointment to the Department. This individual has demonstrated a strong commitment to providing professional level emergency services to the Town of Candia and I offer this recommendation without reservation.

The person recommended has submitted background information attesting to their individual skill level and have agreed to attain and maintain at least a minimum level of professional certification consistent with the needs of the Department. This applicant has also provided information as to their character and background and will have undergone a criminal background investigation conducted by the Candia Police Department and the State Police.

I would request this appointment be made effective July 22, 2019.

**Kevin Drew**  
**47 Pine Ridge Drive**  
**Candia, NH 03034**

Again, I am pleased to recommend this individual for appointment. If you have any questions, please feel free to contact me at 603-703-7155 (cell).

Sincerely,

A handwritten signature in cursive script that reads "Dean M. Young".

Dean Young, Chief  
cc: Personnel file

LOOK  
PLEASE READ  
5/ C.R.  
BC  
SEE  
RD

# What is a Municipal Lease?

**A Lease/Purchase Agreement, pursuant to which:**

- **The Lessee (a/k/a the "borrower"), which is a state or local government or political subdivision -**
- **purchases specific real or personal property from the Lessor(a/k/a the "lender") -**
- **by making periodic lease payments over an established time-period, during which Lessee builds equity in the property (& gets ownership at end of term for \$1) -**
- **subject to annual appropriation (or subject to an acceptance and rent abatement clause in CA & IN) --**
- **usually, interest portion of lease payment is tax-exempt.**



# What Can Be Leased?

## Personal Property Examples

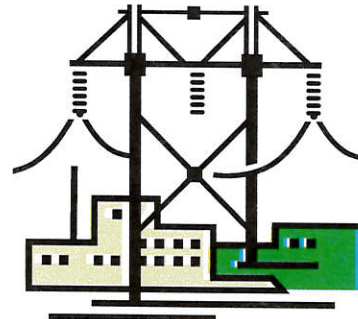
- **Vehicles,**
  - such as Fire Trucks, Police Cars, Ambulances, Refuse Trucks & School Buses
- **Telecommunications Equipment**
- **Computers & Software**
- **Copiers & Other Office Equipment**
- **Safety Equipment**
- **Energy Management Systems,**
  - such as HVAC equipment
- **Medical Equipment**
- **Modular Buildings**



# What Can Be Leased?

## Real Property Examples

- School Facilities
- Courthouses
- City Halls
- Fire Houses
- Hospitals
- Nursing Homes
- Correctional Facilities
- Public Utilities Facilities
- Libraries
- Airport Facilities
- Recreation Facilities
- Manufacturing Facilities



# Why Use Lease Financing?

- **Alleviates cash flow burden that would be created by a lump sum capital expenditure.**
- **A lease (unlike bonds) is not generally classified as "debt", therefore -**
  - **No voter approval required, which allows for more timely financing.**
  - **Lease is not subject to legal debt limitations.**
- **Lease does not encumber Lessee's tax or other revenues, unlike a bond financing.**

**More structuring flexibility than with bonds.**

- **match separate lease terms with each asset's expected useful life.**
- **Benefits of a direct lease or a single-investor lease vs. a public offering of bonds:**
  - **Lower transaction costs**
  - **More flexibility in timing & structuring**
  - **Fewer Documents**
  - **Less Complicated for Lessee**



# MEMORANDUM

**To:** Candia Board of Selectmen  
**From:** Candia Police Chief Michael McGillen  
**Subject:** Shane Pellerin  
**Date:** July 15, 2019  
**CC:** Personnel File

LOOK  
PLEASE READ

\* 7/22 BOS mlg

I recommend that the Candia Board of Selectmen hire Part-Time Officer Shane Pellerin as a Full-Time Police Officer, effective immediately, and that he be moved to Grade 6, Step 2; \$20.97. Officer Pellerin has signed a three-year Town of Candia Training Agreement dated July 15, 2019.



New Dominion Landscaping LLC  
P.O. Box 16535  
Hooksett, NH 03106  
(603)6708163  
ndlandscaping@gmail.com  
www.newdominionlandscaping.com

Estimate

ADDRESS
Town of Candia 74 High Street Candia, NH 03034

ESTIMATE #	DATE
2160	07/18/2019

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/18/2019	<b>Walkway</b> Walkway (Town Hall entrance side - using new paver) - Dig out up to 10 -12 inches for new walkway. Compact sub base and each layer of base materials brought in. Once base material has been built to desired height pavers will be installed. Once all pavers are installed and cut in polymeric sand will be swept in and edging will be installed.	594	19.00	11,286.00
07/18/2019	<b>Walkway</b> Walkway ( Police entrance side - re-using existing pavers) - Dig out up to 10 -12 inches for new walkway. Compact sub base and each layer of base materials brought in. Once base material has been built to desired height pavers will be installed. Once all pavers are installed and cut in polymeric sand will be swept in and edging will be installed.	470	16.00	7,520.00
TOTAL				<b>\$18,806.00</b>

