



Stantec Consulting Services Inc.
5 Dartmouth Drive Suite 200, Auburn NH 03032-3984

April 18, 2022
File: 195113407

Attention: Mr. Rudy Cartier, Chairman
Town of Candia Planning Board
74 High Street
Candia, NH 03034

Dear Mr. Cartier,

**Reference: Tanglewood Major Subdivision – Peer Review#3
Candia Tax Map 414 Lot 152**

In accordance with the request of the Town of Candia, NH Land Use Office we have reviewed the following updated and additional information submitted by Eric C. Mitchell and Associates Inc. (ECM Inc.) for the above referenced project received on April 18, 2022, delivered in person in conjunction with a plan review meeting with the applicants Engineer:

- Subdivision Plan set entitled Tanglewood Subdivision (previously submitted as Crowley Woods), prepared by ECM., 17 plan sheets, last revised April 7, 2021.
- Waiver request letter prepared by Eric Mitchell & Associates, Inc, dated April 7, 2022.
- Response Letter to Candia Planning Board Pre-Application Review Meeting Comments, prepared by ECM and dated April 15, 2022

The submittal was reviewed in response to a request by the Town of Candia and was reviewed for conformance with the Site Plan Regulations (Regulations) and the Zoning Ordinance (Ordinances), as well as other relevant local and state regulations and generally accepted engineering practice. Comments from our May 17, 2021, November 11, 2021 and April 6, 2022 review letters that have been addressed by the additional information have been removed, comments that remain unresolved are indicated in *italics* and new comments based on the additional information provided are indicated in **bold**. We offer the following comments:

General Comments

1. *Crowley Road currently functions as a low-volume rural road with an average of 189 vehicle trips per day, in general, conforming with the AASHTO's standards for Very-Low Volume Local Roads. However, the increase in vehicle traffic from the proposed subdivision would result in the change of classification of Crowley Road from a Very-Low Volume Local Road to an Arterial Street as defined in Regulation Section 14.15. Based on this proposed change it is recommended the Board discuss with Town Departments necessary upgrades to Crowley Road to meet the design standards outlined in Regulation Section 14.15 for an Arterial Street as a result of the proposed vehicle traffic increases. **Comment not addressed. The applicant's engineer has responded that the road will be 20 feet of final pavement with a two-inch binder coarse where shown. These improvements do not address the Planning Boards comment from the November 2021 Planning Board meeting, that stated based on the proposed additional vehicle trips the road is required to be reconstructed***

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to Town of Candia arterial road standards 24-foot-wide paved road with 6-foot shoulders. It is recommended that the Board discuss this item with the applicant.

10. *The project is a development of Regional Impact as defined in Regulation Section 2.14, it is our understanding the Town of Chester, previously provided a conditional approval for the project, please provide, for the record, all other correspondences relative to the presentation of the proposed plans to other communities. Formal action associated with the subdivision submittal must be provided in accordance with the requirements of Regulation Section 2.14. Comment partial addressed, SNHPC has issued comments relative to the proposed subdivision that should be responded to by the applicant or applicants engineer and should be considered by the Board.*
20. *The plans must show vehicle turning movements for a WB-67 into and out of the proposed road without impacting other vehicles, private property, or pedestrian traffic, as specified in Regulation Section 10.06t. Additionally, turning movements should also be provided for the two existing intersections of Crowley Road confirm that the intersections are adequate for the proposed traffic. Comment partially addressed, the applicant's engineer has responded that turning movements for a WB-40 have been provided but this is a deviation from the Town's Regulations and require a waiver. Additionally, the turning movements show a "shaded area" but are not 'turning movements' for a vehicle, which typically include wheel and vehicle locations throughout the turning movement of the vehicle.*
29. *The intersection grading and/or modifications of the existing intersections are not clearly defined, it is recommended that intersection grading plans be provided to clearly specify the proposed improvements for construction. Comment not addressed. The limits of the improvements are specified on the plans, but no proposed grading is shown on the plans making the proposed limits of improvements potentially unrepresentative of what is required based on the actual required grading.*
34. *The Applicant previous submitted a traffic study with the previous Major Subdivision submission, the traffic report as amended to address all comments previously received from the Town and Town's Engineer must be submitted for the record. Stantec provided the following comments in response to the previously submitted traffic study, with no responses to date:*
 - d. *As discussed at the last Planning Board meeting the Application was heard the Applicant was requested to provide an updated traffic study, to date, none has been provided as previously discussed. Comment not addressed; the applicants engineer has responded to this request. It is recommended that this comment be discussed by the Board.*
35. *Crowley Road is listed as a scenic road, all proposed tree clearing required for offsite improvements to Crowley Road or as required for the access to Shannon Drive within Candia must be identified, reviewed, and approved as part of the approval process. A proposed tree clearing report with the limits of clearing, the individual trees identified to be cut down and the evaluation by an arborist is required for any proposed tree cutting or clearing. The plans specify the removal of existing 'dead' trees, this classification but be formally confirmed as appropriate. Comment not addressed; no additional information has been provided relative to this comment to date.*
39. *Given the proposed increases in vehicle traffic to the intersection of Crowley Road at Chester Road it is recommended that additional pavement striping, and signage be provided to make the traffic pattern at this intersection clearer for motorists and pedestrians. Comment not addressed; the applicants engineer has responded that 'this will be revisited'.*

