

Candia Zoning Review Committee
Candia Town Hall
Minutes of September 19, 2012
Approved

Present: Sean James; Albert Hall III; Ginny Clifford; Judi Lindsey; Dennis Lewis, Dick Snow BOS; Scott Komisarek, John Cole, Shane Carter and Roger Hawk

Meeting came to order at 8:00pm. 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 said some sample regulations were sent around. He said he liked the idea of what New Durham did by referencing storm water management in the zoning regulations and referring to another document but felt the regulations were too restrictive. G. Clifford felt the New Durham regulations were too restrictive as well. S. James said the other sample was the Southeast Watershed Alliance which was more broad and suited for Candia. He suggested putting something in the Zoning Regulation to refer to the actual document, so updates can be done without having to go to town vote every year. He said if that sounds reasonable he will work on that. S. James suggested starting with the Southeast water shed alliance draft. D. snow said he would get a matrix of what other towns are doing for storm water management.

2. Street Connectivity

Street connectivity was not discussed.

3. Master Plan

The Master Plan will be discussed at the next ZRRC meeting.

4. Sustainable Community/Workforce housing

S. Komisarek, John Cole, Shane Carter and Roger Hawk were present to discuss further the proposed conditional use permit, Sustainable Community/Workforce Housing. Chair James said this was discussed at the last meeting and there was a presentation.

R. Hawk said it is set up in content similar to the Elderly Housing conditional use that is already in the regulations by using the general format and procedures. He said the proposed conditional use picks up the visions of the Master Plan which they used as guidance and is a really good example if Candia is really intent in implementing rural land protection and protecting the architectural character of the community.

There was a discussion on the concern the ¾ mile radius and 30 acre criteria would be very limiting perhaps too focused with only 10 parcels that meet the requirements, one being the CYAA. It was suggested making it like the elderly housing density criteria: within one mile 1 acre per unit, 2 miles 2 acre per unit, 3 or more acres one unit per 3 acres. S. Komisarek said if you have an ordinance that is town wide it opens it up to too much development and too much impact which is what the town does not want. He said they made it large enough where there are a number of parcels that would work and kept it small enough that you would be able to monitor and see what the impact is going to be. He said they are committed to doing a project that would not be a tax burden and have an ordinance that protects the entire town but at the same time have an ordinance that is not discriminatory. He said the workforce housing core will provide density without the tax burden i.e. less bedrooms to target certain groups to control costs.

S. James said he felt under section nine they were getting too ambitious, there is workforce housing, 55 +, best management practices for ground water (which there is already an ordinance), green building standards and energy needs. He said he wondered if it may be good to separate different ways to increase the density. He said there is a lot going on which is intentional but there are model ordinances for inclusionary housing, model ordinances out there for agriculture and model ordinances for conservation subdivision. He said this ordinance throws them all together.

It was suggested having an agriculture subdivision overlay on the district and see where the agriculture is and the same for workforce housing. S. James said he personally likes the approach on density while preserving open space.

B. Chivers asked how they came up with the ¾ mile radius and does it include the parcel they own. J. Cole said the 55 + market is no longer viable. B. Chivers asked if they make it affordable workforce to sell to someone making \$30,000 wouldn't that put a tax burden on the town with more children in the school system and asked how they are going to do this without putting a burden on the town. S. James said the median housing income last year was \$92,500. S. Komisarek said they are trying to look for a balance by limiting the amount of bedrooms, doing energy conservation and using renewable energy.

B. Chivers said 8 units in each building would change the character of Candia for a long time. He said you can go to Hooksett and other towns and see the impact. R. Hawk said they would use the architect of a beautiful old farm house and barn and make units within so when you look at the structure you would not know the units were inside. He said Concord did this to an existing farm house and attached barn and put 6 units in it and you wouldn't even know they were in it. He said the proposed ordinance has very controlled requirements. R. Hawks said the architectural standards are found in the Master Plan and they are incorporating them into the model ordinance to help change what people think about multifamily housing, so the new housing will not be like conventional cookie cutter boxes.

The density issue was clarified. If you have a 30 acre parcel, the common land would be 50% leaving 15 acres to build on and if they meet the criteria they could have a maximum of 15 units, one per acre. A. Hall clarified the units would be in a typical New England style farmhouse and barn. F. Kelley said that was done in Deerfield where they made 2 bedroom apartments.

R. Hawk said with the ordinances in place with 30 acres you could get 10 units with this ordinance if you satisfy the requirements you would be able to get 15 units. The way it is written could either be individual single house lots or a condominiums arrangement. A. Hall said he did not like using the workforce term. S. James said inclusionary is better and is how the state defines it.

B. Chivers said under section 9 a b, it seems to be conflicting whether exclusively 55+ or workforce housing and appears more like workforce housing not 55+. J. Cole said not exactly look at Fieldstone lane there are no families with mostly 55+ with no impact on the town.

S. Komisarek said they tried to come up with a concept with certain architectural style, energy conservation, renewable energy and agricultural components, targeting a specific type of buyer like someone who drives a prious. He said they looked around the country and looked at trends, for the smartest planning and to incorporate ideas into a local ordinance. He said it is unique and ultimately good for the town.

There was a discussion of the percentage of workforce housing. G. Clifford said if a family bought a 3 acre lot and built a \$330,000 home then Candia meets the workforce criteria because if the affordable housing is \$316,000 and under then Candia has enough.

D. Snow said he was extremely adverse personally putting architectural standards in the Zoning Ordinance. He said personally he would not put it in the Zoning Ordinance.

A. Hall said he is looking forward to the next presentation and finds it an exciting proposal.

S. James said to send any specific questions to the land office. F. Kelly felt they should move this proposed ordinance along.

S. James asked the group if this was something that they want to pursue and noted S. Komisarek and J. Cole put a lot of effort into this proposed conditional use ordinance. He said questions can be submitted via email and they will have two more meetings one in October and one in November then the proposed zoning changes go to the Planning Board in December and if approved they will have a public hearing the beginning of January on whether the amendments will go to ballot or not.

R. Hawk said they could respond to the comments within a week or two and he thanked everyone for their time. S. James thanked them for their time.

5. Other Business

F. Kelly **motioned** to approve the minutes as presented, A. Hall **seconded. All were in favor. Motion carried.**

S. James thanked everyone who stayed.

The next scheduled meeting is Wednesday October 3, 2012 at 7pm.

The meeting was adjourned at approximately 9:20pm.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary