

**CANDIA PLANNING BOARD
MEETING MINUTES OF NOVEMBER 19, 2025
APPROVED MINUTES**

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

PB Members Absent: Michael Santa, Alt.

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

New Business:

- **Case #25-008 (MAJOR Subdivision & Site Plan):**

Applicant/Owner: James Logan, London Bridge South, Inc. 273 Currier Road Candia, NH 03034; **Property Location:** 466 & 476 High Street Candia, NH 03034; Map 405 Lot 29 & 30; **Intent:** *Construct a 50-unit condominium-style elderly housing development.*

T. D’Arcy opens public hearing at 6:32pm and states the applicant has requested a continuance. The case will be continued to **December 17, 2025**. T. D’Arcy closes the public hearing.

Other Business:

- Approval of Minutes 11.5.25

J. Lindsey points out a spelling error (“Candia” spelled “Canida”) on line 41.

J. Lindsey: **Motion** to approve the minutes of 11.15.25 as corrected. K. Coughlin: **Second**. All in favor. **Motion passed.**

- Town Planning
 - Continuation of Zoning Ordinance amendment discussion

T. D’Arcy provides an update on the solar ordinance, stating it is almost complete. One edit was made to include a flat roof height restriction, as opposed to the height restrictions on a pitched roof. The next steps are to refine the wording and have a public hearing. The board debates the best placement for the new Solar Energy section in the Zoning Ordinance. The consensus is to place it as Section XII, moving Telecommunications to Section XIII and subsequent sections accordingly.

The updates to the lighting restrictions and ADU submittal requirements are also complete and will be added to the public hearing agenda. Next, the board will look at other proposed changes, which include changing frontage requirements to 200 feet of contiguous frontage rather than 200

feet total frontage and adding a definition of a driveway. Members are encouraged to introduce any additional concerns for future discussion and inclusion in upcoming meetings.

The board moves on to short-term rentals and campgrounds. The board notes that campgrounds of any kind are currently not allowed. The increasing popularity of small rustic campgrounds and Airbnb-type rentals is mentioned, prompting a discussion on whether to allow them and how to regulate them. It is pointed out that the current ordinance does not include specifics for short-term rentals; they are only subject to the special exception standards. Although not currently an issue, short-term rentals may become one in the future due to rapid increase in popularity. The board discusses state regulations on short-term rentals, including the requirement for a state permit. They question what aspects they could regulate locally, considering the state's involvement and potential overlap. The board suggests researching the state application process for short-term rentals and examining regulations in other towns. The need to gather more information about state requirements before drafting any local regulations is emphasized. The goal is to evaluate the existing framework and identify any areas needing tightening up. The discussion transitions to campgrounds more specifically, with the initial focus on whether to allow them at all, and if so, what types, where, and whether they are worth regulating. The board outlines different types of campgrounds, including small rustic campgrounds, overnight camper spots, and larger commercial campgrounds. The concept of "Harvest Hosts," where campers stay on farms in exchange for purchasing goods, is also discussed as a way for campground owners to avoid legal issues as long as no direct payment is involved. The discussion returns to the question of allowing rustic campgrounds in residential areas. The board acknowledges the growing popularity of this type of camping. The possibility of allowing small rustic spots with limited services, subject to state regulations, is suggested. The board questions whether any existing state regulations already address this type of camping in residential areas. The board emphasizes that the goal is not to disrupt existing situations but to establish legal guidelines and safety measures for campsites. Nearby towns' campground regulations, including a minimum acreage requirement, are mentioned as potential models. The board discusses whether to actively promote campgrounds in the town, acknowledging that residents might not be receptive to the idea. The need to consider the impact on neighbors, especially in more populated areas of town, is emphasized, and the potential impact of increased traffic on non-maintained roads due to such activities is also raised as a concern. The board members express uncertainty about what specific regulations could be effectively implemented.

The focus transitions to the findings from a report created by Southern New Hampshire Planning, funded by the HOP grant, which reviews the town's zoning ordinances. Concerns raised in the report include the need for clearer definitions in multiple areas of the ordinance. Many points made in the report are questioned and challenged, with the board asserting that many of these aspects are already defined or are irrelevant. Stantec is also contracted to work on the subdivision and site plan regulations and zoning ordinance, however they have not yet made progress. The board expresses hope that the \$50,000 grant can be used to review and streamline

the zoning ordinance and regulations, aiming to make them easier for both the board and applicants to navigate.

The Chair announces the board forgot to vote on the Keach-Nordstrom proposal to conduct water and soils analysis across town to assess carrying capacity for wells and soil. If approved, the board will allocate \$2,500 for the project.

M. Chalbeck: **Motion** to accept the proposal. J. Lindsey: **Second**. All in favor. **Motion passed**.

K. Coughlin: **Motion** to adjourn. D. Labbe: **Second**. All in favor. **Motion passed**. The meeting adjourned at approximately 7:23pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file