

**CANDIA PLANNING BOARD
MINUTES of November 13, 2007
APPROVED**

Present: Mary Girard, Chair; Kim Byrd, Vice Chair; Joe Duarte, Selectmen's Rep.; Judi Lindsey, Amanda Soares, Alternate; Dennis Lewis, Road Agent; Tom DiMaggio, Ingrid Byrd, Judy Szot, Betsy Kruse

Absent: Barry Margolin, Garrick Asselin, Susi Nord, Sean James, Alternate

The Chair opened the meeting at 7:00 p.m. Amanda Soares was seated.

***Discussion about changes to the Elderly Housing Ordinance**

The Board and the subcommittee members discussed what changes needed to be made to this section of the ordinance. Some of the suggested changes were as follows:

Section 5.06-7A

One mile or less	3 1 dwelling unit per 1 buildable acre
Greater than one mile but less than two miles	2 1 dwelling unit per 2 buildable acres
Greater than two miles	1 dwelling unit per 3 buildable acres

Section 5.06-7B:

~~Buildable shall be as defined in Article III, Definitions of this Zoning Ordinance. In no case shall any lot be less than 1 acre for a detached single family dwelling or 2 acres for an attached duplex dwelling.~~

~~Per Section 2.05: Buildings on One Lot of this Zoning Ordinance, there shall be only one residential building on a lot unless otherwise approved under Innovative Land Use Controls. See Section 13.04 E.~~

Section 5.06-14

Maximum Building Height: All buildings shall be single story ~~in height~~ *above grade*.

Section 5.06-25

Building Codes: All dwelling units shall be built in accordance with applicable federal, state and local codes. Within any elderly housing development, a minimum of ten (10) percent of the dwelling units shall be compliant with the requirements of the *currently adopted edition of the International Building Codes Type B dwelling units*.

There was some discussion in regards to section 5.06-26 and 60% of open space being contiguous through out the development. Chair Girard stated it would have to be discussed at a later date. Betsy Kruse noted it should be discussed before the public hearing.

***Changes to allowed uses in LI-2**

The Board and the subcommittee members discussed what changes needed to be made to this section of the ordinance. Some of the suggested changes were as follows:

Type of Land Use**Zoning Districts****B. Commercial:**

(b-3) Service establishments and retail stores serving local neighborhood needs including barber and beauty shops, real estate office, drug stores and the sale of groceries, baked goods and the like. Where permitted as Special Exceptions in the R District the conditions set forth in Section 13.03 and 13.04A shall apply

R	C	MX	LI-1	LI-2
S	P	P	S	- P

(b-6) Business and professional offices and banks. Where permitted as Special Exceptions in the R District, the conditions set forth in Section 13.03 and 13.04A shall apply.

S	P	P	-	- P
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***Definition of “Buildable”**

Chair Girard referred to page 10 of the zoning ordinance. She talked to SNHPC about changing the definition of “buildable”. She suggested adding to the definition “or steep slopes over 15%”. Chair Girard asked Dennis Lewis how steep a slope should be to be counted as buildable. Dennis Lewis replied 20% and that 15% is too steep. It was suggested from some of the members that the slopes for Elderly Housing be changed to 15%.

***Changes to the zoning map**

Chair Girard stated the Planning Board has received some complaints from residents about zoning district lines running through their lots. Kim Byrd referred to section 4.04 of the zoning ordinance. He stated if the lot lies in two different zones, the property owner has the option to choose to extend one zone. Chair Girard stated she would still like to amend the zoning map.

***Architectural & Design Standards (Site Plan & Zoning Ordinance)**

The Board and the subcommittee members discussed what changes needed to be made to the Commercial and Industrial Architectural Design Standards. Some of the suggested changes were as follows:

Section 1.0 Purpose and Intent

~~Although~~ ~~These standards are not intended to restrict innovation or variety. They are intended to support and encourage property development as envisioned by the Candia community prospective property owners and developers with a method evaluating proposed plans for conformance to the built infrastructure policies of the Candia Master Plan.~~

Section 3.0 Exterior Walls

3.2.2 The façade of structures larger than 15,000 sq. ft. shall ~~include efforts to~~ minimize the impact of long, unbroken planes and increase visual interest.

Section 3.4 Roofs

3.4.2 Where flat roofs are unavoidable due to building size, architectural devices such as false facades ~~should~~ *shall* be incorporated to conceal the flat

expanse. Whenever possible eaves should extend more than 18 inches beyond all walls.

- 3.4.4 Long, unbroken expanses of roofs ~~should~~ *shall* be avoided through the use of dormers, cupolas, chimneys and varied ridgelines. Multiple roof planes of the same pitch are encouraged.
- 3.4.5 All rooftop mounted mechanical or communication systems ~~should~~ *shall* be located so that they are not easily visible from pedestrian level. If necessary, architectural screening should be provided to minimize any negative visual impact.

Section 3.5 Colors, Detailing and Treatments

- 3.5.1 Colors ~~should~~ *shall* reflect a traditional New England palette. ~~Bright or luminescent colors, especially reds, yellows, oranges, and blues shall be avoided.~~

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Andria Hansen, Recording Secretary