

Section 5.02: Table of Use Regulations:

In this table for each use and each District:

- (P) Shall denote a use PERMITTED BY RIGHT
- (S) Shall denote a use PERMITTED ONLY BY SPECIAL EXCEPTION granted by the Board of Adjustment
- (C) Shall denote a use PERMITTED ONLY BY CONDITIONAL USE PERMIT granted by the Planning Board
- (-) a dash shall denote a use that is EXPRESSLY PROHIBITED

<u>Type of Land Use</u>	<u>Zoning Districts</u>				
	R	C	MX	LI-1	LI-2
A. Residential:					
1. One-family dwelling	P	-	P	-	-
2. Accessory Units, subject to provisions of 15:04E (2003)	S	-	S	-	-
3. Two-family and multi-family dwellings subject to provisions of Section 15.04B	S	-	S	-	-
4. Dwelling in building used for commercial purposes subject to provisions of Section 15.04F	-	S	P	-	-
5. Boarding, rooming and short-term rental accommodations not to exceed 184 consecutive days subject to the provisions of Section 15.0. (2019)	S	P	P	-	-
6. Home Occupation subject to the provisions of Section 5.03(A)	P	-	P	-	-
7. Home Offices subject to the provisions of Section 5.03(B)	P	-	P	-	-
8. Home Services Contractor subject to the provisions of Section 5.03(D) (2021)	P	-	P	-	-
9. Seasonal Home	P	-	P	-	-
10. Residential Cluster Subdivision	-	-	-	-	-
11. Manufactured Housing Subdivision	P1	-	-	-	-
12. Manufactured Housing Park	P2	S	-	-	-
13. Elderly Housing subject to provisions of Sections 5.04, 5.05, and 5.06	C	-	C	-	-
14. Home Shop subject to the provisions of Section 5.03(C) (2019)	S	-	S	-	-
15. Large Gatherings subject to the provisions of Section 5.03(E) (2022)	P	P	P	P	P

P1 -Location of Manufactured Housing Subdivisions in the R District are designated as follows:

<u>Tax Map:</u>	<u>Lot #(s):</u>
406	186
406	191
413	028
408	060 & 066

*Because of the lack of access on lot 66, these two parcels are designated as a single development unit. Any proposed development of the two lots must therefore be within the context of an overall Master Development Plan, which may be phased.

P2 -Locations for Manufactured Housing Parks in the R District are designated as follows:

<u>Tax Map:</u>	<u>Lot #(s):</u>
404	088
404	079

*This is the presently existing Manufactured Housing Park -Country Lane Manor, Rt. 27

<u>Type of Land Use</u>	<u>Zoning Districts</u>				
	R	C	MX	LI-1	LI-2
B. Commercial:					
(b-1) Farm produce stand provided that display of goods shall be located at least twenty (20) feet from any street (right-of-way) line	P	P	P	-	-
(b-2) Tourist home, hotel and motel	-	P	P	P	-
(b-3) Service establishments and retail stores serving local neighborhood needs including barber and beauty shops, real estate office, drug stores and the sale of groceries, baked goods and the like. Where permitted as Special Exceptions in the R District the conditions set forth in Sections 15.03 and 15.04A shall apply	S	P	P	S	P
(b-4) General service and retail establishments, supermarkets, laundromat, florist, the sale of appliances, electrical parts and supplies, housewares, hardware, furniture, toys and novelties, sporting goods, apparel, office supplies and garden supplies	-	P	P	P	P
(b-5) Funeral home. Where permitted as Special Exception in the R District, the conditions set forth in Sections 15.03 and 15.04A shall apply	S	P	P	-	-
(b-6) Business and professional offices and banks. Where permitted as Special Exceptions in the R District, the conditions set forth in Sections 15.03 and 15.04A shall apply. Will now allow retail and professional offices, banks, beauty and barber shops in the LI-2 zone	S	P	P	-	P
(b-7) Restaurant for consumption indoors at the premises, indoor commercial recreation such as bowling	-	P	P	P	P
(b-8) Drive-in restaurant and refreshment stand	-	P	-	P	P
(b-9) Outdoor commercial recreation facility such as drive-in theatre, golf driving range and swim club	-	P	-	P	P
(b-10) Gasoline station	-	S	-	-	P
(b-11) Car wash, establishment for the sales and service of automobiles, trucks, mobile homes, travel trailers, and major recreational equipment, but excluding the repair of heavy motorized equipment, or the dismantling and storage of inoperative motor vehicles or other material or equipment held only for discard	-	P	-	P	P
(b-12) Boatyard and marina for the construction, warehousing, and storage of boats	-	-	-	P	P

