

**CANDIA PLANNING BOARD
PUBLIC HEARING
MINUTES of June 17, 2009
APPROVED**

Present: Mary Girard, Chair; Kim Byrd; Judi Lindsey; Joe Duarte, Selectmen's representative; Ginny Clifford; Amanda Soares, Alternate; Dennis Lewis, Road Agent; Dick Snow, Selectman; Jack Munn, SNHPC

Absent: Garrick Asselin; Sean James; Scott Komisarek, Alternative

Chair Girard called the meeting to order at 7:00 p.m. A. Soares was asked to sit for S. James.

Minutes May 20, 2009 & June 3, 2009

M. Girard **moved** to accept the minutes of May 20, 2009 as amended. K. Byrd **seconded**. **All were in favor**. The following amendments were made:

- Add J. Munn's name to list under present.
- 2nd page add Fordway Brook 2nd to last paragraph.
- 3rd page, under Workforce Housing change "medium" to "median".

Joe Duarte **moved** to accept the minutes of June 3, 2009 as amended. Judi Lindsey **seconded**. **All were in favor**. The following amendments were made:

- 2nd page, 5th paragraph add "J. Lindsey" after "G. Clifford".

Public Hearing to adopt a Solid Waste and Traffic Impact Fees

Solid Waste Impact Fee

J. Munn presented the Solid Waste Impact Fee. The impact fee applies to residential only. It is a methodology for assessing on future housing units to equitably share the cost of construction of the town's new transfer, recycling, processing and disposal facility which was built in anticipation of new growth.

The methodology applies 3 major factors, (1) persons per occupied housing unit, (2) replacement cost of solid waste capitol facilities per capita, based on estimated service population at capacity; and (3) credits for debt service related to capital investments serving pre-existing needs (demands on facilities in the base year). Then there is the facility cost per capita and per dwelling unit shown in Table 2.

J. Munn presented Table 2. Table 2 Solid Waste Disposal Facilities – Capital Cost per Unit Table on page 3 of the report. It starts with the population estimates base year 2007 and design year 2030. The cost per ton to serve 2030 design year population is \$1001 or an equivalent of \$309 per capita. This is multiplied by the number of persons per household for occupied units in Candia. He explained the average household size is based on the 2000 US census.

The fee schedule calculations are \$881 for a single residential home, \$791 for a multi family and \$505 for manufactured housing. A 25% credit is applied to the impact fees which put a single residential home at \$661, a multi family at \$593 and manufactured housing at \$379. Credits have been adjusted to reflect updated figures for the total taxable assessed valuation of the town (as of January 2007).

The question was asked why a duplex is less money and J. Munn replied that it is based on the 2005 census number of people per household. This multiplier will change with the 2010 census update.

J. Munn said he met with the town officials yesterday, to go over the administrative portion of the Impact Fees. These fees will be collected by Bill Hallock, Building Inspector when the building permit is issued. The Zoning Ordinances allow the flexibility to collect the fees either when the building permit is issued or at certificate of occupancy.

The money collected is put in a separate account from the general fund and the name of payer and amount paid is recorded. The Solid Waste Impact Fee will help pay down the debt on the bond payment. It portions out cost of new people coming into Candia versus people already living in town. The bond is in place until 2017 so this impact fee cannot be collected after 2017. J. Munn suggested updating the chart after the 2010 census change.

D. Snow said he did not understand the concept of the Solid Waste Impact Fee. A person would be charged a \$700 to \$800 Impact fee for new construction and the next year pay property taxes. J. Munn said this was a portion of their cost use. He questioned past payment versus future payments of bond payment. R. Snow said this would add to the cost of the home.

G. Clifford tried to explain to R. Snow that the Recycling Plant was overbuilt for future growth and the Impact Fee is to help pay for what the rest of Town has already been paying for. The Recycling Plant was built with anticipation of future growth. J. Duarte said it helps offset costs already spent. Chair Girard said the impact fees go towards paying off the bond. R. Snow said we cannot expect the new residents to pay for everything. J. Munn said this is a cost recovery Impact Fee.

