

TOWN OF CANDIA
APPLICATION FOR INFORMATIONAL

APPLICATION FEE: None

CONCEPTUAL CONSULTATION (RSA 676:4,11(a) AND (c)): The conceptual consultation phase provides an opportunity for a property owner or agent to discuss with the planning board, in very general terms, the types of uses that may be suitable for the subject property. Although this discussion must take place at a public meeting of the planning board, notification of abutters and the general public is not required because the discussion is informal, and no plans or specific details are presented.

Received: _____ Hearing Date: _____ Sent to PB: _____

Applicant Name: Kristin Mara
Address: 3 Lafond Ave Map/Lot#: 1108/141
City: Hooksett State: NH Zip: _____
Phone Number: _____
Email Address: _____

Property Owner (if different from Applicant): Donald Mara
Owner's Address: 143 Langford Road
City: Candia State: NH Zip: 03040

Address of subject property (if different from Applicant): _____
City: Candia State: NH Zip: 03040
Zoning District: _____ Tax Map#: 408 Lot#: 14

Intent: build a house in back of existing house and remove
existing house within 6 months after new house
is built.

Applicant Signature: [Signature] Date: June 7, 2023

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Received: _____ Hearing Date: _____ Sent to PB: _____

Applicant Name: Candia Tank Farm, LLC
Address: 6 Hillside Avenue
City: Amherst State: NH Zip: 03031
Phone Number: 603-888-1111
Email Address: candia@cantankfarm.com

Property Owner (if different from Applicant): SAME
Owner's Address:
City: State: Zip:

Address of subject property (if different from Applicant): 5 High Street
City: Candia State: NH Zip: 03034
Zoning District: Commercial and Mixed Use Tax Map#: 406 Lot#: 201

Intent: Upgrades to the existing facility to include (3) 30,000 gallon propane storage tanks, (1) 40,000 gallon fuel oil storage tank
(2) 15,000 gallon fuel oil storage tanks, all as shown in greater detail on the conceptual plans included herewith.

Applicant Signature:  Date: 6/6/2023

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION PLAN OF LAND - OF - HAROLD J. PRATT - 35 LAKESIDE DRIVE - MANCHESTER, N.H. - LOCATED IN - CANDIA, N.H.", SCALE 1"=100', DATED JULY 1978, BY YOUNG, CAMPBELL & CATE, INC. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-8251.
2. "PLAN PREPARED - FROM - PLAN OF & DEED OF - FLETCHER PERKINS - CANDIA, N.H.", SCALE 1"=100', DATED FEBRUARY 1979, BY YOUNG, CAMPBELL & CATE, INC. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #C-8598.
3. "PROPOSED SUBDIVISION PLAN OF LAND - OF - HAROLD J. PRATT - 35 LAKESIDE DRIVE - MANCHESTER, N.H. - LOCATED IN - CANDIA, N.H.", SCALE 1"=100', DATED JULY 1980, BY YOUNG, CAMPBELL & CATE, INC. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D-9885.

LEGEND:

RIGHT-OF-WAY LINE	IRON PIPE FOUND
BOUNDARY LINE	IRON PIPE PER REF. PLAN
ABUTTING LOT LINE	DRILL HOLE FOUND
BUILDING SETBACK LINE	DRILL HOLE PER REF. PLAN
ZONING DISTRICT LINE	UTILITY POLE, GUY & LIGHT
EDGE OF PAVED ROAD	WELL
EDGE OF GRAVEL ROAD	SEPTIC VENT
STONE WALL	PROPAANE TANKS
EDGE OF TREE LINE	MONITORING WELL
EDGE OF WETLANDS	SINGLE SIGN POST
WETLANDS BUFFER LINE	LARGE ROCK 6"x7"x5" H.
EXISTING EASEMENT LINE	LARGE TREES
PROPOSED EASEMENT LINE	
470 - 10' CONTOUR INTERVAL	
472 - 2' CONTOUR INTERVAL	
WHITE PVC STOCKADE FENCE	
THE COURSE LINE	
FORMER TRACT LINE	
406-201 TAX MAP & LOT NUMBER	



HIGH STREET
VARIABLE WIDTH R.O.W.
PAVED - 16'± WIDE

SIGN LEGEND:
S1=HIGH STREET & "Y" INTERSECTION SYMBOL
S2=27' EAST
S3=27' WEST
S4=SPEED LIMIT 35
S5=PLATE 43
S6=LIGHT ARROW
S7=STOP
S8=27' WEST/NORTH 43°
S9=10' SOUTH 43°

A.K.A. N. H. ROUTE OLD 101
& SOUTH SIDE ROAD
N.H.D.O.T. HWY. PROJECT NO. 51112
FED. AID PROJECT NO. 115 (3)
MARCH 9, 1940

409-198-1
OWNER UNKNOWN

RAYMOND ROAD

409-197
BRANCH
BROOK HOLDINGS, LLC
P.O. BOX 202
CANDIA, NH 03034
PG 2995 12/10/11
(65 RAYMOND ROAD)

409-197-1
BRANCH
BROOK HOLDINGS, LLC
P.O. BOX 202
CANDIA, NH 03034
PG 5114 5/28/10
(71 RAYMOND ROAD)

409-196
RALPH H. DARRAH, SR.
& LINDA ROLLINS
P.O. BOX 318
CANDIA, NH 03034
PG 519 12/1/00
(83 RAYMOND ROAD)

