

Candia Zoning Review Committee
Candia Town Hall
Minutes of June 6, 2012
Approved

Present: Sean James Chairperson; Albert Hall III; Kim Byrd; Ginny Clifford; Steven Bradley; Fred Kelley BOS Rep; Dennis Lewis, Road Agent; Dick Snow BOS; Brian & Linda Miller 74 Diamond Hill Road

Meeting came to order at 7:15pm. 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.

There was discussion on what type of committee this was. It is not a formal committee and is open to anyone that wants to participate. It is an open posted meeting.

1. Storm Water Improvements

There is some information concerning storm water improvements in the Subdivision Regulations 16.03 Sediment & Erosion Control. S. James said DES deals with larger projects 50,000 or 100,000 square feet with an Alteration of Terrain Permit (AOT) and there are permits for wetland crossings. Storm water runoff from the development is addressed in the engineering plans. The discussion is what happens during the construction, where there is a lapse when the land is opened up until the construction is completed; this is where most of the damage happens. The question is how can you contain and manage storm damage, as almost every subdivision has had runoff from storms and sometimes construction sites sit idle open to the elements for extended periods of time.

There is a NH Storm Water Manual with Vol. 3 pertaining to Storm Water online that has a lot of good information. It was suggested a revision could be added in that references the online NH Storm Water Manual. Discussion that the state manual recommends opening a small area of the land as construction develops so the entire site is not open to the elements. There was agreement that the regulations are fairly vague and it would be good to have more to fall back on.

Impervious cover was discussed which is a separate issue that can be addressed also.

It was suggested if anyone is interested to take a look online at the NH Storm Water Manuals and Vol. 3 pertaining to Storm Water.

The link is <http://des.nh.gov/organization/divisions/water/stormwater/manual.htm>.

2. Sign Ordinances

It was noted there is nothing in the current regulations that governs the illumination of a sign and there was discussion about the town would not want to end up with a sign like the one on exit one in Manchester that is blinding. There was discussion on shielding outdoor lighting so there isn't any up lighting. Illuminating Engineering Society of North America gives the candle measurement at ground level. The Committee was in agreement to pursue this.

3. Street Connectivity

There was discussion if there there was any interest in street connectivity, which has been brought up in the past with no interest. SNHPC gave the town some recommendations of zoning changes to encourage connectivity. There is some language in the regulations where the developer has to have a deeded right of way access off one quadrant in the right direction. There was agreement it was a good idea to work on this, because it has been an issue in Candia. For example, Winslow and Laliberte Lane, two cul-de-sacs, come within sight of each other but yet cannot access each other without first coming out to the main road.

Discussion ensued about concern of safety as well as connectivity in cul-de-sac having one access into and out of a development. During one storm event it took 6 to 7 hours to get Horizon Lane open. There was discussion of having the developer make a loop not a cul-de-sac and if a cul-de-sac add a grass island or an extra lane or right of way and if the town would own the right of way.

It was suggested to research how other towns address safety and connectivity. The state is now changing the way they look at connectivity such as walk ability, livability; linking neighbors. The concept of shared use shoulders was brought up where you widen one side to provide another 5 feet of pavement for walking bicycling.

4. Village District

It was brought up that the committee has talked about the Village District the last couple of years. But there is an issue with the 4 corners being walk able is it doesn't seem to work along state routes and the town is not going to build sidewalks on state roads. It was brought up that the 4 corners is commercial which you can't really replace with residential. There is safe routes sidewalk program but the town still pays 20 % and is limited to \$250,000 and that would not make it to the CYAA. This item will be removed from the list.

5. Master Plan

There was a discussion on if the Master Plan should be updated or completely redone and what the town would like to see done. The Master Plan cost \$15,000 in 2001 and SNHPC has quoted \$25,000 to \$30,000 to completely redo the plan. One way is to have a qualification RFP where you rank firms 1 2 3 for qualifications, interview them, pick one, talk to them and negotiate with them. This way you get a lot of ideas that you may want to use. S. James said he would put together a rough RFQ and email it around for further discussion at the next ZRRC meeting on July 18, 2012.

6. Other Business

There was discussion regarding the following items:

1. Asbuilts. A draft concerning asbuilts from last year was brought up. It was discussed that developers wouldn't have to rely on the plans and say they are going to do an as built. D. Lewis read the draft and he said it seemed fine and appears to cover about everything but the issue he has is, as built drawings change the approved plan. Developers need to be told very clearly that unless any changes they make are very minor they have to go back to the Planning Board for approval. It is in D. Lewis's experience that a developer makes changes

and the engineer and himself have been put on the spot by the developer with the changes and if the Board doesn't meet for 2 weeks the developer doesn't want to wait and they won't.

Discussion continued about asbuilts, either poor planning or sometimes it is just a change in field conditions. It was suggested adding a table that gave clear limitations the developer can do without coming back to the PB which could be called the Development Standards Table of allowable changes which could be put in the Subdivision Regulations and referenced in the Major and Minor Site Plans. This table could tell the developer what changes could be made which would be very minor and anything more they would have to come back to the Board which at that time all work stops before they get approval. This would make field decisions easier and maybe the developer may not want to come back to the Board and they would stick to the plan that was approved.

2. Lot irregularity. Lot Irregularity was brought up and questioned if more clarification was needed as it comes up a lot. There was a brief discussion and the definition was okay as it was.

S. James thanked everyone for staying and suggested another meeting July 18, 2012

The meeting was adjourned at approximately 8:35 pm.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary

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