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45. *As documented and discussed during the previous subdivision submission, improvements on Crowley Road are required to be performed prior to the construction of the Tanglewood Subdivision include the widening of the roadway and gravel shoulders, the widening of the roadway 'clear space' and the potential improvements to the existing drainage. The submitted plans do not specify in any detail any of these previously discussed improvements with the Town Departments. **Comment partial addressed; improvements are described but the proposed improvements are not what the Town has communicated as being required for the project.***
51. *The Crowley Road/Chester Road NHDOT Sight Distance Plan and Profile (plan sheet 9 of 17), appears to demonstrate that there is adequate sight distance at this revised intersection location, however, we observed that the existing sight distance at this location is limited in both directions due to existing brush/vegetation. **Comment partially addressed, the Applicant's engineer has indicated that sight distance easements have been obtained but must be provided for the record and the easements must also provide access to the Town of Candia.***
56. *Based on the existing information it appears that a portion of the existing Crowley Road is super elevated, given this, it is unclear on how a 2% crown will be provided on the roadway for the proposed improvements. **Comment not addressed; the Applicant's engineer previously responded that a 2% crown will be provided where it is existing and has since responded that a 2% crown is not proposed and should not be required, we disagree and recommend that a crown be provided.***
57. *The plans specify a 0 to 2' gravel shoulder "when possible", as previously discussed, this must be revised to provide a minimum 3' gravel shoulder and a 30-foot cleared right of way space that is free of ledge, stone walls, trees, or other obstructions to accommodate the proposed increases in traffic associated with the subdivision. Currently there are multiple locations along Crowley Road where is only twenty feet of 'clear' ROW, which only allows for one way traffic for a snowplow to pass during the winter and currently requires traffic to back up during plowing operations. **Comment not addressed.***
62. *The proposed offsite improvements to Crowley Road only specify pavement improvements but should also evaluate and provide recommendations for the necessary upgrades to the existing guardrail, signage, and drainage systems on Crowley Road to be in compliance with current AASHTO standards to accommodate for the proposed increase in traffic volume. **Comment not addressed.***
64. *As discussed during the previous Planning Board meeting, the following concerns were identified by the Board to be addressed with the Final Plat submission by the applicant that included the following that have not been responded to or addressed to date:*
- c. **Provide design improvements at the following intersections for safety. Comment partially addresses, the limits of improvements are shown on the plans but details like proposed contours, grading limits are still not specified on the plans.***
 - e. **Present a schedule as to when improvements would be made to Crowley Road. Comment partially addresses, a tentative schedule is provided but should be expanded to include additional specifics relative to the timing of the work and be included on the plans for clarity.***

