

CANDIA PLANNING BOARD
MINUTES of April 20, 2011
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; J. Lindsey; G. Clifford; Carleton Robie, Board of Selectmen; Stephen Bradley Alt.; D. Snow, Board of Selectmen; F. Kelley, Board of Selectmen; Dennis Lewis, Road Agent; Betsy Kruse, Conservation Commission

Absent: Albert Hall III, S. Komisarek

Chair Girard called the meeting to order at 7:00pm, immediately followed by the Pledge of Allegiance.

Minutes April 6, 2011

The minutes were tabled until May 4, 2011.

Candia Open Space Plan

Mary Brundage and Linda Madorma were present from Southern New Hampshire Planning Commission. M. Brundage said some of the comments received were minor edits. She started with comment # 2. She said she added more specific information about natural and scenic resources found on page 6 through 13. Comment #5 Regulatory Land Protection, she added more information from page 23 through 26. Comment #4 on prioritizing general areas, M. Brundage said what they used is the protocol that targets parcels versus generalized areas. She said the Natural Resource Index (NRI) is referenced in this plan but can be added as an appendix.

M. Brundage said parcel lines were added to Map 3 that highlights the generalized green structure area. Maps 1a through 1d were redone to give more explanation on what the high priority scores stand for. Comment #7, she added a few more pieces about recreation on page 6 and added recreation recommendations on page 12. Comment #8, M. Brundage said consideration was given to regional greenways in creating the green infrastructure but they did not review other Town's open space goals.

S. James said SNHPC update on map 4 was well done; they eliminated the green infrastructure coloring that was confusing and added in conservation/open space lands and Manchester Water Works Land. K. Byrd said on page 2 under acknowledgements, Scott Komisarek is a Planning Board Alternate and he was not aware he was on the Conservation Commission. He said Amanda Soares should be listed under Planning Board as the Selectmen Alternate. J. Lindsey noted on page 16, step 4, second paragraph before granite, second line add the word "to".

G. Clifford asked about map 2 Gravity Model. L. Madorma said the map was based on the work conducted by Pete Ingraham, formerly of the Society of the Protection of NH Forests. The map shows the connectivity of conservation lands with red having higher connectivity of conservation areas. G. Clifford said the plan references being part of the Master Plan. Chair Girard said there is reference to the Open Space Plan in the Master Plan not a full study. L. Madorma said it could be a stand alone document. She said she could change the reference to being updated as part of the Master Plan on page 4. G. Clifford asked about creating a document with transparencies having parcel lines. M. Brundage said when they were doing the plans they did create an overlay to create the green infrastructure. She said Map 3 represents the cumulative of the whole study with parcel lines. L. Madorma said Map 1 is cumulative of all the natural

resources set by the OSP committee. She said Map 1a-1d are individual cumulative maps of soil conditions, water quality, open space and views/quality of life that are all shown together on Map 1.

S. James said he had read through the plan said the changes and additions made by SNHPC were good. He said when the Master Plan is redone the Open Space Plan can be reference as updated similar to the Natural Resource plan.

B. Kruse asked if the Town's current tax maps came with an overlay mylar with the parcel lines. She said she was asking because, if SNHPC could create their maps to the same scale, the mylar from the current tax maps could be used an overlay. She said Bear Paw have a mylar overlay but is not current.

Chair Girard said a public hearing is needed to adopt the Open Space Plan. She said the public notice could be worded to encourage residents to look at the maps. C. Robie said the owners of the property on the list of priority parcels should be notified because map 4 shows priority parcels. Chair Girard said the priority parcel list is not going to be included. M. Brundage confirmed Map 4 still shows the priority parcels. S. James said what if one of the owners did not want their parcel included. C. Robie said the owners may feel targeted. Chair Girard said there is a disclaimer in the study that none of the parcels are going to be taken over by the town. She said the committee asked for SNHPC's help to create, develop goals and prioritize a list.

J. Lindsey said the Open Space Plan is looking at the town as a whole with listed areas of high priorities of natural resources. She said it is important to know where the resources are located and said the study is informational only.

S. James said conservation parcels are listed in the priority parcels and if removed from the list of priority parcels the number would drop from 33 parcels to roughly 25 parcels. He said Map 3 shows more generalized areas and suggested priority areas instead of priority parcels. C. Robie said owners should be aware that their property is listed. J. Lindsey said the list of priorities could go either way and make pieces more valuable or restrictive. S. James said the study was posted on the website and there was not a lot of response from Candia residents.

S. Bradley was in agreement with C. Robie that the owners of the priority parcels be notified. F. Kelly was also in agreement. If they are not informed they will hear about it some other way. S. James suggested making map 4 more like Map 3 with generalized areas. J. Lindsey said public noticing urging residents to look at the plan would be better then receiving a letter.

