

Zoning Revision Review Committee
October 20, 2009 Minutes
Unapproved

Attendees: Co-Chair Sean James, Ginny Clifford, John Cole, Selectman Joe Duarte, Scott Komisarek, Jack Munn and Rachael Kelly from the Southern New Hampshire Regional Planning Commission.

Meeting called to order at 7 PM.

1. Meeting Minutes. Review of the minutes was deferred to the next meeting.
2. Source Water Protection. Jack Munn and Rachael Kelly from the Southern New Hampshire Regional Planning Commission (SNHRPC) presented recommendations related to source water protection. The first item reviewed was draft amendments to the Candia Site Plan Regulations. The existing regulations were reviewed along with some proposed regulations. The existing regulations are out of date and refer to the Water Supply and Pollution Control Commission, which no longer exists. The proposed regulations include surface drainage control measures, monitoring devices in certain situations and disclosure to the Planning Board. There was discussion regarding part of the proposed regulations that included a list of detailed information to be submitted with site plans to the Planning Board. It was agreed that this list was not necessary as it would be covered in the Aquifer protection ordinance.

The proposed Aquifer and Groundwater Protection Ordinance was reviewed and discussed. The ordinance can be set up to cover individual wellhead protection areas or the entire Town. After much discussion it was decided to set up the ordinance to cover the Town. Special exemptions can be made to the ZBA. Changes to the draft were made that include using portions of an ordinance from Chester and added Certified Green Yards to the Conditional Use. J. Munn will provide a revised version to the committee.

3. Earth Excavation Zoning. J. Munn reviewed earth excavation ordinances from the Towns of Raymond and Jaffery. He explained that the current Candia ordinance was written in the 1980's and is out of date. S. James thought that the state regulations seemed to cover most areas and that the example regulations were excessive in length. J. Munn will compare the state regulations with the Town of Candia's and identify any large gaps between the two for revision. J. Munn suggested having a workshop at the next Planning Board Meeting to discuss. S. James will discuss with Chair Girard and try to set this meeting up.
4. Subdivision Section 18.13 Record Drawings - The Committee is waiting for input from Road Agent Lewis regarding the draft record drawing requirements he is reviewing.
5. Agricultural Zoning. Scott K. handed out several documents related to agricultural zoning. He noted that the current zoning regulations do not encourage agriculture and that this would be advantageous to the Town. In the interest of time, it was agreed that

Scott K. would look into simple revisions to the allowed zoning table and further changes would be tabled until next year's ZRC meetings.

6. Subdivision Shared Use Shoulder. S. James explained that this proposal would include showing a shared use shoulder in the typical subdivision roadway section. This would be a 5' wide shoulder that would be available for walking or biking. Road Agent Lewis indicated that maintenance of the shoulder would not be an issue for him.

The meeting was adjourned at 8:40 PM.