

Zoning Review & Revision

14Apr09

Meeting Minutes

UNAPPROVED

Attendees: Co-chair Sean James, Co-chair Amanda Soares, Kim Byrd, Ingrid Byrd, Scott Komiserick, and Selectman Dick Snow.

Meeting came to order at 710pm by Sean James.

It was decided to hold off on the remaining minutes for approval until next meeting when more members can be in attendance, if possible.

The members in attendance proceeded to create a list to items that would be looked at and possibly addressed.

- Zoning Amendment #8 from the March vote was somehow not placed on the official Town ballot and would be placed as number one on the list for the March 2010 vote. The amendment would be left as is since it was correctly written.
- Sean mentioned that he felt that record drawings or “as built” drawings should be added as requirements for the subdivision for clarification. Sometimes sites are not built as planned and changes needed to be changed which result as “as built”. The finalized plans with the changes and the final plan of a site need to be included to have proper records on file at the Rockingham Registry.
- Workforce housing is another item for the list. With the State mandating each Town to prepare and allow workforce housing, a look into all areas of the Candia Zoning Ordinances to see if the town complies or needs to provide adequate changes.
- Sean reviewed a list of studies done in town and came across a Riparian Buffer study that supposedly was completed and had a proposed ordinance, but nothing could be found. Amanda mentioned that she would talk to Betsy Kruse about the study and find out what happened, if the Conservation Commission developed it, and see what it includes.
- Possible seasonal wet areas with some areas of possible source water protection. (groundwater sources)
- Workforce housing issue

Ingrid Byrd mentioned that it has not been looked into for quite some time, but Earth excavation. She suggested we possibly look at updating it to be protected. There presently are only three or four lines in the present zoning for sand and gravel and excavations. Ingrid felt that something needed to be put in place since the ongoing issue with Raymond probably isn't going away. Kim stated the State has detailed ordinances that override the towns, but they are written by the gravel companies about fifteen years ago. A reclamation plan is the only thing we can require. Dick Snow mentioned the HB155E is a state statute that took over gravel.

Scott Komiserick mentioned that he would like to look at Agricultural Incentive Zoning. Felt the town really needs to have a plan in place and can use the Innovative Land Use book from DES as a reference. It would tie into the Village District/Downtown theme that Scott has been looking into. Sean asked whether it was better to look into an overlay district or as a zoning issue.

Ingrid mentioned that most of the good soils for agricultural needs are being bought up by developers and most people cannot pay the high prices for the land. More lands for agriculture would be ideal, but those are not the people buying the parcels of land. The misconception by residents is that subdivisions will lower their taxes but the real truth is just the opposite, it raises them. The more development, residentially, the higher the taxes.

Sean felt that the zoning really needs to tie into the Master Plan and there could be possible areas that can be designated with limitations for certain things, and incentives for others.

Sean mentioned that Deerfield had hired a consultant to draft up language for workforce housing zoning, and it failed tremendously at the voting polls. He felt that the issue was going to be a tough one for Candia as well. Ingrid had mentioned that cluster housing was removed completely because people do not want it in Candia. If you reduce the lot size, there will probably be resistance in town. Amanda felt that even with designating certain Mixed Use areas and possibly increasing where the Mixed Use would be located will still cause some tension among residents. Even though the State is mandating workforce housing, is it even practical in Candia since there is hardly a job market in town. Sean asked all in attendance what they thought about the density, if that was the big factor for workforce housing or not.

Ingrid mentioned that transportation costs and the lack of public transportation was a big factor for workforce housing. Since most residents commute to work with their own vehicles and there is no bus system within the area or surrounding areas, Candia would be an area most people might steer clear from living. Also she felt that workforce housing would cause a snowball effect in housing. Workforce to her means low income which could result in welfare housing, and then how does the town try and keep up. It seems like the State is trying to solve a housing problem at the expense of the towns.

Kim Byrd mentioned that there have been areas in town designated for manufactured homes, and it clearly is marked in the zoning, but no one has ever approached the town attempting to build on those noted and labeled areas.

Many ideas and questions came up in regards to workforce housing, such as the financial impact on town, lot size issues since the water and septic systems drive the lot size, the committee doesn't want to end up in a bad situation by rushing the issues, and finding the smartest way to address workforce housing without allowing the State to dictate what to do, and getting a handle on what percentage of area would be a "fair share" amount of land to accommodate workforce housing. Kim stated he would support affordable housing if it pays its fair share of taxes to the town. Dick Snow mentioned that we would have to get an assessed value of all the housing we have in the town. It was suggested to look at the apartment ordinance already established and the zoning ordinance for multi-family/two-family dwelling units.

Sean stated he would create the list of items for discussion and the agenda for the next meeting and Amanda would get the minutes done. The next meeting is scheduled for Tuesday, May 12, 2009 at the Town Hall for 7pm.

Meeting adjourned @ 850pm by Sean James

Minutes Respectfully Submitted by,

Amanda Soares