Accepted By

Accepted Date

Received at end of Selectmen's mtg. 7/22/19  
Copy put in all Selectmen's Tray.  
To the Board of Selectmen and other Interested Parties, SY CYAA

My name is Doug Langlois. I am the Athletic Director, soccer coach and basketball coach at Jesse Remington High School. I have lived in Candia for over 10 years and have been very active in town sports both at Jesse Remington and with the CYAA. In response to the email from Susan Young regarding the future use of the Moore Park, I would like to provide a perspective from our school as well as from that of a town resident. I apologize for not being able to attend in person. I am currently on orders with the Navy Reserve.

Jesse Remington High School gets a lot of use from the Moore Park field. We have been using it as our home soccer field for the better part of 20 years. Between our soccer program, lacrosse program and outdoor education we use the Moore Park field approximately 3-4 days per week, for about 5 months per year. We are extremely appreciative to the town for the use of the field. It has been a tremendous blessing. We have done our best to be respectful of its use and have done a lot of work throughout the years to keep it in shape including filling in holes, clearing the ever encroaching brush from the fences, trimming overhanging branches, occasionally mowing sections of the field and revamping the soccer kickboard. We have also provided lining of the soccer field, soccer nets, several mid and small sized soccer goals, and corner flags.

We view Jesse Remington as a part of the town of Candia. Over the past several years, Jesse Remington has expanded its sports programs to allow for the inclusion of town students on its soccer, basketball and Lacrosse teams. During the last school year we had approximately 25 local students from grades 6-12 participate in these programs. We are constantly seeking ways to engage with and build a stronger relationship with the town of Candia and the CYAA.

We recognize that Moore Park belongs to the town and that we are guests, greatly thankful for the town's permission to use it. We also recognize that other groups use the field and that just because we may use it the most, we have an obligation to yield to whatever decision the town makes regarding its future use, even if it may mean our sports programs are affected in a negative way.

But before any decision is made I would like to point out a few things. First, at this time there are only two full sized soccer fields in Candia. The one at Moore Park and one at the CYAA. The Moore Park field is not in particularly good shape. It is 'lumpy', slopes down from one end to the other, shares a portion with the softball field, has a jungle encroaching from three sides, and is mostly weeds. But it has one huge advantage over the much nicer field at the CYAA, it drains fairly well when it rains. Most of us know that when it rains even moderately, the CYAA field is unusable. Last fall was a particularly wet season. Because of the rain, the Moore school soccer teams could not play there for several games and had to shift over to Moore Park. Understanding the importance of these games, Jesse Remington gave way to Moore School. In turn the CYAA folks let us use the indoor field. It all worked out. We work together for the good of the kids. But the other point is that the soccer field at the CYAA, which supports the



Moore school teams and the rec and travel teams is sometimes unavailable when there is a lot of rain. During critical times like playoffs, it is important that there is a viable soccer field available. The Moore Park field plays this role while the CYAA works to rectify the situation with its field.

Last year the CYAA began construction of a second soccer field. Once this new field is complete the plan is to redo the old (current) to fix the drainage problem. There will then be two nice soccer fields in Candia. Unfortunately the project has stalled and will not be complete for the coming season. The older CYAA field has had some repair work but it is only a stop gap measure as I understand it. The drainage issue is still going to be a problem come this fall. I am not sure of the status of the project and the expected completion. Perhaps someone from the CYAA can comment.

But if a permanent softball field were put in at Moore Park, that would prevent its use for soccer games, and lacrosse or any other sport requiring a large playing area. There just isn't room enough for both a softball field and a soccer field there without investing a serious amount of money, Tens of thousands I would imagine. Not worth it. So unless we go with the status quo it's one or the other. Softball or soccer/lacrosse.

On the other side of the issue is the softball field. It would be great to have a nice softball field for the Moore school team. And perhaps it has more uses than I am aware of, like younger baseball teams or maybe a future JRHS team. Again I assume folks have looked into the best solution for this and concluded that Moore Park is a better location than at Moore School or even the CYAA. But I just want to make sure everyone is aware of the impact it would have on other teams and programs.

In summary, my recommendation is this:

- 1) Put in a permanent softball field at Moore School instead of at Moore Park, or consider the CYAA.
- 2) if 1 is not possible, hold off renovation at Moore Park until both CYAA soccer fields are operational.
- 3) renovate Moore Park but leave off the proposed outfield fence until the CYAA fields are complete. If a tarp is desired to help keep the infield weed free we can work around it during practice and pull it off for games

Thank you for your time and consideration. I look forward to reaching a solution that works for everyone.

Sincerely,

Doug Langlois  
34 Baker Rd  
Candia, NH  
(603) 547-0092