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- f. Update the Traffic Study to provide traffic information during the months that school is in session to show true traffic patterns and impacts in the area. The study should include but not be limited to Crowley Rd, Chester Rd, Brown Rd, Patten Hill Rd, Depot Rd, Langford Lane and Palmer Rd. **Comment not addressed; the applicant has provided a letter in response to this request. It is recommended that the Board discuss this item.***
 - g. Provide a well yield (water supply) probability study and water source availability (report). **Comment not addressed; the applicant has submitted to the Town a Source Water Protection Plan that was prepared by the SNHPC for the Town of Chester. This document is not a well yield (water supply) study.***
- 65. Plan sheet 10 of 17 shows the intersection sight distance for Shannon Drive at Crowley Road. Based on the information provided there is insufficient sight distance to the right at this location. Additionally, a roughly 2–3-foot cut appears to be required at this intersection to obtain the required sight distance. It is also unclear if this proposed grading can be performed within the limits shown and without impacts to adjacent properties.**
- 67. The plans specify pavement reclaim and 2” base pavement for existing sections of Crowley Road, it should be noted that these specified limits have not been confirmed as appropriate by Stantec at this time.**

These comprise our comments at this time. We invite the Engineer and Applicant to meet with us to discuss these comments or other issues, which may affect the project. We reserve the right to make future comments based on revisions and additional submissions.

Please call if you have any questions.

Respectfully,
Stantec Consulting Services Inc.



Bryan Ruoff PE
Project Manager / Associate
Phone: 603 854 9501
bryan.ruoff@stantec.com

Attachment:

- c. Lisa Galicia, Candia Land Use Office
Kevin Gagne, Candia Land Use Office
Candia Board of Selectmen
Jeff Wuebbolt, Candia Road Agent
Mike McGillan, Candia Police Chief
Eric Mitchell, Eric C. Mitchell and Associates, Inc.
Rene LaBranche, Stantec



**Stephen G. Pernaw
& Company, Inc.**

P.O. Box 1721 • Concord, NH 03302
tel: (603) 731-8500 • fax: (866) 929-6094 • sgp@pernaw.com

Transportation: Engineering • Planning • Design

MEMORANDUM

Ref: 1790A

To: Rudy Cartier, Chairperson
Candia Planning Board

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Residential Subdivision – Response to Comments
Candia & Chester, New Hampshire

Date: January 6, 2022

On September 13, 2017 our office prepared the “*Traffic Impact and Site Access Study*” for the residential subdivision that is proposed by DAR Builders, LLC. Recently, I attended a productive meeting at Stantec with DAR and ECM on December 7, 2021 and had the opportunity to discuss Item 6 in the “Planning Board Official Notice” (signed on 6/2/21). The purpose of this memorandum is to provide responses to Item 6 and the Traffic Study:

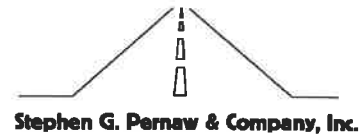
Comment 1: “*Update the Traffic Study during the months the school are in session to show the true impact in the area.*”

SGP Response: There is no need to update the submitted traffic study as the July 2017 AM peak period traffic count data was increased by a factor of +10% to reflect school traffic and other seasonal variations.

Comment 2: “*The study should include, but is not limited to Crowley, Chester, Brown, Patton Hill, Depot, Langford, Lane and Palmer Roads.*”

SGP Response: The submitted traffic study identified the primary travel routes to/from the proposed subdivision and Figure 12 (and Appendix G) identified the traffic impacts at 3 study area intersections and at 10 roadway “checkpoints.” The tabulation below quantifies the net change in traffic volume on the specific roadways cited by the Planning Board above.

