

CANDIA PLANNING BOARD
MEETING MINUTES OF September 18th, 2024
APPROVED MINUTES

PB Members Present: Tim D’Arcy, Chair; Mark Chalbeck, V-Chair; Brien Brock, BOS Representative; Rudy Cartier; Judi Lindsey; Scott Komisarek; Kevin Coughlin.

PB Members Absent:

L. Carroll, Alt. (excused)
Mike Guay, Alt. (excused)
M. Santa, Alt.

* Tim D’Arcy, Chair; called the PB meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance

New Business:

Impact Fees: Road and Public Safety Impact Fees: To consider proposed changes to Candia’s existing Impact Fees. The full text of all proposed impact fees is available for inspection on the town website as well as in the Land Use Office.

Nate Miller from SNHPC was introduced to discuss the impact fees related to roads and emergency services. Kathleen Tierney was present online but indicated she had already reviewed the materials and did not require a presentation.

Board members expressed their appreciation for Nate's work, noting the increase in impact fees was a reasonable adjustment from previous years.

Nate Miller mentioned plans to address impact fees annually to account for cost-of-living increases, ensuring that the fees remain relevant and do not go unaddressed for extended periods.

6:33 Public - Hearing Opened.

No Public Comment.

6:34 - Public Hearing Closed.

K. Coughlin: **Motion** to accept the Town of Candia Public Safety Fee and Road Impact Fee Schedules impact fee documents, as presented, to be effective January 1st, 2025. **Second:** J. Lindsey. All were in favor. **Motion Passed.**

Discussion on billing for impact fees and budget allocations. Update on school impact fees, solid waste impact fees, and contract signing timeline. Nate provided estimates for school and solid waste impact fees, which were within budget.

R. Cartier: **Motion** for Tim to sign the contract with SNHPC for School and Solid Waste Impact Fees. **Second** : B. Brock. All were in favor. **Motion passed.**

Old Business:

Other Business:

- InvestNH HOP Updates – Steering Committee

The board discussed the upcoming meeting of the HOP Steering Committee scheduled for October 3rd. Tim D’Arcy planned to attend to set expectations regarding the lack of immediate work due to pending project plans. The need for community outreach was emphasized, particularly regarding potential zoning changes to promote affordable housing.

The board agreed to verify the current members of the steering committee and consider new participants to ensure diverse input. Nate would communicate the current status at the upcoming meeting, indicating that significant work would not commence until spring or summer.

- Approval of Minutes: 8.21.24 and 9.4.24

Approval of Minutes: 8.21.24

B. Brock: **Motion** to approve the minutes of 8.21.24 as amended. J. Lindsey: **Second**. All were in favor. **Motion passed.**

Approval of Minutes: 9.4.24

B. Brock: **Motion** to approve the minutes of 9.4.24 as edited. R. Cartier: **Second** : J. Lindsey and M. Chalbeck abstained. The remaining Board members were in favor. **Motion passed.**

- Regulations

The discussion then turned to the regulations concerning Accessory Dwelling Units (ADUs). Questions and discussion about inconsistencies in the language regarding special exceptions and conditional uses in the proposed regulations, prompting a review of the relevant sections to ensure clarity and accuracy. The Board decides to put the proposed amendments up for public comment / Public Hearing at the next meeting, Wednesday, October 2nd. There is a sense of urgency to finalize the amendments and ensure they are ready for legal review and approval.

R. Cartier: **Motion** to accept the proposed zoning amendments for ADUs as amended. **Second:** B. Brock. All were in favor. **Motion passed.**

- Town Planning

The discussion shifts to the potential impact of ADUs on affordable housing in the town. Concerns are raised about the possibility of ADUs being used as short-term rentals rather than for family members, but the group recognizes the need for rental units in the area.

The conversation highlights the balance between providing housing options and the potential for ADUs to be used for short-term rentals. The group agrees to monitor the situation and consider regulations, if necessary, in the future.

The meeting transitions to town planning, with a focus on the recent Raymond Planning Board meeting attended by several members. There is a discussion about the town engineer's role and the potential for changes in engineering support for the town.

- Any other matter to come before the Board.

Brien Brock praised Tim for his excellent presentation on behalf of Candia at the recent Raymond Planning Board Meeting regarding a development of regional impact, highlighting the town's concerns regarding compensation for road maintenance due to increased traffic from a proposed development. The discussion included the implications of traffic patterns and the potential strain on local infrastructure.

The conversation turned to the specifics of the proposed development, including concerns about traffic studies and environmental impacts, particularly regarding wetlands and steep slopes. The applicant's preparedness was questioned, and it was noted that the planning board had raised significant issues with the proposal.

The group discussed the challenges posed by the development's phases, particularly the potential for increased traffic and environmental degradation. The need for thorough scrutiny of the applicant's plans was emphasized, especially given the history of previous approvals that may no longer be relevant.

The Raymond Planning Boards' insistence on hiring a third party to reassess the wetlands and environmental impacts was noted, indicating a rigorous approach to ensuring compliance with regulations. The applicant was warned that past approvals would not guarantee future success, and the board's commitment to protecting the town's interests was reiterated.

The meeting concluded with a recognition of the complexities involved in the proposed development, including the need for careful consideration of traffic impacts and environmental concerns. The group expressed a commitment to remaining engaged in the process and ensuring that the town's needs were adequately addressed.

The meeting lasted about two hours. Jim McDermott, the planning expert, was noted as being particularly helpful, allowing the representatives from Candia to speak before the applicant, showing a willingness to hear their input. The formal nature of the meeting was emphasized, with participants addressing each other with titles like "Madam Chairman." This formality may stem from the legal challenges the town has faced, indicating a cautious approach to the

proceedings. Conversations revealed that the town is under significant development pressure, with developers aggressively pursuing opportunities in Raymond. This context helps explain the town's careful approach to the meeting and their desire for thorough input.

Motion to adjourn K. Coughlin. **Second:** M. Chalbeck. All were in favor. **Motion passed.**

Meeting adjourned at 7:40PM.

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file