



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

PLANNING BOARD
OFFICIAL NOTICE OF DECISION

The **PLANNING BOARD** at its January 4, 2023, meeting made the following decision regarding a request for a **MAJOR SITE PLAN APPLICATION FOR AN ELDERLY HOUSING DEVELOPMENT** on Main Street; Planning Board Case #22-004.

APPLICANT: 23 Main Street, LLC, 14 Main Street, Candia, NH 03034.

PROPERTY OWNER(S): 23 Main Street, LLC, 14 Main Street, Candia, NH 03034

PROJECT LOCATION: 23 Main Street, Candia, NH 03034

TAX MAP: Map 409 LOT NUMBER 91

TITLE ON PLAN: Candia Elderly Housing Condominium Plan

PLAN PREPARED BY: Fieldstone Land Consultants, PLLC, 206 Elm Street, Milford, NH 03055 603-672-5456

DECISION: Approved with the following conditions:

CONDITIONS:

1. On Plan Set Page 5, Add the following to Note 4:
 - a. Provide copies of the plan to the Building Inspector and Fire Chief for approval.
2. On Plan Set Page 5, Add the following to Note 5:

- a. Sprinkler system shall be designed and installed per the NH State Fire Code and NFPA 13R. Provide copies of the plans to the Building Inspector and Fire Chief for approval.
3. Per Zoning Ordinance Article 5 Section 5.06 (25): At least 10% of the residential units shall be compliant with the current edition of International Building Code Type B dwelling.
4. Per Zoning Ordinance Article 5, Section 5.06 (27) A Homeowners Association shall be established consistent with a condominium ownership, and all Articles and By-Laws shall be submitted in advance to the Planning Board and Town Counsel for review and approval.
5. State Permits. The following state permits shall be submitted to the Planning Board (Major Site Plan Article 4.05 A):
 - a. NHDES Alteration of Terrain
 - b. NHDES Community Well and Public Water Supply Permits
 - c. NHDES Subsurface Disposal System Permit
 - d. NHDOT Driveway Access Permit
6. Construction and Inspection fees escrow and a Project Completion Surety Bond as determined by Town Engineer shall be provided (Major Site Plan Article 5.00 (B) 2, 3 and 4, and Article 5.05).
7. Lighting Plan on page 6 of the plan set sealed by a Professional Engineer (Major Site Plan Article 8.03 (D))
8. No work shall be initiated until the final plan of the proposed site plan has been approved by the Board. (Major Site Plan Article 1.05 and Article 5.02 (1))
9. Work shall commence within one year and be completed within 2 years of Planning Board final approval. (Major Site Plan Article 5.02 (2))
10. Remove the community garden and ground mount photovoltaic solar system from the Plan Set.
11. Provide one Knox Box at a location determined by the Fire Chief and provided a master key for all buildings access.
12. Provide written documentation from NHDOT concerning the need for a traffic impact study.

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



Rudolph A. Cartier Jr., Chair
Candia Planning Board

1/12/2023
Date