	AM Peak Hour Impact	PM Peak Hour Impact
Crowley Road (west of site)	+41 veh	+54 veh
Chester Road (north of Crow ley Rd.)	+23 veh	+30 veh
Chester Road (south of Crow ley Rd.)	+13 veh	+17 veh
Brow n Road (west of Chester Rd.)	+5 veh	+5 veh
Patton Hill Road (betw een Depot Rd. & Main St.)	+0 veh	+0 veh
Depot Road (betw een Lane & Langford Rds.)	+3 veh	+3 veh
Langford Road (betw een Depot & Raymond Rds.)	+3 veh	+3 veh
Lane Road (betw een Crow ley & Depot Rds.)	+3 veh	+3 veh
Lane Road (east of Crow ley Rd.)	+8 veh	+10 veh
Palmer Road (betw een Brow n & Chester Rds.)	+0 veh	+0 veh



Analysis of the intersections contained in the traffic study confirmed that the impact of subdivision traffic on vehicle delay (seconds per vehicle) would be less than $<+1.0$ second during the worst-case AM and PM peak hour periods. In several instances there was no increase in vehicle delay. From this, it is reasonable to conclude that this same finding would apply to any intersections along the roadways cited in Comment 2.

CC: Reggie Moreau – DAR Builders, LLC
Eric C. Mitchell – ECM & Associates, Inc.

Eric Mitchell

From: Jones-Yellin, Mose <Mose.A.Jones-Yellin@dot.nh.gov>
Sent: Friday, January 7, 2022 11:04 AM
To: Eric Mitchell
Cc: Desfosses, Brian
Subject: Tanglewood Subdivision

Hello Eric,

This email is to follow up on our conversation yesterday and confirm that we’ve received and reviewed the September 2017 Traffic Impact Study for the proposed residential subdivision on the south side of Crowley Rd in Candia & Chester. Direct access to the proposed subdivision does not come from the state road system, so we would not require a Driveway Permit from the landowner or any associated improvements to the nearby state intersections. However, if the Town requires improvements to their roads which intersect with the state system, the NHDOT would be involved in permitting those changes.

Please let me know if there are any questions.

Thanks,
-Mose

Mosé Jones-Yellin, P.E.
Access & Utilities Engineer
NHDOT – District 5
Bedford, NH
603-666-3336

ECM

Eric C. Mitchell & Associates, Inc.
Planning, Site Design, Surveying, Environmental

April 7, 2022

Candia Planning Board
Attn: Chairman, Rudy Cartier
74 High Street
Candia, NH 03034

Re: **Waiver Request**
“Tanglewood Drive” – DAR Builders, LLC
Tax Map 414, Lots 152 & 152-10
Candia, New Hampshire
ECM Job No. (2)15-38

Dear Chairman:

Section 10.06u to permit turning radii to be for WB40 vehicle, where a WB40 vehicle is a standard tractor trailer and a WB67 is a cross country sized vehicle.

Section 10.11i to not require drainage study on Crowley Road where no grading or drainage improvements are proposed other than paving and shoulders.

Section 12.04 to permit granite bounds with magnets to be set. The bounds proposed can be located with a metal detector if buried.

Section 14.15 to permit proposed road improvements to Crowley Road to be permitted as proposed to include a 20 foot wide pavement with a 1 or 2 foot wide shoulder where possible and a 1 inch shim coarse and 1 ½ inch wear coarse where proposed. The proposed design is in compliance with AASHTO standards for the amount of traffic proposed.

Section 10.12e surety, to require cost estimate for surety to be provided prior to plan signing where the current cost of improvements are changing regularly and the improvements have not yet been approved. See note 18 on sheet 1.

For the purpose of acceptance of the application only, to permit outstanding comments from the Town or Stantec to be addressed during the public hearing process.

Town of Candia

March 18, 2022

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These waiver requests are reasonable due to the nature of the project, the purposes and objectives will be met with the other submitted information and the public good will not be adversely affected.

Sincerely,

A handwritten signature in dark ink, reading "Eric C. Mitchell". The signature is written in a cursive style with a large, stylized "M" and "H".

Eric C. Mitchell

President

Memo

To: Planning Board, Chair Rudy Cartier
From: Board of Selectmen
Date: April 20, 2022
Re: Tanglewood – Crowley Road

At the January 24, 2022, Board of Selectmen's meeting, the Board voted (not unanimously) to declare its opposition to any request for a waiver of the Candia Subdivision Regulations that would require Crowley Road to be upgraded to arterial road standards and that our representative to the Planning Board maintain that position on the Select Board's behalf.

