



Town of Candia
LAND USE OFFICE
Candia, New Hampshire 03034
(603) 483-8588

PLANNING BOARD OFFICIAL NOTICE:

THE PRELIMINARY MAJOR SUBDIVISION APPLICATION IS COMPLETE

APPLICANT(S): Eric Mitchell and Associates, Inc., 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

Dear Eric Mitchell,

At a meeting held on December 20, 2017, the Planning Board accepted the PRELIMINARY MAJOR SUBDIVISION APPLICATION as COMPLETE. You have 90 days from December 20th, 2017 to submit your FINAL MAJOR SUBDIVISION APPLICATION to the Land Use Office.

NEXT STEP(S): Prior to coming back with the Final Application;


MEET WITH STANTEC: Applicant to meet with Stantec to review and address Stantec's concerns stated in their review letter dated November 12, 2017, the minutes from **November 15, 2017** and the Planning Board's concerns from the minutes of **December 20, 2017** and provide a review letter of what's been done.

The Planning Board identified the following items of concern:

1. **Lack of Road Frontage in Candia:** Lot 152 appears to have only 152' of frontage on Crowley Road where 200' of frontage is required.
2. **Non-Buildable Lot:** Please see the Planning Board official Notice of Action dated March 30, 2005. As part of the approval for the original subdivision, Lot 152 was supposed to be marked as a non-buildable lot.
3. **What upgrades are proposed as part of Crowley Road?** Crowley Road is a rural road with 189 average daily vehicle trips per day. That meets AASHTO's standard for a design of a very low volume local road. The proposed subdivision of approximately 666 vehicles trips per day would put the daily number of trips per day over 400, which by AASHTO's standards would require full AASHTO compliance. By Town standards it would then be classified from a minor collector, which it is now, to an arterial road, which is the largest level standards of the road, which is 24 foot paved road with 6 foot shoulders and a 400 foot sight distance. Please see concerns detailed in the Town Road Agent's letter and letters from Stantec to the Board regarding adequacy of Crowley Road.
4. **Drainage analysis on Crowley Road:** Please see Town Road Agent's letter regarding concerns about ditches, shoulders and widening.
5. **Safety at the Intersections** of Lane Road and Crowley Road, Crowley Road and Chester Road and Chester Road and Main Street.
6. **Construction sequence.** Please present a schedule as to when improvements would be made on Crowley Road.

7. Please review the concerns raised by Southern New Hampshire Regional Planning Commission letter dated July 17, 2017 and comments made by SNHRPC representation at the December 20, 2017 meeting.

For further information regarding these concerns and recommendations please see the Board's meeting Minutes dated December 20, 2017 or contact Town of Candia Land Use Office (603) 483-8588.

 VICE-CHAIR.

Al Hall, Vice Chairperson
Candia Planning Board

12-26-17

Date

Cc: file