406-202
IT'S ABOUT TIME, LLC
P.O. BOX 31
CANDIA, NH 03034
BK 6298 PG 123 6/29/21
(80 RAYMOND ROAD)

406-200
BRANCH
BROOK HOLDINGS, LLC
P.O. BOX 202
CANDIA, NH 03034
BK 5688 PG 1777 1/29/16
(13 HIGH STREET)

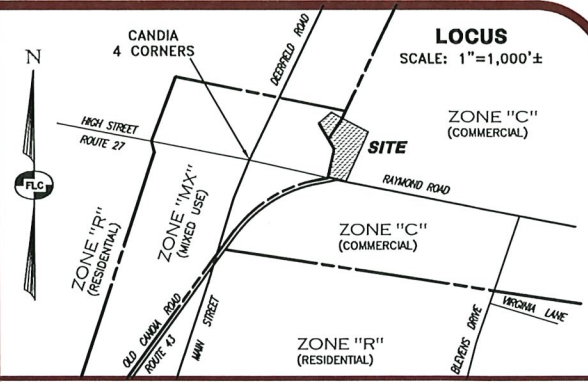
406-195
RAYMOND &
KIMBERLEY MARINEAU
39 DEERFIELD ROAD
CANDIA, NH 03034
BK 3561 PG 888 3/19/01
(39 DEERFIELD ROAD)

406-196
MICHAEL HICKEY
P.O. BOX 173 23 DEERFIELD ROAD
CANDIA, NH 03034
BK 3302 PG 2317 6/15/98
(23 DEERFIELD ROAD)

406-194
ROBIN L. LALIBERTE
43 DEERFIELD ROAD
CANDIA, NH 03034
BK 5371 PG 2113 10/26/12
(43 DEERFIELD ROAD)

406-191
RICHARD GODDARD
67 SCOBIE POND ROAD
DERRY, NH 03038
(DEERFIELD ROAD)

406-201
4.777 ACRES
208,092 SQ. FT.
FRONTAGE=200.00'



- NOTES:
- OWNER OF RECORD FOR EXISTING TAX MAP 406 LOT 201 IS CANDIA TANK FARM, LLC, 6 HILLSIDE AVENUE, AMHERST, NH 03031. THE DEED REFERENCE FOR THE LOT ARE BK.5154 PG.2080 DATED OCTOBER 14, 2010 IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXPANSION OF THE EXISTING BULK FUEL STORAGE FACILITY WITH ASSOCIATED SITE IMPROVEMENTS OVER TAX MAP LOT 406-201.
 - THE TOTAL AREA OF TAX MAP LOT 406-201 IS 4.777ACRES OR 208,092 SQ.FT WITH 200.00 FT. OF FRONTAGE ALONG HIGH STREET.
 - CURRENT ZONING FOR THE LOT IS THE COMMERCIAL DISTRICT (C) AND THE MIXED USE DISTRICT (MU).
- ZONING REQUIREMENTS FOR BOTH THE COMMERCIAL DISTRICT AND THE MIXED USE DISTRICT ARE:
- MIN. LOT SIZE: 2 ACRES
 - MIN. FRONTAGE & LOT WIDTH: 200 FT.
 - MIN. FRONT SETBACK: 50 FT.
 - MIN. SIDE & REAR SETBACK: 25 FT.
 - MAX. BUILDING HEIGHT: 35 FT. OR 2.5 STORIES
- THERE IS A 75 FT. WETLANDS BUFFER FROM DELINEATED VERY POORLY DRAINED SOILS AND A 50 FT. WETLANDS BUFFER FROM POORLY DRAINED SOILS.
- THE BOUNDARY INFORMATION SHOWN FOR LOT 406-201 IS BASED ON THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER 2022.
 - HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER 2022 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - BUILDINGS, ROADS, STREETS AND DRIVEWAYS WERE LOCATED WITHIN 100' OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE TOWN OF CANDIA SITE PLAN REVIEW REGULATIONS 4.04c.
 - JURISDICTIONAL WETLANDS SHOWN HEREON WERE DELINEATED BY CHRISTOPHER A. GUIDA, C.W.S. FROM THIS OFFICE IN OCTOBER 2022 AND ARE IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF CANDIA, NEW HAMPSHIRE, COMMUNITY NO. 330128, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301500160 E, DATED: 05/17/2005.
 - THE SUBJECT PARCEL DOES LIE WITHIN THE GROUNDWATER PROTECTION DISTRICT PER SECTION 11.04 OF THE TOWN OF CANDIA ZONING REGULATIONS.
 - THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES WITH AN INDIVIDUAL ON-SITE WELL AND SEPTIC SYSTEM. PROPAANE GAS IS PROVIDED BY INDIVIDUAL ON-SITE TANKS.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - FUEL STORAGE FACILITIES SHALL NOT BE LOCATED NEARER THAN 300 FEET TO ANY EXISTING OR PERMITTED DWELLING.

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONCEPT PLAN
TAX MAP 406 LOT 201
(5 HIGH STREET)
CANDIA, NEW HAMPSHIRE 03034
PREPARED FOR:
RICK WENZEL OIL COMPANY
5 HIGH STREET, CANDIA, NH 03034
LAND OF:
CANDIA TANK FARM, LLC
6 HILLSIDE AVENUE, AMHERST, NH 03031

SCALE: 1"=50' FEBRUARY 28, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
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