



Town of Candia

LAND USE OFFICE

Candia, New Hampshire 03034

(603) 483-8588

CANDIA PLANNING BOARD

Proposed Zoning Amendment Explanations

The following is an update on the need and reasons for the Zoning Ordinance Amendments proposed and unanimously supported by the Planning Board. The Board has worked very hard to ensure our Zoning Ordinances meet our legal obligations yet ensure Candia maintains our unique rural feel. If you have further questions, please contact any Planning Board member.

Amendment #1: This is a typographical update only.

Amendment #2: This change is to maintain consistency in wording throughout the Zoning Ordinances.

Amendment #3: Adds a definition of Unnecessary Hardship. This clarifies what an Unnecessary Hardship is and the specific criteria to be used for granting any waivers based on hardship claims. Resolves an issue faced by the Planning Board.

Amendment #4: Clarifies distance requirements when determining distances from “Four Corners” and is based on generally accepted standards. The change does not allow for the increase of the number of units. This does not increase the allowable number of units that can be constructed.

Amendment #5: Same explanation as Amendment #4.

Amendment #6: This is a typographical update only.

Amendment #7: This is a typographical update only.

Amendment #8: This amendment ensures private burial grounds are allowed as a right on any residential property and clarifies the state and local requirements for establishing and recording locations. By having a site plan with an easement for access, corner markers denoting the plot or coordinates and location of the site, future access will be assured. In addition, in the event of a transfer of custodianship and maintenance of the site to the town, accurate records will be available for future use.

The addition for the 90-day time frame for recording the Private Burial Grounds site plan with the Registry of Deeds is to ensure a record of the plot is recorded on the Property Deed. This will also ensure that the Town is able to track the Private Burial Grounds in Candia.

Amendment #9: This amendment is related to Amendment #8 and adds Private Burial Grounds to Zoning Table of Uses.

Amendment #10, 11, 12, 13: These Amendments are in response to new laws passed by the State Legislature in 2022 that **requires** all Towns with Elderly Housing Conditional Use Permits must also provide the same conditional use standards for Workforce Housing. The Amendments allow the Town to be in compliance with the mandated state requirements as of July 1st, 2023.

If these Amendments do not pass, the Town of Candia will be subject to developer's interpretation of the Ordinance.

The following are specific comments:

- **Amendment #10:** Clarifies that the requirements for Conditional Use Permit standards applies to any application for a Conditional Use Permit. No change in the requirements.
- **Amendment #11:** Removes and relocates specific requirements that only apply to Elderly Housing developments. No change in the requirements.
- **Amendment #12:** Updates the wording to ensure any development using the Conditional Use Permit process must ensure the rural character of the Town is maintained.
- **Amendment #13:** This provides for the specific requirements that must be met by a development proposal to ensure the proposal meets the needs of the Town and ensure the rural character of the Town is maintained.

The Planning Board cannot stress enough the importance of approving the above Amendments. We have worked very hard in understanding the changes being made and developing reasonable standards in the best interest of the Town.