Traffic Impact Fees

J. Munn said Traffic Impact Fees are based on the Vanasse Hangen Brustlin methodology. This methodology considers the cost of providing a roadway system that can accommodate new vehicle trips (number of trips times the average trip length) for a particular use times the cost of construction of a lane-mile. He said the calculated average for the Town of Candia is 3.85 miles per trip, based on the average trip lengths.

J. Munn said D. Lewis Road Agent had put together a list of roads that need improvements on a graph on page 2. This is a 15 year road construction plan. J. Munn recommended taking this map and incorporating it into the CIP to be used as a future reference for upgrades proposed to the roads. The map breaks the Town into 4 zones.

The fees are collected per zone and kept separate. When the Town approves a warrant article for road reconstruction in a particular zone then the money collected for that zone can be used. If the money is not used within 6 years the money is returned.

R. Snow said he likes the concept that people put money away for future use. He asked if the Impact Fee replaces the money collected for off site improvements. J. Munn said that you cannot double charge. R. Snow asked if there had been a comparison made between the money from offsite improvements and Impact Fee money collected.

Chair Girard said the Impact Fees can only be charged for new construction not for a site plan change or existing buildings. K. Byrd said the Impact Fees are all tied to new building permits. The Zoning Ordinances allows the Impact Fees to be collected either at time the building permit is issued or certificate of occupancy.

R. Snow suggesting changing the ordinances to make it clear to everyone when these Impact Fees become effective and the Impact Fee process. It was explained the Zoning Regulations for impact fees are already in place and go with the Impact Fees that are proposed.

R. Snow asked if the Town could charge the Impact Fee for example on a gas station if it is on state highway. J. Munn answered yes because people driving transition from town to state roads and back again.

R. Snow asked how the Planning Board would collect Impact Fees to help rebuild Lane Road when the Chester subdivision dumps out onto Crowley Road. Chair Girard said unless there was a clause for offsite improvements the Town could not collect as the homes are in Chester. Chair Girard said this would be between Chester and the Candia BOS and is not a Planning Board issue. The road approval would be by the BOS.

D. Lewis said no impact fees could be collected so there would have to be offsite improvements. He said this particular developer is aware that there are other offsite improvements that need to be done.

Both Impact Fees are to be collected into separate accounts from the general account. The Solid Waste Impact Fees collected can only be used to pay down the debt of the Recycling Plant bond. The Traffic Impact Fees are collected per zone and can only be used for road improvements within the zone that the fees are collected.

Chair Girard asked for a motion.

J. Duarte **motioned** to adopt the Solid Waste and Traffic Impact Fees as amended. A. Soares **seconded. All were in favor.**

J. Duarte **motioned** to make the Impact Fees effective October 1, 2009. J. Lindsey **seconded. All were in favor.**

J. Lindsey **motioned** to make the Solid Waste and Traffic Impact Fees collectable at time the building permit is issued. J. Duarte **seconded. All were in favor.**

J. Duarte **motioned** to have a 25% reduction of fees for both the Solid Waste and Traffic Impact Fees due to the economic situation subject to review by the Planning Board October 2010. K. Byrd **seconded. All were in favor.**

J. Munn said he would be emailing the contract for the 2nd CTAP Grant. Chair Girard thanked Jack Munn for his presentation.

Chair Girard closed the Public Hearing.

Informational Liquid Planet 446 Raymond Road Extension of Operating Hours

Kevin Dumont owner was present. Chair Girard said that if they are expanding they need to come before the Planning Board. K. Dumont said he was not expanding but adding a small stage on a ledge base and had a building permit. Originally there was no night time lighting but he has since added the lighting because it was less expensive to install now. He said on Saturdays they close at 5pm and want to reopen at 6:00pm with a separate entrance fee for nighttime entertainment and would like to be open until 9:00. It would only be open until 9:00pm on Saturdays in July and August. He said the lights and sound will not come out to RT 27. Currently he pays PSNH to illuminate the entrance every night of the week.

K. Byrd asked what kind of entertainment there would be. K. Dumont said he would hire or allow local musicians to play and high school bands. He is working with a local youth group called Shark which is a popular radio group on the seacoast who sponsor Kid Rock which are bands 18 years and younger. There will be no heavy metal or rap bands and they will not be loud and super crazy. There is no ability for a large amount of PA equipment as there is only a 110 volt outlet for equipment.

K. Dumont said that during the day they will use the stage for karate demonstrations, a pageant, etc. J. Duarte said he recently went to a school talent show and it was very enjoyable and good for the children to have these activities. K. Dumont said there is not a lot going on for kids and this could be an alternate activity for preteens and teenagers to do at night time. They will be able to dance on the lawn.

K. Byrd asked about selling alcohol. K. Dumont said they would follow the same regulations as during day where there is one area for alcohol and no one is allowed to walk around with alcohol.

G. Clifford said she had no issue with the time extension. She asked if there is a noise ordinance. Chair Girard said there isn't a noise ordinance. K. Dumont said there are not any homes close by and took this into consideration when he decided on 9:00pm. He said they thought about 11:00pm but felt that was too late and felt even with a noise ordinance that 9:00pm was an acceptable time.

K. Dumont said they have hired 75 kids with 50-60% coming from the Town of Candia with some returning from last year. J. Duarte and Chair Girard said they had no issues.

J. Duarte **motioned** to approve the request to be open until 9:00pm on Saturdays during July and August with the stipulation that no hi-intensity lights or loud noises to reach route 27. A. Soares **seconded. All were in favor.**

Other Business

It was the consensus of the Planning Board to cancel the July 1, 2009 Planning Board meeting. The next Planning Board meeting is July 15, 2009.

Application Review Committee

Chair Girard asked the Planning Board if anyone was interested on being on the review committee for the Preliminary 5 lot Major Subdivision on Brown Road and a Major Site Plan, 459 High Street. A. Soares and G. Clifford were interested and picked 3 tentative dates July 2, 7 or 9th to meet.

SNHPC Economic Development & Energy Committee

J. Duarte said it was a good idea to put this committee together. Chair Girard said it shouldn't just be the Planning Board. A. Soares was not sure if this would be a subcommittee of the Planning Board like the zoning revision or if it would be its own committee with select board. K. Byrd said it would be like the exit 3 committee, a separate entity with different people. J. Duarte said he would bring this up at the Selectmen's meeting to see if they need permission from the BOS to establish the committee.

Chair Girard said that J. Munn was looking for representatives to be on this committee and that John Cole had expressed interest.

Exit 3 Wildcat LLC Map 410 Lot 137-1

Chair Girard told the Planning Board they had received a response to the letter the Planning Board had sent Wildcat LLC on May 13, 2009. The Planning Board asked what their intentions were and when they would re-commence with site work. They said that they were going to start back up with the help of Severino Trucking Co. in the next couple of weeks.

J. Duarte suggesting sending a reminder 30 days before expiration in the future to applicants. If this had been done the Planning Board may have been able to stop the applicant from clearing and not starting until a year later. M. Girard said at a preconstruction meeting a time table is set up. J. Duarte said this got out of hand because of the economy. K. Byrd asked if they had a timber harvest and if they were supposed to cut trees.

K. Byrd said it would be good to get the impact fees for the gas stations. D. Lewis said the applicant is already doing off site improvements. He said there may be a way to enforce the impact fees and that the Planning Board should contact the Town Attorney.

R. Snow asked if both pieces have site plans and it was confirmed that they do. Chair Girard said that the other applicant has to come back with new designs and the new architectural plans.

R. snow asked about the public hearing costs going up to \$100. Chair Girard said this was voted on at the last meeting. The rates have doubled to publish the public hearing notices.

M. Girard **motioned** to adjourn at 8.45pm. J. Lindsey **seconded. All were in favor.**

Respectfully submitted,
Sharon Carrier
Land Use Secretary