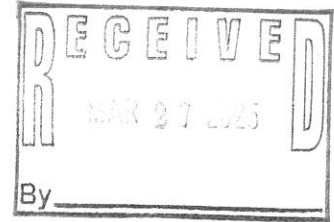




## Candia Police Department

74 High Street  
Candia, New Hampshire 03034  
Telephone (603) 483-2317 emergency  
(603) 483-2318 business  
Fax (603) 483-0253



Chad Shevlin  
Chief of Police

March 27, 2025

Subject: Development at Diamond Hill

Dear Chairman D'Arcy,

I am writing to confirm that, after a thorough review and assessment, including input from Road Agent Jeff Wuebbolt, and provided that his concerns are addressed, I have no concerns regarding the development project at Diamond Hill. My evaluation has considered all relevant factors.

I have found that the project meets all necessary standards and requirements.

Please feel free to contact me if you have any further questions or require additional information.

Sincerely,

Chad Shevlin

Chief of Police

Candia Police Department



## *Candia Volunteer Fire Department*

11 Deerfield Road  
Candia, New Hampshire 03034  
(603) 483-2202 (603) 483-2311 (fax)  
[www.CandiaVFD.org](http://www.CandiaVFD.org)



March 27, 2025

Tim D'Arcy, Chairperson  
Candia Planning Board  
74 High Street  
Candia, NH 03034

**Re: Diamond Hill**  
**MAJOR Subdivision Plan- (Map 409 Lot 228)**  
**Intent:** Major Subdivision Plan

Dear Mr. D'Arcy,

I have reviewed the plans referencing the Major Subdivision Plan application for Diamond Hill Road in Candia, NH.

Based on my review, the following items have been agreed upon by myself and the developer:

- Developer and Fire Chief have agreed on a monetary amount for each lot when finished to go into water supply capital reserve fund

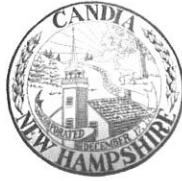
If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Dean M. Young".

Dean Young, Chief  
Candia Volunteer Fire Department

cc: file



## Town of Candia

Town Road Agent

Jeffrey Wuebbolt

Candia, New Hampshire 03034

(603) 483-8588

From: Candia Town Road Agent

To: Tim D'arcy, Chairman of the planning Committee

Subj: Diamond Hill Road Major Subdivision

I have reviewed the plans submitted for above project and my concerns are as follows:

1. There needs to be a guardrail installed at locations on the road where the shoulder slope exceeds 3:1 and 5' of drop. This has not been addressed on the plans
2. The sight distance at the proposed intersection is very poor, it was determined to be 50 feet while on site. This is not acceptable, a minimum of 250 feet of sight distance is required by Candia Town standards.
3. The retaining walls proposed need details and construction notes. This retaining wall would likely become a potential maintenance issue in the future. I recommend a slope be used instead, if possible. I would also recommend an acceptable performance bond be put in place specifically for the retaining walls built for the project.
4. The land easement that is being created to ensure a close to 90-degree intersection needs to be recorded with the registry of deeds before any plans should be signed.
5. There needs to be a signed agreement between the Town of Candia and the subdivision's homeowner's association detailing responsibilities for maintenance.
6. The catch basins located in the cul-de-sac and in the ditch need to be shown with a raised inlet grate. These are located outside of the traveled and plowed way and will ensure less maintenance/ plugging issues.
7. Considering the extent of grading needed to construct this road, it looks as though there are conflicts with the grading of a few house lots and driveways, these need to be drawn conceptually to be shown as buildable. The plan for grading needs to ensure that no stormwater drainage will be directed towards structures.

I reserve the right to make any changes to this letter based on updated plans or new information that is brought to my attention.

Jeff Wuebbolt  
Candia Town Road Agent



## Town of Candia

BUILDING DEPARTMENT/CODE COMPLIANCE

74 High Street

Candia, New Hampshire 03034

(603) 483-1015

To whom it may concern,

3/27/2025

It has come to my attention that the subdivision application case number 24-009 (Daimond Hill) will be in front of the Planning Board on April 2, 2025.

I would like to comment about a couple concerns I have noticed about this application. First, it appears the application includes drawings that show Lot 9 as being 1.5 contiguous "buildable" acres. However, my understanding of the requirements of the Zoning Ordinance section 10.05. C Lot Size Determination requires that this area calculated to be 1.5 acres minimally must be "buildable". The definition provided in the Zoning ordinance says the following:

*Buildable: As applied to land does not include very poorly drained soils, or standing water, steep slopes over 25%, or any part of the lot considered not buildable.*

The ordinance goes on to tell us that no structures can be built within the property setbacks as well as the poorly drained soil buffer of the wetland district. It is my understanding that the "contiguous buildable area" would be calculated to NOT include these areas that fall within these setbacks and buffers as these areas are indeed not "buildable" areas.

Therefore, it is my understanding that Lot 9 of these plans would indeed be in violation of the above-mentioned section of the ordinance as proposed.

Lastly, it has also come to my attention that the applicant for the above-mentioned case is also requesting a waiver from the "Cistern" requirements of the Candia Subdivision Regulations. I have worked with a few towns in NH, and ultimately whenever this question came up there was some give-and-take involved. Rather than a "waiver" of a very important safety provision, the applicant was given the option to install fire sprinklers in the single-family homes of the subdivision instead of needing to meet the fire cistern requirements. I believe this would be a better option in this circumstance rather than simply waving the requirement all together.

My reason for this recommendation is that NFPA 1, NH is on the 2021 version at this time as part of its adopted "Fire Code", requires certain amounts of water to achieve



“fire flow” to any giving structure so that the Fire Department and associated apparatus will have the appropriate amount of water to fight a fire if one exists. The 2021 NFPA 1 section 18.4.5.1.1 provides us with a fire flow requirement of 1000 gallons per minute for up to one hour for a single-family or two-family structure under 5000 square feet in size. That is a total of 60,000 gallons of water available in that given hour to fight that fire if one exists.

This section allows a reduction of 40% when the buildings are separated by 25 feet or more from the property line, and since our setbacks in Candia are exactly that, then the actual required fire flow would be 36,000 gallons of water for that one given hour.

This section goes on to allow an additional reduction of 75% for single-family or two-family structures that are equipped with an automatic fire sprinkler system, so if these were sprinklered now we would only need 9000 gallons of water for that single building to meet fire flow requirements. This amount appears more achievable given the current carrying capacity of the town’s available fire apparatus.

Please know that this is simply my opinion as the Town of Candia Building Inspector and Code Enforcement Officer. The Fire Chief of Candia has ultimate authority with the enforcement of these “Fire Code” requirements under NFPA 1.

Therefore, I would suggest that the Planning Board be cautious in its waiver allowances for the need for fire cisterns in all cases, as there is actual data that required them to exist in the first place.

Sincerely,



William Dinsmore  
Building Inspector/ Code Compliance & Health Officer  
Town of Candia, NH 03034  
603-483-1015

[wdinsmore@townofcandia.org](mailto:wdinsmore@townofcandia.org)