

**CANDIA PLANNING BOARD
MEETING MINUTES OF JANUARY 21, 2026
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 #26-001 (MAJOR Subdivision):**

Applicant/Owner: DAR Builders, LLC 722 East Industrial Park Drive Unit 17, Manchester, NH 03109; **Property Location:** Crowley Road, Candia, NH 03034; Map 414 Lot 152 & 152-10; **Intent:** *Lot 152 will be a single family residential lot with the remainder to be deeded to the Town of Chester for access, and right of way purposes for the proposed Shannon Drive.*

J. Lindsey recuses herself due to potential conflict of interest as the Chair of the Candia Conservation Commission.

T. D’Arcy notes that the Chester Planning Board approved the subdivision in Chester on December 3rd, 2025. The application is now before Candia for the single building lot and the road access. He outlines the meeting flow: the applicant will present, the board will ask questions, and the application's completeness will be determined. Public comment will only be allowed after the board rules the application complete.

The board reviews the checklist to determine regional impact, as required by RSA 36:54-58. The checklist includes school impacts, traffic generation, road networks, building size, visual impacts, pollution, water supply impacts, conservation lands, economic impact, emergency response, and historic or cultural resources. Some items cannot be definitively answered before more information is provided by the applicant, however only one “yes” is needed to declare regional impact. With a total of seven “yes” answers to impact (road network, visual, water supply/wetlands, conservation lands, emergency response, historic or cultural resources, and utilities), the Chair entertains a motion.

K. Coughlin: **Motion** to declare the project as a Development of Regional Impact. M. Chalbeck: **Second.** All in favor. **Motion passed.**

Doug McGuire of the Dubay Group, representing DAR Builders, LLC, presents the project. He reiterates that the project is a 29-lot subdivision with access off Crowley Road in Candia, creating additional right-of-way for a proposed roadway into a larger 183-acre parcel, mostly in Chester. 28 homes are proposed in Chester, and one in Candia. The Candia portion of the development includes the access and one lot. The Chester Planning Board conditionally approved the project, which includes requiring Chester to maintain the proposed road (Shannon Drive). The intent is for the right-of-way to be deeded from the parcel in Candia to the town of Chester. The one building lot in Candia is three acres and meets all zoning and building requirements.

Mr. McGuire discusses improvements to Crowley Road, where the frontage is located, due to a sharp turn. They propose upgrading about 230 feet of roadway, widening it from 20 to 24 feet, and creating a widened radius. A three-way stop condition is proposed to improve safety. This is considered an off-site improvement to address an existing condition. The improvements stay within the existing right-of-way but may require trimming some vegetation. Board members question whether the road widening will be at the expense of the applicant's lot line. Doug McGuire clarifies that the widening is along their frontage and the inside radius, but the property is town-owned right-of-way. The main concern is minimizing vegetation cutting. The board requests more detail on how close the widening will get to the edge of the right-of-way. He explains the proposed widening effort is within the town's property and offers to add a note to the plan for clarity. He further explains the current pavement situation and the proposed widening to improve maneuverability. He estimates the widening to be about 10 feet and assures that more detail will be provided in future iterations of the plan. Mr. McGuire states that he read through Keach-Nordstrom's letter and agrees with the review. He mentions that they will provide clarification on the square footage of the upland and additional detail of the intersection. A key takeaway is the need for an updated traffic study, which they will provide. The goal is to update the plans and provide the traffic study before returning to the board.

A point from Keach-Nordstrom's letter regarding 3,162 square feet of wetland impact is mentioned. Doug McGuire explains that the impact is due to the proposed roadway crossing a wetland finger. He plans to meet with the Conservation Commission and states they chose the location specifically to have the least impact. An application for a special use permit is needed for the construction of the road. In order for a special use permit to be granted, the following conditions must exist: the proposed construction must be essential to the productive use of land not within the Wetlands Conservation District; design, construction, and maintenance methods shall be such as to minimize detrimental impact upon the wetlands; and no alternative route which does not cross a wetland or has less impact upon the wetland is feasible. Doug McGuire states they will provide a memorandum addressing the conditions and present it to the Conservation Commission for feedback.

Reviewing Keach-Nordstrom's letter, T. D'Arcy highlights the mention of Crowley Road as a scenic highway and focuses on the installation and maintenance of a 10-foot planted screening

along the property parallel to the southerly line of Crowley Road. Mr. McGuire confirms they held the 50-foot front setback to maintain tree lines and have the driveway of the one Candia building lot coming off of Shannon Road. He suggests a no-cut buffer to prevent clear-cutting on the Crowley Road side. The discussion then shifts to Chester's intent to take over the road, ensuring it's documented.

Board members question the plan for the proposed road's end, noting discrepancies. Mr. McGuire explains the cul-de-sac will be constructed with an easement on the land, leaving a terminus for potential future development. He clarifies that the application to Chester listed it as a temporary cul-de-sac, leaving the opportunity for future development open. Concerns are raised about increased traffic on Crowley Road due to potential future development. Mr. McGuire clarifies that the intention is to leave the opportunity open for future development. He acknowledges concerns from abutters about additional density, stating that any further development would require a separate application. He clarifies that the intent is not to deem the land as never to be developed.

