

Town of Candia, NH
Building Inspector/Code Compliance
603-483-1015

Memo

To; Town Of Candia Planning Board
From: Kevin Gagne
CC: Andria Hanson, Amy Spencer
Date: 7/20/2022
Re: 23 Main Street 23 Main Street Map 409 Lot 91

Honorable Planning Board

Upon review of stamp site plans dated 7/15/2022, as well as proposed structure plans.

In my professional opinion, I hereby submit following comments.

1. Although I support the project and the need for any type of affordable housing, I emphasize that the decision to approve certain waivers doesn't match public comment as well as follow established zoning regulations adopted and approved by the voters. I will gladly execute my duties and will work with all parties to assure successful & code compliant construction.
2. Community Garden located in well radius. According to DES regulations EW 305. Table 305-1 (d), (e). Well radius for community wells must be kept in natural state except for verry limited and control activities related to well maintenance itself. No potential for chemicals or pesticides. (See attached DES document).
3. Proposed grade height is 8" from finish grade to top of foundation. My concerns:
 - A. Bottom basement windows would be located below grade.
 - B. Gas appliance vents need to be minimum if 12" above grade. Its decision of AHJ to enforce higher elevation for vent terminals due to

highest potential snowfall heights. As well as potential snow coming in roofs.

4. Details are not specified for means of egress from basements.

A: How will external egress effect structural footprint? (Show locations).

5. Details are not specified for location of domestic water storage as well as fire suppression system water storage. Which could not be physically located in basement of any of units.

A. My initial calculation would require storage container of approx. 1000 gal + for fire sprinkler system 10-unit structure and 12,000 to 16,000 storage domestic water for site. (TBD by engineering.)

- 6 Details are not specified for structure on external electric services, disconnects, or meter banks?

A. How will structure affect footprint on plan as shown?

7. Will there be external privacy partition between units?

A. Not denoted on plans.

8. Confirm total height of apartment structures. Per Candia Art VI Sec 6.02 (Max 35 Ft)

9. Confirm total high attached barn on main structure. Per Candia Art VI Sec 6..02. (Max 35 Ft)

A. According to plan. Per scale on plan. I calculate 39 Ft top roof, 48 Ft top of cupola.



Kevin Gagne

Building, Code Enforcement and Heath Officer.

Town Of Candia

NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES

Table 305-1: Sanitary Protective Area Radii

Permitted Production Volume (gallons in a 24-hour period)	Radius (feet)
less than 14,400	150
14,401 to 28,800	175
28,801 to less than 57,600	200

(b) When more than one well is within a sanitary protective area, the individual sanitary protective area for each well shall be based on the combined permitted production volume of all of the wells, unless the applicant proves by clear and convincing evidence that the wells are not hydraulically connected.

(c) The department shall not approve the source unless the applicant owns the land within the sanitary protective area, provided however, that if the applicant does not own the land, the applicant shall control the land by perpetual easement, covenant, or similarly legally binding means.

(d) If the well is approved, the sanitary protective area shall be maintained in a natural state at all times except for:

- (1) Limited land clearing and terrain alteration required for well access and construction of a pump house or other structure(s) associated with the well or water system; and
- (2) Activities necessary for the maintenance of the well that do not pose a contamination risk to groundwater.

(e) No person shall discharge to the sanitary protective area any drainage from:

- (1) Any area where fertilizer or pesticides, or both, have been applied;
- (2) Any roadway, parking lot, or other area on which motor vehicles of any type travel or are parked; or
- (3) Any detention and retention pond, infiltration strip, drainage swale, or similar structure.

(f) No underground utilities shall be installed in the sanitary protective area except for drinking water supply and electrical or communications conduits associated with the well or water system.

Source. (See Revision Note #1 at part heading for Env-Dw 305) #9007, eff 10-19-07, ss by #11062, eff 4-1-16 (See Revision Note #2 at part heading for Env-Dw 305)

Env-Dw 305.11 Preliminary Estimate of the Wellhead Protection Area and Proposed Refinement.

(a) The estimate of the wellhead protection area shall be derived for small overburden production wells, except those in confined aquifers, by drawing a circle with a 4,000 foot radius around the well or, when sufficient data is available, by using the method as specified in (c)(1), below.

(b) For small bedrock production wells and small overburden production wells in confined aquifers, the estimate of the wellhead protection area shall be derived by drawing a circle around the well with a radius based on the proposed permitted production volume, as set forth in Table 305-2:

Table 305-2: Wellhead Protection Area Radii

Permitted Production Volume (gallons per day)	Radius (feet)
0 to 7,200	1,300
7,201 to 14,400	1,500
14,401 to 28,800	2,050
28,801 to 43,200	2,850
43,201 to less than 57,600	3,600

one year. If all conditions are not met within one year of approval a new application may be required.

ARTICLE VI: DIMENSIONAL REQUIREMENTS

Section 6.01: Areas Included In Table Of Dimensional Requirements:

Lot area; front, side and rear yard areas; and height restrictions shall be as specified in Section 6.02 of this Ordinance with the following special provisions:

- A. **Building Set-back:** On streets with less than 50-foot rights-of-way, the set-back requirement shall be 75 feet from the center line of the right-of-way.
- B. **Location of Accessory Buildings:** In any district, no permanent or temporary accessory building or structure shall be permitted in any required setback area.
- C. **Frontage Requirements for Lots on Cul-de-Sac:** In the case of lots fronting on the ends of cul- de-sacs, the required lot frontage shall be applied 100 feet from the street line, provided that in no case shall the frontage along the cul-de-sac be less than 100 feet.
- D. **Structures Excluded from Height Requirement:** Height restrictions shall not apply to necessary appurtenant structures such as church spires, belfries, cupolas, domes, smokestacks, flagpoles, antennae, or similar structures.
- E. **Lot Width:** Lot widths must be maintained for at least a depth of 100 feet from the lot lines.
- F. **Lot Shape:** Lots shall be compact and regular in shape. No irregularly shaped portion of a lot narrower than 50 feet shall be used to satisfy the minimum lot size.
- G. **Tower Setbacks:** No buildings, roads or driveways that are not part of the tower site shall be built within 150% of the height of any tower that is located in any zone. Towers must be set back a distance equal to 150% of the height of the tower from any unaffiliated structure, parking areas or lots, driveways, roads, developed areas or property lines.

Section 6.02: Table of Dimensional Requirements: -Minimum Setbacks and Dimensions, Maximum Heights Allowed

District	Lot Area (acres)	Lot Width & Frontage (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Stories
R	3	200	50	25	25	35	2.5
C/L1/L2	2	200	50	25	25	35	2.5
MX	2	200	50	25	25	35	2.5

Section 6.03: Floor Area:

A single family detached, or single family attached, duplex dwelling shall contain 800 square feet of floor area per dwelling unit if one story or 672 square feet on the first floor if two stories.

ARTICLE VII:

MANUFACTURED HOUSING, MOBILE HOME SUBDIVISION, AND MOBILE HOME PARKS

Section 7.01: General Provisions for Manufactured Housing:

In subdivisions, where Manufactured Housing or Mobile Homes are to be located on individually owned lots, said Manufactured Housing or Mobile Homes shall comply with lot size, frontage requirements, space limitations and other reasonable controls that conventional single-family housing in the same area must meet.