

**CANDIA PLANNING BOARD
MEETING MINUTES OF OCTOBER 1, 2025
APPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Brien Brock, BOS Representative; J. Lindsey; Kevin Coughlin; Linda Carroll; David Labbe

PB Members Absent: Mark Chalbeck, Vice Chairman, Excused; Michael Santa, Alt.

T. D’Arcy calls the meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance.

The Board elects to address other agenda items while waiting for the informational applicant to arrive.

Other Business:

- Approval of Minutes 9.17.25

D. Labbe: **Motion** to approve the minutes of 9.17.25 as presented. J. Lindsey: **Second**. All in favor. **Motion passed.**

- Town Planning
 - Review of possible zoning ordinance amendments

Discussing zoning regulations changes over multiple meetings to ensure successful amendments will be the goal for the next few meetings. The Board first focuses on solar energy regulations. They review a letter from Stantec, summarizing key discussion points, and focus mainly on appropriate height restrictions for both roof-mounted and free-standing solar panels. The importance of making restrictions easy for residents to understand is emphasized.

Bob Kupetz, the informational applicant, arrives and the Board decides to continue the zoning ordinance review after the informational hearing.

Old Business:

- **Informational Hearing:** **Applicant/Owner:** Robert B Kupetz, 7110 Pine Burr Ln. Sylvania, OH 43560; **Property Location:** 279 Critchett Rd. Candia, NH 03034; Map 407 Lot 9; **Intent:** *To subdivide a 3-acre building lot with 200ft of frontage at the corner of Island and Critchett Roads and use the 60ft access on Critchett Rd to access a potential building site on remaining 37 acres. The 60ft access at 279 Critchett Rd had been previously approved by the Town Road Agent, Dennis Lewis.*

It is confirmed that Mr. Kupetz has enough road frontage (200 feet for each lot) based on the informational hearing from September 17, 2025. The main concern is the driveway placement for one of the new lots, given that part of the property is on a corner. The Road Agent was informed about the potential subdivision, and he assessed the property. Although he was unable to attend the meeting, he had communicated with the Land Use Coordinator that the intersection of Critchett Road and Island Road may be a concern when putting in a driveway. However, he doesn't see a problem with the driveway being at the very edge of the property on Island Road. He believes that if the driveway is all the way to the right (when looking at the street from the property), it would have sufficient sight distance and be far enough from the intersection to be acceptable. The existing 60-foot access on the other far side of the property, on Critchett Road, is also sufficient to be a driveway for the other proposed lot.

Mr. Kupetz explains that he seeks flexibility in determining which lot would have frontage on Critchett Road and which would have frontage on Island Road, depending on potential buyer preference. However, the board emphasizes that the Road Agent's approval was crucial for determining driveway placement based on sight distance and safety considerations. This may limit the options Mr. Kupetz could offer a potential buyer. He states a meeting with the Road Agent is necessary to fully understand his options and plans to talk with him while he is in town.

Board members express concerns about creating an irregular lot if the subdivision were to proceed. Mr. Kupetz clarifies that he is primarily seeking information on his options and has not yet committed to selling the property. The board advises him to consult with the Road Agent to determine the feasibility of different driveway configurations and to present a clear subdivision plan for review when the time comes.

The board changes focus back to the review of possible zoning ordinance amendments.

Other Business:

- Town Planning
 - Review of possible zoning ordinance amendments

The board reviews solar ordinance documents from Clean Energy New Hampshire as well as from surrounding towns including Rye, Hooksett, Gilmanston, Allenstown, and Rochester. When discussing height restrictions, debate arises regarding whether to limit height of solar panels above the roof or to adhere to the maximum allowed height in the zoning district. A preference is expressed for limiting the panel height above the roof, even if it means they must be set back from the roof's peak.

There is also a discussion and agreement on the need to differentiate between residential and commercial solar installations, with stricter standards potentially applying to commercial

systems. Additionally, clear distinctions between what constitutes as residential versus commercial use is necessary when writing these ordinances.

A question is raised as to whether freestanding solar installations should be considered impervious surfaces. There is a suggestion that if the ground underneath remains vegetated, it should not be classified as impervious. However, the board acknowledges the need to address drainage concerns, particularly for larger installations, suggesting requirements for proper runoff management.

Other items discussed include setting a maximum size limit for solar farms to prevent large tracts of land from being converted to protect the rural character of the town, and it is noted that utility companies often impose their own caps on the amount of power they can accept from a given project, which may help in keeping the installations as small as possible. Relating to this, the board discusses the visual impact of solar installations and the potential need for visual screening. While acknowledging that screening has the potential to conflict with the purpose of solar panels, the board agrees on the importance of minimizing visual impact on neighboring properties and roadways to maintain the character of the neighborhood.

Abandoned solar systems may pose a future issue for the town and the need for a decommissioning plan is emphasized. The difficulty in monitoring whether a system is actively generating power is pointed out and the possibility of requiring a bond (similar to a reclamation bond for large projects) to cover the cost of removing abandoned systems is discussed.

The board agrees that developing solar ordinances must be carried out in a clear and careful manner, balancing the best interest of the town while also avoiding unnecessary overreach.

Although not immediately necessary, it is agreed that campground regulations should be discussed in the long run to be proactive for potential future projects. Aspects to consider are size limits and health safety concerns in order to conserve water, sewer, and electric impact. The ordinance must match the reality of the present world while also matching what the town wants for its future.

Future meetings will address regulations for subdivision and site plans to include ADU's when necessary and clearer frontage requirements for buildable lots to preserve spacing and the rural aspect of the town.

K. Coughlin: **Motion** to adjourn. L. Carroll: **Second**. All in favor. **Motion passed**. The meeting adjourned at 7:43pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file