

Candia Zoning Review Committee
Candia Town Hall
Minutes of August 15, 2012
Approved

Present: Sean James; Albert Hall III; Ginny Clifford; Steven Bradley; Dick Snow BOS; Scott Komisarek, John Cole,

Meeting came to order at 7:45pm. 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 Committee. The meeting is open to anyone that wants to participate.

1. Storm Water Improvements

S. James asked if anyone had looked at the email he had send around with the link for storm water improvements manual put out by the State. D. Snow said they are working on an update that may supersede this and he said a model ordinance for coastal watershed is also being worked on and suggested waiting for them to come out. S. James said it would good to have the current one in the regulations, it can be updated later. He said this is a change for the Site and Subdivision applications which only require a public meeting and not a town vote. G. Clifford asked what Stantec was using for guidelines. S. James suggested reading the NH Storm Water Manuals, Vol. 3 pertaining to Storm Water. <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

S. James asked if anyone had read the information he had sent around regarding street connectivity. SNHPC had given the town some recommendations of zoning changes to encourage connectivity a few years ago. 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. Master Plan

The Master Plan to be discusses at the next ZRRC meeting.

5. Other Business

New Model Ordinance

S. Komisarek, John Cole along with Shane Carter, Keith Lavalieri and Roger Hawk gave a power point presentation on a new model ordinance. In general, it proposes overlay district within ½ mile from the 4 corners that allows density bonuses for sustainable and agricultural activities. The proposal was discussed with suggestions made to not tie it to the 4 corners area and to discuss the options in general instead of tied to specific parcels.

S. James thanked everyone who stayed.

The meeting was adjourned at approximately 9:30pm.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary

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