

CANDIA PLANNING BOARD
MINUTES of September 15, 2010
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; Judi Lindsey; Scott Komisarek, Alt; Joe Duarte, Board of Selectman representative; Amanda Soares Board of Selectman Alternate; Dennis Lewis, Road Agent

Absent: Kim Byrd; Albert Hall III; Ginny Clifford

Chair Girard called the meeting to order at 7:05pm, immediately followed by the Pledge of Allegiance. S. Komisarek was asked to sit for Al Hall.

Minutes August 4, 2010, September 1, 2010

It was the consensus of the Board to review the minutes at the next scheduled Planning Board Meeting October 6, 2010.

SNHPC Buildout Study presentation

J. Munn and L. Madorma from SNHPC, presented a slide presentation on the CTAP Candia Buildout Studies. The study is included in the CTAP grant for all 26 communities in the I93 corridor. It is a study of different growth scenarios. The 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. The Buildout Study is an analysis of what could happen in a town when all available land residential and commercial is built to capacity. It is not a prediction of what will happen but a planning tool of what could happen under current land use regulations. By applying different scenarios planners can see what different land use regulations might impact the growth of the town.

The first buildout map is uniform throughout all 26 communities in the I93 corridor. The standards for this map are constraints on wetlands, 100-year floodplain and conservation lands. The reason the map is standardized is that eventually SNHPC will put together a regional buildout.

The second map is the Standard Alternate Scenario which like the first buildout map is done uniformly over the 26 towns and 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 the third buildout is the community scenario where they focused on the Village Concept. There were two study buildouts done, one with ½ acre min lot size and 1 acre min lot size. She 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. L. Madorma said the study presented tonight has more charts in the report and has back up data used in the study.

J. Munn presented the community maps. The maps he presented had 3 circles that overlaid the buildout maps showing community scenarios. D. Lewis asked if the town needed public water and sewer for these scenarios and J. Munn said yes. Each circle showed density of buildings per lot sizes and he said dropping lot size down meant more increase in population.

J. Munn said when he drew the village study boundary area it may not be the boundaries the Board would like to see for the Village District. He asked for input from the Board on the village boundary area. The map presented shows a total of I93 lots in the study area with the largest lot 52 acres and the smallest lot .1 acre. The average lot is 5.7 acres.

D. Lewis used Bedford as an example of how they used to be like Candia but now they are 80% built out. He said these maps are not so far fetched and it is good to look around and plan expansion when there is time. J. Munn recommended the Board talk about plans and needs going forward 20 years including public water or sewer.

Village Plan Alternative

J. Munn suggested the Town of Candia consider adopting a Village Plan Alternative. It would have innovated land use controls, not a cluster development but a conditional use process. The advantage of this process is that there would be no district zoning. The conditional use permit would have defined permitted uses and min lot sizes. This could be limited to specific zones or could be allowed in all Districts. J. Munn said it would primarily be for residential and mixed use. He said the ordinance is designed to reflect current trends to promote both economic and environmental balance in small scale residential, comm. and conservation all working together in an integrated development process. J. Munn said this is designed for communities with small populations and densities such as Candia. It was suggested to make copies of the Village Plan Alternative for all Board members to view and for the Zoning committee to review.

S. Komisarek and S. James both voiced concerns that without walk-ability then the Village Plan will not work. Kristine Pouliot's name was given to J. Munn as a person to work on helping with the safe routes to school. J. Munn said he was told she was interested in getting the project going. J. Munn said he could start working on this right away. He emphasized getting awareness of this out to the community and town.

Brownfields Grant 2010

J. Munn said SNHPC is writing a new Brownsfield grant that is area wide and the Town could use that for any future development with a Village District. He said there are several Brownfields in the village area. J. Munn said the Brownfields money can be used for an area wide planning study to help develop an economic development initiative to incorporate future concepts for the village center. S. Komisarek felt it was important to find a balance between residential and commercial in Candia. He said the Town needs to find the best way to do intelligent planning to achieve the balance and get a plan in place

J. Lindsey said she was involved in Envision Candia back in 2004 and walk ability was an issue back then. She said a bypass road was looked at back then but was not realistic.

J. Munn said the cost of community services shows where the town needs to increase industrial/commercial and this can be incorporated into the Village Plan. He said the area wide design money can be used to make this happen and can help create charettes as long as the area wide design plan ties into the Brownfields clean-up.

J. Duarte suggested the ZRRC come up with a plan to present to the voters to get a feel for the voter's perspective on planning for the future. The Board needs to see how the community feels about this.

S. James asked what the time frame for the Brownfields grant was. J. Munn said the grant would be available until the spring of 2011. He asked the board if they would be interested. He said he can add it to the existing grant but it is not mandatory. Chair Girard said the Board cannot vote tonight on the Brownfields grant because 3 members were absent. S. James agrees with the plan but the Board needs to wait until all members can voice an opinion.

J. Duarte asked for the ZRRC to come up with a plan and present to the selectmen and then they could move forward. He said further discussions would be helpful to get the information out to the residents so they understand and would back the plan.

J. Munn said he would wait to hear back from the Board about the grant and he will get copies to Mary and the select board. Chair Girard thanked J. Munn and L. Madorma from SNHPC for their presentation.

Other Business**Informational 160 Crowley Road Lot 414 Map 088**

Chair Girard said Sandra Trembly, 160 Crowley Road wants to build a pole barn. S. Trembly said they want to build a 68' x 128' indoor agricultural pole barn. She said her lot is 8 acres. Chair Girard asked if it was for commercial use. S. Trembly said the pole barn is for personal use to train their horses that they show nationally from April to November. She said she came forward with the informational to make sure they are in compliance with the Town of Candia. She didn't know if she needed a site plan.

Chair Girard asked if the Board had any comments. She said the Building Inspector noted everything else is in compliance. S. Trembly said it will not be visible from the road and the setbacks are met. Chair Girard said a site plan would be needed if it was commercial but it is not so it does not need a site plan. A. Soares said some neighbors had questions. It was noted neighbors could come to the Building Inspector or the Board of Selectmen with any concerns. All members were in agreement that no site plan was needed and that the building inspector will be notified.

Application review for 230 Tower Hill Road Minor Site Plan

Chair Girard asked if anyone was interested in being on the review committee to please let the secretary know.

Bond removal amounts for antenna co-locations

S. James asked if the members were happy with the bonding/removal costs from the last minor site plans with antenna co-locations. The removal bond was \$3,000 for the last minor site plan antenna co-location.

Law Lectures

Chair Girard said if anyone is interested in the Law lectures there is money available to attend and to contact the secretary.

The next scheduled Planning Board meeting is October 6, 2010.

J. Duarte **motioned** to adjourn at 7:57pm. J. Lindsey **seconded**. **All were in favor.**

Respectfully submitted
from tapes and notes by Amanda Soares,
Sharon Robichaud
Land Use Secretary