Candia Selectmen's Public Session Minutes of 01/24/2022

He described some of the legislations that may change and what could impact them at the voting session. He mentioned that the Board may want to think about the voting machines for the future. This year Bond issues have moved from two thirds to three fifths. They are looking to phase out all Accu-vote machines by year 2024. and the replacement voting machines costing \$6,000 each with an annual service charge of \$250 each.

Fire Chief Dean Young indicated that he is looking to have their ambulance running by tomorrow. They have been staffing the firehouse with their employees to see how many of them will be able to assist with running shifts for the ambulance, and at this point there are not enough people. They have reached out to qualified people that were recommended to them. They have received three applications for the ambulance and had a meeting about the process. He would like to have these applicants onboard right away and not have to wait two weeks. The application packets are almost complete with only a few things left to do. In the past they have brought people on before the application process is complete. Once the applicants are hired they will also need to learn how to drive the Ambulance.

MOTION: Selectman Chivers made a motion based on the recommendations from Fire Chief Young and for the individuals to be appointed members for Candia's Volunteer Fire Department which are Kyle Simard, Cadence Solsky and Alden Somerville. Seconded by Selectman Moran. All in favor. Motion carried by a vote of 4-0-0.

OLD BUSINESS

Recommendation on Warrant Article #2: Town Administrator confirmed that they are looking to change the amounts on Warrant Article #2.

MOTION: Selectman Chivers made a motion to approve Warrant Article #2 for the budgeted amount \$3,187,543, and the default budget of \$3,010,950. Seconded by Selectman Moran. Not all in favor. Motion carried by a vote of 3-1-0 Discussion opened. Selectman Young stated she opposes, and in her opinion, having a 6.11% increase without any warrant articles and this is not the year to do it. It is \$189,000 plus change and a 20% per thousand increase without any warrant articles. She thinks there is a warrant article that should have priority and that is without any school things. In her opinion, it is going to be very difficult for a lot of people and she would like it to be cut back. She is afraid they might go into a default budget.

Selectman Chivers explained about the two amounts of the operating budget and the cost of living raises and the Town Administrator numbers. He asked her which other items she would want to forfeit. Selectman Young added that everyone's budget went up and the Town Office expense was level funded along with the Town Administrator in it. Therefore, she cannot attribute it to the 5% Cola raises and the hiring of a Town Administrator. Discussion ended.

Additional Warrant Article - Recommendation by Selectman Chivers: Selectman Chivers stated the Tanglewood - Crowley Road Subdivision in the Town of Chester composes of a 60-lot subdivision and the only access is across to Crowley Road in the Town of Candia. The greatest obstacle to this project is that Crowley Road is a scenic road. Under the subdivision regulations, the developer would be required to upgrade access to Crowley Road to our arterial road standards. Crowley Road is a Scenic Road, and it would be difficult to meet those standards and in order to meet them, the only remedy now is for the Developer to go to the Planning Board and ask for a waiver of the arterial road standards. Selectman Chivers came up with a Warrant Article for the people who will be affected by this, to see if they are in favor of affirming the scenic roads status

Candia Selectmen's Public Session Minutes of 01/24/2022

of Crowley Road that was voted in 2003. After consulting with a Lawyer, he was informed that it would not be necessary, as the status stands until rescinded by the Town. He asked the Board for that Warrant Article not to be considered, and to have a substitute of it, and asked the Board to accept the following motion. There was an addition discussion if it is the Boards place to take a position on.

MOTION: Selectman Chivers motioned that this Board declare its opposition to any request for a waiver of Candia Subdivision Regulations requiring Crowley Road to be upgraded to arterial road standards and that our representative to the Planning Board maintain that position on our behalf. Seconded by Selectman Moran. Discussion Opened. Selectman Young stated that she is voting no. It does not mean she will not support what is trying to be done, but she thinks that it is not the Boards business to interfere. **Not all in favor. Motion carried by a vote of 3-1-0.**

OTHER BUSINESS

Town Hall – Maintenance Technician: Town Administrator Hansen mentioned about having a Maintenance person for the Town Hall building. There was a discussion about raising the budget line for the building maintenance due to the building that needs some work/repairs done. Selectman Brock stated that he has no problem with finding someone in town to do the work needed. Town Administrator Hansen will keep him updated.