Memo

To: Case#23-001 Rusty Wrecks Major Site Plan File
From: Rudy Cartier, Chair
CC: Meeting Attendees
Date: February 21, 2023 (Annotated by S.B. Keach, P.E.; 02-15-2023)
Re: Pre-Application Review Meeting with Applicant to review required document submittals

Meeting Purpose

The purpose of this meeting was to pre-review the documents and submittals for the Rusty Wrecks Major Site Plan application. This meeting was conducted on Friday, February 9, 2023. The pre-review was for informational purposes only and no decisions on completeness were made.

Attendees were:

Rudy Cartier, Planning Board Chair
Brien Brock, Selectmen's Representative
Judi Lindsey, Planning Board member
Amy Spencer, Land Use Coordinator
Dillon O'Connor, Applicant
Steven Keach, Consulting Engineer

Discussion Items

R. Cartier began the meeting by noting this meeting was to pre-review the documents required for a Major Site Plan application proposed for land owned by Dillon O'Connor, on Deer Run Road.

A review of the plans and documents showed the documents appeared to be complete with the following deficiencies noted: **See annotations in red below for response to each remark.**

- Section II. Item 13: Plans drawn in ink on transparent mylar.
 - Mylars not provided.
 - Mylars to be provided when final submittal is provided.

Agreed.

- Section II, Item 15: Existing drainage structures shown.
 - Existing culvert not shown on drawings.
 - Show existing culvert on drawings.

Existing Box Culvert is now shown and labeled on Existing Conditions Plan (Sheet 1 of 12) and Grading & Drainage Plan (Sheet 3 of 12).
- Section II, Item 17: Use of all abutting properties shown with all structures thereon and access roads within 500 of the parcel.
 - Buildings on abutting properties not shown.
 - Show existing buildings within 500 feet on drawings.

Locus Map on Cover Sheet has been annotated to identify footprints of all existing buildings situated on abutting parcels within 500-feet of project site.
- Section II, Item 12b: Special features, natural and man-made, affecting site or giving it character such as: (b) Streams or water courses.
 - Existing stream flow direction missing
 - Show stream flow direction on plans.

Arrows identifying stream-flow direction added to Sheets 1 through 5 of 12 as requested.
- Section III, Item 1b. Sewer, water, gas, and electric lines.
 - No existing underground electric utilities are not shown.
 - Show existing electric lines on the plans.

Approximate location of existing underground utility conduit (based on transfer station site contractor recollections) is now depicted on Sheets 1, 3 & 4 of 12).
- Section III, Item 13: Architectural Renderings
 - No architectural renderings provided.
 - Provide architectural renderings to include the shape, size, height and location of all existing and proposed structures, including typical elevation views.

Facsimile renderings of proposed building construction to be submitted to Board directly by Mr. O'Connor.

- Section III, Item 15: Timetable for construction and completion of buildings, improvements, and landscaping.
 - Timetables not shown on drawings
 - Show timetables on drawings.

Notes entitled "Approximate Construction Timeline" have been added to Sheet 12 of 12.
- Section III, Item 17: Location of any fire suppression system as required by the Fire Department
 - No fire suppression system shown.
 - Add Fire Department required fire suppression system(s)

See pending correspondence issued by Candia Fire Dept.
- Section III, Item 20: All State, Federal and Local permits, and permit numbers
 - No State, Federal or Local required permit provided.
 - Provide copies of all required permits prior to Final Plat submittal.

Agreed.
- Section III SWPPP
 - SWPPP not provided.
 - Provide copies of SWPP prior to Final Plat submittal

Agreed.
- Section IV, Item 3: Review letter from the Fire Department
 - Letter not received.
 - Provide letter from the Fire Department

Pending.
- Section IV, Item 4: Review letter from the Police Department
 - Letter not received.

- Provide letter from the Police Department

Pending.

- Section IV, Item 5: Review letter from the Building Inspector
 - Letter not received
 - Provide letter from the Building Inspector

Pending.

- Section VI Engineering Review
 - The plans and drawings are required to be reviewed by Stantec, the Town of Candia's engineering consultants prior to the Public Hearing for the project.

Agreed.

The above is a summary of the informational review of the application documentation and are recommendations only. The full Board will need to review and determine compliance with the requirements for application acceptance.