

**CANDIA PLANNING BOARD
MEETING MINUTES OF APRIL 15, 2026
UNAPPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Brien Brock, BOS Representative; Kevin Coughlin; Linda Carroll; J. Lindsey; David Labbe; John Adams, alt. (sitting in for Mark Chalbeck)

PB Members Absent:; Mark Chalbeck, Vice-Chairman

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

New Business:

- **Informational Hearing:**

Applicant/Owner: Sinor Ali, 182 Patten Hill Road Candia, NH 03034; **Property Location:** Patten Hill Road Candia, NH 03034 Map 409 Lot 229; **Intent:** *Recently acquired the parcel behind existing property and would like to discuss options for building a single multi-family home on that lot.*

Mr. Ali seeks information regarding the possibility of building a home on the land-locked parcel behind his current house for his family members. Although there are wetlands present toward the back of the parcel, he states the GIS maps show dry soil for approximately 12 of the 13 acres. The Board clarifies that Lot 229 does not have frontage on Patten Hill Road due to the presence of Route 101, and limited access highways cannot count as frontage per the Candia Zoning Ordinance. Mr. Ali inquires about using a shared driveway and the regulations surrounding them. The Board explains that only one single-family home is allowed per lot, and a single-family home could potentially be built with an easement for a shared driveway, but the primary hurdle is the 400 feet of road frontage required to subdivide. To build on this lot, Mr. Ali would need a variance from the Zoning Board of Adjustment (ZBA) for frontage requirements. They also discuss the possibility of Accessory Dwelling Units (ADUs), noting that one ADU is permitted by right, but a second would require ZBA approval. However, a detached ADU must be within 100 feet of the primary residence, so he would not be able to place it far back if he wishes to go that route. The Board advises Mr. Ali to consult with the Land Use Office for directions on approaching the ZBA and to consider discussing the matter with his abutters.

- **Consider an Amendment to Planning Board Regulations:**

Requiring applicants to choose a date certain for continuance by noon the Monday before the scheduled hearing.

This change aims to prevent last-minute postponements and the subsequent need for re-notification, which is a legal requirement if a hearing is not continued to a specific date. The Board

acknowledges that State law dictates this process and that they have struggled with applicants not providing a date certain in a timely manner, leading to inactive applications and the need to restart the entire process. They are holding this public hearing to discuss this proposed rule change.

T. D'Arcy opens public hearing at 6:47pm

John Vailas, 130 Crowley Road, asks if the current rules allow the applicant to pick a date certain as late as a half-hour before the hearing, to which the Board states yes. They are hoping to avoid the frustration and inconvenience residents and board members experience when situations like this arise. Mr. Vailas suggests moving the deadline to a week before the hearing. However, that is not as enforceable or defensible. The reason the Board is suggesting the deadline be the Monday before is due to the agenda needing to be posted at least 24 hours in advance. Currently, the Land Use Office tries to post the agenda by Monday night.

Gregory Carter, 25 Mayhew Drive, expresses frustration with repeated postponements of a particular application, highlighting the inconvenience and the potential for applicants to delay proceedings until residents lose interest as a tactic. The Board clarifies that the most recent postponement of that application's hearing is due to an unforeseen health emergency of the Town Engineer and is not the applicant's fault. Steve Keach is an outstanding engineer; the Board and applicant agree that it is important to have his valuable input before having the hearing. There is a suggestion that an "emergency clause" might be added to the regulation for such situations. However, the Board eventually decides against this and states they can address emergency situations on a case-by-case basis.

The Board also discusses how this change will be communicated to applicants, emphasizing that while they strive to be informative and communicate openly, developers and applicants are expected to familiarize themselves with regulations.

T. D'Arcy closes public hearing at 6:51pm

K. Coughlin: **Motion** to accept this proposed rule that changes must be made by noon on Monday in advance of the meeting. L. Carroll: **Second**. All in favor. **Motion passed**.

J. Adams asks if it is a good idea of the Town's legal counsel to write the regulation's verbiage, to which T. D'Arcy states no. Although they probably would if the Board had opted for a less-defensible deadline.

Old 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.*

T. D'Arcy opens the public hearing at 6:59 and announces the applicant has requested an additional continuance and will be on the agenda for the May 6th meeting at the Town Offices.

Other Business:

- Town Planning

The discussion shifts to the Town's multi-year state grant, the Housing Opportunity Planning (HOP) Grant, which is in its second of three phases. Phase one focused on assessing housing needs in the town, with findings documented in a comprehensive report available on the Planning Board's page on the Town's website. Phase two involves reviewing current zoning ordinances and regulations to identify inconsistencies and areas for improvement, with recommendations from the Southern New Hampshire Planning Commission and the Town Engineer. This phase is funded by a \$50,000 grant. The Board emphasizes the need for a subcommittee of citizens to guide this process, ensuring the Town's perspective is represented and that community outreach and education are conducted. The goal is to explore options for affordable housing and future growth while preserving Candia's character. The Board is seeking volunteers for this subcommittee and aims to oversee the process rather than relying on external consultants' directions from Southern NH Planning. They highlight that affordable housing and maintaining rural character are key concerns for residents. A desire for the Town to direct the affordable housing initiative rather than Southern New Hampshire Planning is expressed. The goal is for the committee to explore options, consult with the Town, and gather feedback from residents. Unfortunately, there is inherent conflict between the Town's dual needs of affordable housing and desire for preserving rural character. They believe Southern New Hampshire Planning, being directed and funded by the State, might not align with the Town's specific priorities.

A question arises about the time commitment and specific tasks for committee members, prompting a suggestion for a meeting frequency of once or twice per month. Although the Board agrees they do not want to discourage volunteers, they discuss keeping the subcommittee to around 7 members and will require letters of intent be submitted to the Land Use Office. The Board reviews the drafted "volunteers needed" announcement, and board members make suggestions for clarity. The hope is for the subcommittee to start before summer. The Board discusses potential meeting locations, with the Smith Memorial Building being suggested as a more available option than the Town Offices. It is clarified that the current stage is the "survey stage" for affordable housing, with no specific developments decided upon. The goal for the subcommittee is to determine various housing options while acknowledging existing ordinances. A conversation ensues about "open space development," a term used in the Sandown, NH Zoning Ordinance written by the Town Engineer, Steve Keach, which involves developing land while creating open spaces. The conversation shifts to the potential for zoning changes to allow for more creative housing solutions, such as tiny houses in mobile home zones and modern

manufactured housing, which are currently restricted by regulations. The idea of "open space development" is reiterated as a way to create more housing while preserving land. The discussion touches upon the need for town education regarding housing options and the potential consequences of maintaining the current course. A resident inquires about the number of units being considered, but it's clarified that this is all conceptual. The example of Dover's development of 40 tiny homes on a conserved portion of land is presented as an example of affordable housing. In Candia, the availability of large lots and the capacity for water and septage infrastructure might naturally limit the scale of that type of development. The potential for natural barriers like ledge and wetlands to influence development is also mentioned. An official announcement looking for volunteers will be posted on the Town website and on the bulletin boards at the Town Offices and Post Office.

- Approval of Minutes 4.1.26

L. Carroll: **Motion** to accept the minutes of 4.1.26 as presented. D. Labbe: **Second**. J. Lindsey: **Abstain**. All else in favor. **Motion passed**.

- Any other matter to come before the Board

K. Coughlin: **Motion** to adjourn. J. Lindsey: **Second**. All in favor. **Motion passed**. The meeting adjourned at approximately 7:28pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file