Solid Waste Report: See attached report.

The Board had a discussion about renewing the contract with Total Notice LLC to do title searches for the Tax Collector.

MOTION: Selectman Chivers made a motion to approve the contract with Total Notice LLC to do all the title searches required by our Tax Collector. Seconded by Selectman Moran. All were in favor. Motion carried by a vote of 4-0-0.

Board to authorize the payments of payroll and payables. Selectman Chivers announced the payroll for the week ending January 20th was \$23,308.54 for week ending January 27th was \$22,696.29. Payables for week ending January 20th was \$39,188.96 for week ending January 27th was \$34,701.42 for a combined total of \$119,895.21.

MOTION: Selectman Chivers made a motion to approve accounts payable and payroll checks for a total of \$119,895.21. Seconded by Selectman Moran All in favor. Motion carried by a vote of 4-0-0.

The Board had a conversation if they should continue to use Zoom. Kevin Caughlin (resident) stated that covid has changed the world and everyone is using a Zoom environment. If people have an option they will most likely use zoom and not attend the meeting. It is a risk especially for the elderly who are concerned about their health.

MOTION: Selectman Young made a motion to continue to use Zoom for their meetings. Seconded by Selectman Moran. Not all in favor. Motion carried by a vote of 3-1-0.

Calendar:

- The Deliberative Session is scheduled for Saturday, February 5th @ 9:00am at the CYAA
- The next Board of Selectmen's meeting is scheduled for Monday, February 14th, 2022

Revisited April 20, 2022

May 19, 2021 - Judi Lindsey

Here are some points I'd like to share for your consideration:

- A subdivision of this size, and potential impact, raises many questions. We have nothing of this size in Candia. For a neighboring town to have a development of this magnitude empty into our town presents some very sobering concerns, chief of which relates to road safety.
- Is it even possible to bring Crowley Road up to the required state standards? It is a rural scenic road now, and with the increase of ~~700~~ ^{over 600} additional vehicle trips a day, that would mean turning this country road into an arterial road. Trees and stone walls would have to be removed. Would people's properties be affected by this? Would you have to take portions of their property to meet the width of this new road? Would the stone walls be replaced?
- The maintenance of such a road would have a significant impact on our town. It appears that Candia residents would have to pay taxes, in perpetuity, for a road that was built to accommodate people living in another town. This does not seem fair. It becomes a tax burden forever for our community.
- If Crowley became a paved, wider road, would more salt have to be added in the winter? What effect would this runoff have, draining into sensitive wetlands and the Fordway Brook watershed? Would this be a No Salt area? Would there be weight limits?
- The issue of first responders must be considered. As we are closest, we most likely would be responding first. The potential for a serious and substantial increase in emergency calls and situations needs to be thoroughly evaluated.
- It was mentioned that a certain area of the Tanglewood development would be put into open space or a conservation easement. Who would hold this easement? Would it be subject to change in the future, allowing even more housing units to be built?

Attention: Mr. Rudy Cartier, Chairman
Town of Candia Planning Board
74 High Street
Candia, NH 03034



Dear Mr. Cartier,

Reference: Case# 21-012 (Final) Tanglewood Estates

I don't believe it is in Candia's best interest to approve this application. The town will be required to provide more services without any additional tax base for those services. The roads in that area are already in need of repair and having a potential 450 plus additional trips a day will only cause them to deteriorate even faster leaving us, the Candia tax payers to foot the bill. I have read the Stantec report dated November 1, 2021 (File: 195113407), what struck me is that out of 64 comments that needed to be addressed, 35 of them had not be addressed at all and some had only been partially addressed. I just don't believe that the approval of this application would be in the best interest of the Candia tax payers, I'm a hard NO!

Sincerely,

Carol Kazazis
197 Chester Tpke, Candia NH