

**PLANNING BOARD  
OFFICIAL NOTICE OF ACTION**

The PLANNING BOARD at its **June 21, 2017 Meeting** made the following decision regarding a request on the **MINOR SUBDIVISION**.

**APPLICANTS:** Eric Mitchell and Associates, Inc., Citizens Bank Building, 2<sup>nd</sup> Floor, 106 So. River Road, PO Box 10298, Bedford, NH 03110

**PROPERTY OWNER(S):** DAR Builders, LLC, 305 Massabesic Street, Manchester, NH 03104

**PROJECT LOCATION:** Crowley Road, Candia NH 03034

**TAX MAP:** 414 **LOT NUMBERS** 152 & 152-10

**TITLE ON PLAT/S:** Subdivision Plan of Land "Tanglewood" Candia Tax Map 414 Lots 152 & 152-10 Crowley Road, Candia, NH Owner of Record: DAR Builders LLC 305 Massabesic Street, Manchester, NH 03104; May 18, 2017 Scale: 1" = 50'

**PLAT PREPARED BY:** Eric C. Mitchell & Assoc. Inc. Planning – Surveying – Engineering – Environmental P.O. Box 10298, 106 So. River Rd, Bedford, NH 03110-0298; Phone: (603) 627-1181; DWG: D15038WA Revised Entrance Job No. (2) 15-38

**DECISION:**

1. The Planning Board voted not to accept the application as a Minor Subdivision Application based on the decision of the Board that it's a development of regional impact to Chester, Candia and possibly Raymond, NH. *Note: Chester will be declaring this a regional impact and has already contacted SNHPC in regards to a regional impact study.*
2. Applicant is to re-apply as a Preliminary Major Subdivision Application with Regional Impact to the Town of Candia and pay all associated application fees.
3. A traffic impact study (requested by Chester) will be required to be reviewed by the Town of Candia and the Town's Engineering Firm (Stantec) and will need to be submitted as part of the project.
4. Candia's Town Engineers are to review the Preliminary Major Subdivision Application and any and all documents associated with the submission; including all plans, regional and traffic impact studies, proposed roads/intersection proposals and/or changes etc. All estimates and costs from the Town's Engineering Firm (Stantec) associated with this proposed Preliminary Major Subdivision, shall be paid for by the applicant.
5. This new application will be noticed as a **Preliminary Major Subdivision with Regional Impact** and all fees; including the newspaper noticing and abutter's letters; are to be paid by the applicant.
6. The date of the hearing for the new application will be subject to the 30 day noticing deadline for the Candia Planning Board and/or may be heard in conjunction with the Chester Planning Board at a joint hearing in Chester.

For further information regarding this decision, contact Town of Candia Land Use Office (603) 483-8588.

\_\_\_\_\_  
Tom Giffen, Chairperson  
Candia Planning Board

\_\_\_\_\_  
Date

**PLANNING BOARD  
ACCEPTANCE OF NOTICE OF ACTION**

Please endorse this document and return it to the Planning Board within 30 days.

I/We \_\_\_\_\_

\_\_\_\_\_, as owner(s) of the property referenced in the application for a **MINOR SUBDIVISION** do hereby acknowledge and accept the terms and conditions of the enclosed "Official Notice of Action" and that I/We further understand that all representations and/or materials submitted to the Planning Board at the public hearing for said application and shown on the plat referenced in said "Official Notice of Action" shall be deemed conditions of approval.

**Signed:** \_\_\_\_\_  
DAR Builders, LLC and/or Eric Mitchell as Representative for DAR Builders

**Date:** \_\_\_\_\_

**Please Note:**  
Failure to return this document within ninety (90) days could cause the approval to lapse.