The discussion moves to turning radius, with reference to sheet T1. Mr. McGuire explains the four iterations shown, covering different turning scenarios. The board questions the turning radius being based on an SU-30 vehicle. Mr. McGuire offers to show a larger vehicle but expresses concern that larger radii would make the roadway feel less scenic. A revision is suggested to show that a bus can enter, even if it crosses the line slightly. Doug reiterates his preference for reasonable radii and explains why he used the SU-30. He mentions garbage trucks are larger and occur regularly. Chester approved the plan as is. The board requests a visual of a school bus-sized vehicle to assess the impact.

T. D'Arcy reads the Candia Conservation Commission's letter. The letter outlines the conservation values of the property across the road from the proposed development, including wildlife habitat, frontage on Fordway Brook acting as a buffer, wetlands, and productive forest land. The letter expresses concern that development will negatively impact these values.

T. D'Arcy reads the Candia Road Agent's letter, outlining concerns about road assessment, the narrow right-of-way, and the difficulty of widening the road. The letter notes recent road improvements and the need for an updated traffic study. It also mentions the project effectively doubling the number of houses using Crowley Road and the potential for a higher burden on the town for maintenance. The road agent suggests a bond for Crowley Road to cover any damage from construction traffic. T. D'Arcy adds that improvements to Crowley Road are not in the town's SIP or 10-year plan. Doug McGuire mentions Keach-Nordstrom's point about the road impact fee ordinance and its potential application to the development. He states that the applicant is not opposed to paying the impact fees for the 29 homes, which could be used for improvements to Crowley Road.

The letter from the Candia Fire Department is also read aloud, which states no concerns or questions regarding the plan.

The discussion shifts to the criteria for deeming the application complete, specifically the request for a special use permit for the wetlands crossing and the need for a new traffic study, as highlighted by Keach-Nordstrom. T. D'Arcy clarifies that ruling the application complete doesn't preclude further discussion or the need for studies. The traffic study is deemed essential before moving forward. The timeline for the traffic study is discussed, with Doug McGuire estimating at least 30 days. A continuation of the hearing will be necessary, and the special use permit application and traffic study will need to be submitted prior to the date.

D. Labbe: **Motion** to accept the application as complete with the conditions of a traffic study and a special use permit application for the wetlands crossing submitted. K. Coughlin: **Second**. L. Carroll and M. Chalbeck vote **against**. All else in favor. **Motion passed**.

With the application deemed complete, T. D'Arcy **opens the public hearing at 7:52pm**.

Karen Reis at 351 Chester Road outlines her concerns about the Tanglewood Estates subdivision, accessible only through Candia on Crowley Road, a designated scenic road. She references RSA 674:53 (4), stating that the project cannot be approved unless Candia approves the adequacy of Crowley Road. She cites the road's narrow width and the potential increase in traffic. The project requires improvements to Crowley Road that are impossible to attain due to physical limitations. Ms. Reis also highlights concerns about pedestrian and bicycle safety, groundwater recharge, and potential well issues. Accessory Dwelling Units, now permitted by right, could potentially double the number of homes in the development, further affecting the road, water, and sewage. She concludes by stating that the development fails to satisfy the basic requirements of Article I Section 1.02 of the Candia Zoning Ordinance.

David Ondzes from 215 Crowley Road, expresses concerns about widening the road due to a high cliff on one side and conservation land on the other. He states he lives directly next to the proposed entryway and that widening that part of the road will be very difficult. Doug McGuire mentions they plan on widening the road by digging into the hillside as it would be on their property.

Jessica Kirk, a new resident of Candia at 297 Crowley Road, expresses concerns about the project and the potential for Candia to become a suburb, contrasting it with the current three-acre minimum lot size. She notes the tax revenue will go to Chester, while Candia residents bear the brunt of the road work.

Saul Levesque, 29 Crowley Road, expresses skepticism about the traffic study, noting the current low traffic volume. He emphasizes the importance of estimating additional traffic and its destination. Doug McGuire assures Mr. Levesque that the traffic study will factor in seasonal adjustments. Mr. Levesque reiterates past concerns that have not been addressed, including the road's actual width and the presence of legal rock walls. The space between the pavement and the rock wall on his property is not large enough for Crowley Road to be widened as promised. He also mentions well issues, referencing a 1,000-foot well on his property that hit nothing.

Ryan Balukas, 151 Crowley Road, asks if the traffic study will account for potentially subdividable or buildable lots that already exist on Crowley Road in Candia. The board responds that building on legal lots cannot be denied. Ryan clarifies that he is concerned about the cumulative impact of the proposed development and future subdivisions on existing lots. It is stated that one does not affect the other, and any future subdivision on Crowley Road would still have to come before the Planning Board.

Catherine Balukas, also at 151 Crowley Road, states that water supply needs to be considered. She suggests test wells to verify water availability and impact on existing residents. She also expresses safety concerns about the 90-degree turn and increased traffic speed. She questions what would happen if Candia residents wanted to build on their lots if the development reached the maximum number of houses the road could support. The board clarifies that there isn't a traffic count that denies a permit. Doug McGuire states that the traffic study will evaluate the existing and proposed conditions, and Keach-Nordstrom will review the study.

Ron Petraitis from 193 Crowley Road, appreciates the potential road use fee but notes that the road use will be more than doubled. He argues that a one-time fee is insufficient compared to taxes. He believes that future development is likely. He states that Candia residents get nothing out of the development. He also raises concerns about light pollution. He concludes that the concerns cannot be alleviated unless the project is turned down.

Stephen Landau from 662 Candia Road in Chester, whose property abuts the development, shares his experience with water well issues. He recounts his personal experience with a well on his property drilled in 1980 that initially produced 6-8 gallons per minute but now yields only one gallon per minute. He expresses skepticism about State water studies, noting that neighbors on Candia Road were unaware of any such studies. Mr. Landau states that Chester would not benefit from the development either. He suggests exploring alternate developments to help the developer recoup their investment, possibly through grants and collaboration between Chester and Candia. He acknowledges the presence of bears and deer on the property and suggests alternative uses like a solar park or cemetery.

At **8:37pm** the Chair **continues the public hearing to March 18th, 2026**. The venue is to be determined based on availability of a larger space.

J. Lindsey rejoins the board.

Old Business:

- **Consider a Draft of Amendments to the Candia Zoning Ordinance for the 2026 Ballot:**
 1. Add Light Pollution Ordinance

T. D'Arcy introduces the Lighting Ordinance discussion, mentioning the use of templates and edits made. The ordinance would apply to all public and private outdoor lighting, not just new developments, with a grandfathering clause. The goal is to prevent neighbors from installing spotlights that shine into others' properties. A concern is raised regarding the subjectivity of some verbiage, specifically the definition of "glare", and K. Coughlin cautions against leaving room for weaponized interpretations. The concerns about the subjective nature of the "glare" definition and its potential for misuse are acknowledged. T. D'Arcy clarifies that if an ordinance is in place, code enforcement would address complaints, requiring the responsible party to adjust or remove the problematic lighting.

The discussion then focuses on technical requirements, specifically that lights equivalent to over 100 watts must be shielded to prevent upward light scatter. T. D'Arcy highlights a section stating that floodlights or spotlights aimed at residential buildings or creating glare for pedestrians/drivers must be redirected or shielded. He suggests that this section covers concerns without needing the specific height restrictions.

The board then discusses protecting light-sensitive wildlife habitats, focusing on minimizing light and fully shielding luminaires. M. Chalbeck mentions the availability of shields to minimize lateral light emission from streetlights. The board also discusses the use of timers, dimmers, and motion sensors to reduce energy consumption.

T. D'Arcy opens the public hearing at 8:55pm.

One resident inquires about the rules regarding signs, clarifying that illuminated signs are not allowed, but a sign can be lit with an attached light. He mentions a person on New Boston Road with numerous lighted signs that illuminate the water and neighbors' properties. It is questioned whether the signs violate the existing sign ordinance. T. D'Arcy clarifies that the sign itself cannot be lit, but lights can shine on it.

Another resident questions the Fire Department's sign. T. D'Arcy clarifies that emergency services exemptions would cover the Fire Department, and the sign also falls under temporary lighting. Temporary outdoor lighting for construction or other purposes is allowed if it conforms to the article's requirements. Non-conforming lighting may be permitted by the planning board after considering its impact. T. D'Arcy suggests exempting all lighting required by emergency and town services.

The chair introduces edits to the grandfathered clause, stating that existing installations are exempt, but changes, fixture replacements, or relocation of grandfathered systems must meet current standards. Lighting that directly illuminates surrounding properties or poses a hazard is not grandfathered.

The board acknowledges the necessity of rules despite their annoyance, particularly regarding light pollution. Increased light pollution is anticipated as the town develops, and it is suggested that neighbors should communicate before involving code enforcement. T. D'Arcy clarifies that the ordinance is designed to address problematic lighting from existing properties, not new developments, which are already subject to lighting reviews through the Planning Board.

M. Chalbeck: **Motion** to approve as edited and send the ordinance to our voters. L. Carroll: **Second**. B. Brock and K. Coughlin **against**. All else in favor. **Motion passed**.

Other Business:

- Approval of Minutes 1.7.26

L. Carroll: **Motion** to approve the minutes of 1.7.26. J. Lindsey: **Second**. M. Chalbeck and B. Brock: **Abstain**. All else in favor. **Motion passed**.

J. Lindsey: **Motion** to adjourn. L. Carroll: **Second**. All in favor. **Motion passed**. The meeting adjourned at approximately 9:15pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file