D. Lewis suggested making the map available to view. He said the study is for information only and all parcels in one way or another are included.

Chair Girard said they will hold a Public Hearing and the notice will be written encouraging residents to view the Open Space Plan maps showing priority areas. D. Lewis suggested having the maps available for viewing before the public hearing. Chair Girard asked the Board if this was agreeable and scheduled the public hearing for May 18, 2011 to allow for a 10 day public notice.

Chair Girard thanked M. Brundage and L. Madorma from SNHPC for their presentation. She said they did not have to attend the public hearing.

Liquid Planet Informational 446 Raymond Road

Kevin Dumont, owner of Liquid Planet, thanked the Board for their time and presented the Board with a plan and pictures of what he wanted to add to the water park. Chair Girard said the reason she suggested he come in was to make sure everything is legal including what they are proposing to install. K. Dumont explained they are battling a short window to pay their bills. He

said this year is the 4th year and he said the first two years were not good. He said the whole industry, not just water parks that ski resorts too are looking to utilize their properties to expand the small window they were originally designed for. He said Zip Lines have just surpassed water parks as the fastest growing outdoor recreation.

K. Dumont said the Zip line will extend across the park and stay within the park. He showed the area on the plan presented. He said they want to extend the park hours and would allow them to not totally depend on 80 degree weather. He passed around pictures of a zip line ride. He showed where the zip line starts on a ledge 30' high on one end of the park, where the zip line goes across the park using gravity and then lands in a natural hill across the park. He said it is a great way to increase their season with virtually no impact on the land. K. Dumont said Wildcat has a 2000' zip line and Gunstock is currently working on putting a mile long zip line.

K. Dumont said specialized telephone poles will be professionally installed and platforms will be attached to each landing at the beginning and ending landing area. He said the rider goes across the park and when they land they are unhooked and given a ride in a golf cart out to the front of the park where the parking lot is or they can come back into the park if they are staying. He said complex math goes into the design with a good braking system and there will be rescue equipment and certified, trained personnel operating the zip line. There will be two lines next to each other so one could be used for rescue if needed and more people can ride the zip line. He said the zip line ride compliments their business.

K. Dumont said the State of NH is not regulating zip lines yet but are adopting the standards for the regulations using the company that is designing and installing their zip line. The company name is Wing Speed Adventures out of Francistown who are writing the certification and accepted practices with the State of NH. He said everything they are building is going to be per adopted standards. He said the building inspector will have to inspect the two platforms to see if they are structurally sound. He said even though the state does not require an inspection, they are going to have the installation team inspect the zip line.

S. James asked about the season being extended. K. Dumont said this year because of construction it will open up Memorial Weekend and next year the middle of May and once the park closes on Labor Day they would like to operate on Weekends. The hours of operation would be the same hours as the park.

Chair Girard said the Board appreciates him coming in and letting them know what is happening. K. Dumont said if it is the Boards wishes he will come back each spring to tell them what is happening with the water park.

Other Business

Map 410 Lot 160, Old Candia Road

James Hobbs came forward regarding his property, Map 410 Lot 160 across from the new Irving Gas Station on Old Candia Road. He said they would like to construct storage units. Chair Girard said they would need to submit a Major Site Plan and explained the application has to be submitted 30 days prior to the meeting for which they would like to be scheduled. Chair Girard said once they get their drawings and plans they could come forward with an informational which would not cost anything. J. Hobbs thanked the Board for their time.

Bear Paw 2010 Consensus

C. Robie said the Bear Paw 2010 census from 2000 to 2010 shows Candia has had zero growth. He said the average growth for the region is 12%. He said the school went from 500 students to 400 students a 20% decrease. He said growth is necessary and said currently there are 9 pieces of commercial property on Raymond Road that are vacant. He said businesses cannot

survive without people. The Town needs to find a balance. S. James said, speaking with younger people with children, families are discouraged to see warrants for the school and CYAA get voted down. He said other towns are building playgrounds and have recreation departments and said Candia needs to attract families to come live in Candia.

Master Plan

Chair Girard said she is working with SNHP and there may be a grant they can apply for to help fund the Master Plan. She also said the CIP is expiring and if it does expire then they cannot collect impact fees.

Subdivision Regulation changes

Chair Girard talked about possible subdivision regulation changes concerning one lot Major Subdivision not requiring 2 hearings. She said this can be part of the discussion for subdivision regulation changes.

The next scheduled Planning Board meeting is May 4, 2011.

J. Lindsey **motioned** to adjourn at 8:20pm. C. Robie **seconded**. **All were in favor**.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary