

Approved
Candia Zoning Revision Committee
Smyth Public Library
September 29, 2011 Minutes

Present: S. James, Chair; Frank Albert, Ingrid Byrd, Boyd Chivers, Ginny Clifford, Aaron LaChance; Carleton Robie.

The meeting was called to order at 6pm. The purpose of this volunteer committee is to review potential changes to the Town of Candia Zoning, Subdivision, and Site Plan regulations and make recommendations for changes or additions to the Planning Board. The following provides a brief summary of the topics discussed.

1. Sign Ordinances

The current sign ordinances were discussed along with recommendations for changes submitted by the Building Inspector John Ciardi. Based on recent ZBA cases and requests from businesses in Town, it appears that larger signs in all but the residential area may be warranted. A separate zoning area along NH Route 101 that would allow for larger signs was also discussed. The committee members will review regulations from other towns and bring recommendations for changes to the next meeting.

2. Cross Adoption of Cell Tower Regulations

The referencing of the Wireless Service Facilities in Article XII of the Zoning Ordinances to the Site Plan regulations was discussed. Some feedback from the Town attorney was discussed.

3. Cell Tower Regulation Updates

The wireless Service Facilities (WSF) in Article XII of the Zoning Ordinances was discussed versus a recent Planning Board submittal that was not required to follow them. This particular submittal was granted a large number of waivers as the Site Plan Regulations were not generally intended to cover WSF. Aaron LaChance from Stantec noted that he thought following Article XII would have avoided the need for many of the waivers. It was discussed that submission and recording of an easement for the WSF should be added to Article XII.

4. Lot Line Adjustments

The current regulations were discussed regarding the adjustment of more than one lone line per plan. The consensus of the group was that no further changes are needed.

5. Time Limits of Submissions

There was a discussion on whether there should be time limits for when material can be submitted to the Planning Board for review at a meeting. Often new material is brought to a meeting which does not give members time to properly review it. Suggestions for time limits will be discussed at the next meeting.

6. Shared Use Shoulder

The addition of a 5' wide paved shoulder to the subdivision standard road section was discussed. The purpose of the shoulder would be to provide a safer location for people, particularly children, to walk and ride bikes. Several members of the committee thought that subdivision roads are low volume and this is not needed. There were also concerns expressed with the additional cost.

7. Other Business

There was discussion regarding the following items:

- Subdivision Section 5.01. There was a suggestions to delete the text “with no potential for subdivision” from this section. The consensus of the committee was to not recommend a change.
- The addition of all conditions being met within a set amount of time for subdivision plans similar to Zoning 5.05, paragraph 28 discussed. There was agreement that this warranted and draft language will be discussed at the next meeting.
- Section 5.03 Accessory Units was briefly discussed and will be added to the agenda of the next committee meeting.
- Subdivisions on a class 5 road was briefly discussed. The consensus of the committee was to not recommend a change.

The meeting was adjourned at approximately 8:00pm. The next meeting of the committee will be at 6pm on October 20th at the Smyth Public Library.

Minutes respectfully submitted by,
Sean James