

CANDIA PLANNING BOARD
MINUTES of May 5, 2010
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; Judi Lindsey; Kim Byrd, Joe Duarte, Board of Selectman representative; Amanda Soares, Board of Selectman Alternate representative; Dennis Lewis, Road Agent; Jack Munn, SNHPC; Linda Madorma, GIS Analyst SNHPC

Absent: Ginny Clifford; Albert Hall III; Scott Komisarek, Alt

Chair Girard called the meeting to order at 7pm, immediately followed by the Pledge of Allegiance.

Minutes April 21, 2010

Chair Girard said the minutes will be approved next meeting since there are not enough members present from the last meeting to approve the minutes of April 21, 2010.

SNHPC Workshop

Build Out Study

J. Munn started the workshop by introducing Linda Madorma GIS Analyst to speak about the Build Out project. L. Madorma said this study is included in the CTAP grant for all 26 communities in the CTAP I 93 corridor. It is a study of different growth scenarios. She said the last study done was in 2006 that was a baseline, more numerical and did not include maps. This project has three buildout maps. It is not based on parcels because not all the towns in the CTAP region had parcel data in digital form for SNHPC to use. An overview was passed out with 2 attached maps.

The first buildout map to be done is uniform throughout all 26 communities in the I 93 corridor. The standards for this map are constraints on wetlands, 100-year floodplain and conservation lands. J. Munn said the reason this map is standardized is that eventually SNHPC will put together a regional buildout.

S. James asked why there is so much buildable area in the map and L. Madorma answered they took the information from 2005 GIS aerial photography maps. L. Madorma said that the study was not parcel based. The white area on the map is the area from the GIS aerial maps that show development. S. James said the aerial maps only show a house but one home could be on 5 acres and the buildout should show the entire parcel as already built on. J. Duarte felt the map showed a large amount of buildable land compared to what can really be developed. The Board felt the map should be parcel based to be more accurate. J. Munn said this can be done on the third map if they can get a cd of the parcels. He asked if they could get a cd of the parcel map from the person who does the Town's Maps and it was discussed the Board would look into it.

K. Byrd said one of the large parcels in white on South Road is a golf course. K. Byrd asked about the golf course and possible development in the future. L. Madorma said that piece was classified as outdoor recreation like a baseball field or soccer field for the build out study. This piece was taken out as land that could be buildable.

The second map is the Standard Alternate Scenario which like the first buildout map is done uniformly over the 26 towns and will include the constraints from the first map and additional constraints of the Natural Services Network. This is a GIS layer that includes flood storage lands, water storage lands wildlife habitat, productive soils in the Natural Services Network Study developed by the Jordan Institute. L. Madorma said there will be adjustments on

this buildout map to allow equal densities to ensure equal number of new dwelling units in non residential areas. She said the two buildout maps will be within 3% of each other. She said there will be basically the same amount of buildings but configured in a different approach with development more centralized and walkable. J. Munn said this goes back to compact smart growth but may not be something Candia wants. S. James said there needs to be natural resources like a water supply to support the growth.

The third buildout is the community scenario, where the Town of Candia can have input into additional constraints and ideas. J. Munn said this is where the parcel based map could be used. L. Madorma passed out a buildout study that was completed for the Town of Bedford, to get an idea of how the study would look. L. Madorma said there are approximately 40 indicators in the completed study that are calculated for each build out in six categories including demographics and employment, transportation, water and energy use, land use characteristics, and municipal demands. K. Byrd asked if the results of census from 2010 would be available for use on the studies. J. Munn said no because the results would not be back until March/April of 2011.

Chair Girard asked how long this would take. L. Madorma said the first and second maps will be done soon and she can come back and present them and then get input for the third buildout map from the Board. Chair Girard thanked L. Madorma for her time.

Site Plan and Subdivision Amendments

J. Munn gave a handout to the Board outlining proposed amendments to the Site Plan/Subdivision Regulations. There were 5 proposed changes/additions.

The first amendment is to update RSA 676:4. Three items under this section need updating in Candia's regulations. The first is how long the Board has to review an application. Currently the regulations say 90 days, which should be changed to 65 days per RSA 676:4a. The second item under RSA 676:4b is to add the Notice of Decision which is now required to be recorded with the plat. The third change is to add Failure to act which is when the Board does not act on a plan within 65 days the applicant may seek relief under RSA 676:4c. J. Munn said these changes are straight forward and recommended both the major and minor regulations be updated.

The second amendment involves RSA 676:16 Penalties for Transferring Lots in an Unapproved Subdivision. The civil penalties would be \$1000 for each lot sold or transferred without an approved and recorded plat. The question was raised if a realtor could market the lots saying subject to subdivision approval. J. Munn said this would protect towns by providing adequate surety before a building permit is issued. A developer could walk away and the Town would be liable. The fines collected would go to the State not the town.

The third amendment is under appeal 677:15. Currently the regulations do not have any provision for appeals. J. Munn suggested adding this provision to the regulations. He said if an applicant is denied they can go straight to Superior Court for site/subdivision plans unlike the Zoning Board of Adjustment where the applicant has to appeal first to the ZBA before they can go to Superior Court.

The fourth amendment is Active and Substantial Development under RSA 676:39. J. Munn said this will help clarify what the Planning Board accepts as a threshold level for active development that provides vesting. When an applicant is vested, they are entitled to a 4 year exemption from any new regulations the town may adopt. D. Lewis made a suggestion to add the wording "before a CO can be issued the construction should be completed through the final wearing course." J. Munn said this was a great idea and would add it to the wording. This would protect the Town by having a finished road before any development starts.

