

**CANDIA PLANNING BOARD – PUBLIC HEARING
MINUTES of December 19, 2006
APPROVED**

Present: Mary Girard, Chair; Kim Byrd, Vice-Chair; Fred Kelley, Selectmen's Representative; Barry Margolin; Joe Duarte; Susi Nord; Judi Lindsey; Jack Munn, SNHPC

The Chair opened the Public Hearing at 7:05 p.m. Jack Munn arrived at 7:10 p.m. The consensus of the Board was to discuss each proposed amendment in turn, and then take a vote as to whether or not to place the amendment on the ballot.

1. Amendment 1# - Article II: General Provisions, Section 2.02E. Use of Nonconforming Lot:

To require that a nonconforming lot receive NH DES approval for septic disposal systems and that a nonconforming lot may only be enlarged to become a conforming lot.

There was some discussion regarding non-conforming lots. The Chair called for a vote. Barry Margolin **moved** to send #1 to the ballot. Kim Byrd **seconded**. **All were in favor.**

2. Amendment 2# - Article IV: Establishment of Districts, Section 4.03 D., Zone L2 – Light Industrial District:

To require the same vegetative buffer of trees and shrubs 100 feet wide as currently required in the L1 Light Industrial District.

Kim Byrd suggested adding “in the L2 - Light Industrial zone” after the word maintained. The secretary was instructed to check the spelling of the word “separate”. The Chair called for a vote. Kim Byrd **moved** to send #2 to the ballot. Judi Lindsey **seconded**. **All were in favor.**

3. Amendment 3# - Article XIII: Special Exception Uses, Section 13.04 B., Two-Family and Multi-Family Dwellings:

To clarify the density requirements on one per for first three acres and an additional unit for each contiguous buildable acre; to allow only one multi-family or two-family building per lot; to allow a maximum of four units in a multi-family structure; and to require that multi-family dwellings be located no more than 800 feet from an arterial street.

Jack Munn suggested that the word “dwelling” come before “unit”, per Bart Mayer's recommendation. There was discussion on separating the article. The Planning Board decided not to separate the article. The Chair called for a vote. Kim Byrd **moved** to send #3 to the ballot. Fred Kelley **seconded**. **All were in favor.**

- 4. Amendment 4# - Article XIII: Special Exception Uses; Article III: Definitions; Article V: Use Regulations; Article IV: Establishment of Districts:
To establish a new definition of elderly housing and a conditional use permit process for the review and approval of elderly housing developments within the Town's Residential and Mixed Use Districts. Also includes new standards and provisions for the review and approval of such developments.**

Due to significant changes to Amendment 4#, the hearing was rescheduled for January 10, 2007 at 6:30 p.m. at the Town Hall meeting room.

The Chair closed the hearing at 8:35 p.m.

Respectfully submitted,
Andria Hansen, Recording Secretary