The fifth amendment proposed is Development of Regional Impact RSA 36:54. This amendment would be under Article 2. Administration and Enforcement. This amendment is to

provide timely notice concerning proposed developments likely to have impacts beyond the boundaries of the Town of Candia.

K. Byrd found a clerical error under #4: change “by” to “be”. J. Munn asked to have the proposed amendments reviewed for clerical errors. J. Munn said he would send an updated electronic copy of the six amendments. Chair Girard said once received they will be sent to the Town Attorney to review.

Street Connectivity Amendment

J. Munn presented the Board with plans showing potential areas of connectivity. The first option would be to map street lines under state statutes RSA 674:9. The Board of Selectmen would have to authorize the Planning Board to have surveys done. Researching deeds meets and bounds description, original right of way of roads gives the town more protection. J. Munn said this is good to have done if the Town ever wanted to widen, extend or reduce roads. D. Lewis said it is difficult to know for sure if the original roads are right where they are supposed to be.

K. Byrd said Aunt Mary Brook Road is named wrong and classified wrong on the map J. Munn presented. D. Lewis clarified that it is discontinued. J. Munn said he would use the map that was updated by Town Clerk to update their map. It is not an official town map but it is updated with the newest information by the Town Clerk.

J. Munn said the second option would be to prepare/adopt a road connectivity map as part of the Master Plan. He said the map he presented can be updated and adopted. S. James felt there should be an official map. J. Munn said he used parcel data information from 2005 and the map is not current. He asked if D. Lewis could review the map along with the Board and mark it where it should be updated. He suggested having more east west connections for emergency access and efficiency getting around in a disaster. He said where he indicated on the map the Town may want emergency access in the future and suggested developing an advisory plan of this nature to identify where the Town may want emergency access easement connections and future street connections. D. Lewis said there are areas that need emergency access such as Horizon Drive and Pine Ridge Drive where this is only one way in and out.

J. Lindsey said some of the areas marked look like they are in wetlands for example Jane Drive's marked plan access is not possible due to wetlands. Dennis said road research was started about 5 years ago. D. Lewis said the Town started but discontinued after the study came back with more opinion than fact. There was a discussion to see if maybe this could be started back up and what the cost would be. This map could then be recommended in the Master Plan and then grant money may be possible. Additional language could be added to the Master Plan to include emergency access to abutting properties and existing streets to protect public health, welfare and safety.

J. Munn said option 3 would be to make changes to subdivision regulations, section 14.06 street patterns and extensions. He suggested the layout street pattern be based on minor street system connected to a collector street system connected to an arterial street system. In this section streets can be arranged to provide for extension or connection in future subdivisions. Stub out requirements and 1000' maximum cul-de-sacs were discussed.

Driveway Regulations

J. Munn said D. Lewis had given him a copy of the town's driveway application. He said the application is good and perfectly adequate. He suggested under section 12.03 of the Subdivision Regulations to add to the driveway opening wording. He said clarification such as width and grade should be added. He suggested grade should not exceed 3% within 100' of the curb cut.

Shared Roadways including: Bicycle Accommodations/Pedestrian Enhancements
Alternative Geometric Roadway Design Standards Low Volume Residential Streets

J. Munn said this was a great idea brought up by S. James. He said bicycle lanes could be made by widening the road because the Town does not have curb cuts. He said most bicycle lanes are 4' so if a road is widened to 14', it could be striped with 4' for bicycles and a 10' travel lane. J. Munn said that travel lane standards are 22-24 foot min.

J. Munn discussed an attachment "Alternative Geometric Roadway Standards." He said Stantec and other engineers worked with SNHPC on shared shoulder use. They added an 18-22 foot min. road with a 2' shoulder for walking and bicycling in low volume residential streets. J. Munn said there would be an extra cost of pavement to the developer. The downfall would be a wider road that could lead to excess speeding. J. Munn suggested focusing on low volume residential streets with a 2' wider lane that provides for shared shoulder use. He suggested the Board read over the handout and discuss at a later date.

J. Munn said there are grants available for striping but the Town needs to have an overall bicycle/pedestrian plan in place which can be put in the Master Plan. The plan will encourage connections and destinations.

J. Lindsey said she gave the grant application for Safe Routes to the school administration to consider seeing if they want to pursue it. She said right now she cannot take the project on. J. Munn said the school is on a state road and the Town would need to go through the State and Safe Routes is a good opportunity to do this.

Earth Excavation

S. James said it was the consensus that everyone liked the Alexandria regulations which were sent out for comments. Chair Girard said Mary Pinkham-Langer's comments were good. She said Mary Pinkham-Langer had talked about a grandfather clause for excavation pits but this is not an issue in Candia since there weren't any. D. Lewis said there is one gravel pit on New Boston Road but it has not been used in years. Chair Girard said the pit would not be grandfathered unless they have renewed their permit. D. Lewis said he has seen them do work. It was the consensus of the Board to leave the grandfather clause in the regulations.

Chair Girard said the Board received a lot of information and material tonight and they need time to look it over. The Board thanked J. Munn for his presentation.

Other Business

S. James **motioned** to cancel the next Planning Board meeting May 19, 2010. J. Lindsey **seconded. All were in favor.**

The next scheduled Planning Board meeting is June 2, 2010, to be held at the Town Hall, 74 High Street.

J. Lindsey **motioned** to adjourn at 8:45pm. J. Duarte **seconded. All were in favor.**

Respectfully submitted,
Sharon Robichaud Land Use Secretary