

Candia Zoning Review Committee
Candia Town Hall
Minutes of October 3, 2012
Approved

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

Meeting came to order at 7:00pm. 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 he would put together a draft regulation for everyone to view and comment on, using the samples that were previously sent around. He said the regulation is for storm water control during construction following state regulations.

2. Street Connectivity

Street connectivity was not discussed.

3. Master Plan

The Master Plan was not discussed.

4. Sustainable Community/Workforce housing

S. Komisarek, John Cole and Shane Carter were present. S. James said they met on the September 19, 2012 and discussed the draft ordinance. He said questions and comments were submitted to S. Komisarek and J. Cole a few days ago.

S. Komisarek said he has discussed the proposed ordinance with J. Cole since the last meeting. He said they put a lot of work into the process. They were trying to put a project together that would be beneficial to the town, to protect the Town's interest and give them flexibility in what they want to do. He said in light of everything they now know and seeing all the questions and comments, at this time they are not going to go forward with the proposed ordinance. He said they liked the different ideas they came up with so much they would like to use those same concepts in their existing conditional use permit 55+ housing development.

J. Cole said their existing conditional use permit is good until December 2013 which can be modified until there is final approval on it and would like to work within the existing approval to see how they can modify it. He said the original layout was more spread out and they would like to make it more compact to be able to end up with significant agriculture land. He said one of their ideas is having lofted units but in the elderly housing only single story units are allowed. He asked if it would be appropriate to talk about the second story issue tonight and what they can and can't do within the existing approval. He said there are places in the ordinances that allow for change such as the architectural. S. James said he would have to read through the elderly housing ordinance. S. James said they ran into the condominium issue and they were able to work through that. He said their conditional use permit would be grandfathered to the 2007 ordinances. He said regarding the existing conditional use, if they have specific questions to address them in writing to the Planning Board.

B. Chivers suggested a citizen's petition if they decide they want to come forward with the proposed ordinance since it deals directly with their project without having to go through the Planning Board.

There was a discussion of dwelling size that is a minimum of 800 sq ft and single story in height. It was discussed that single story could be argued either way depending on what grade you

use to measure the single story and also if you have a garage in the basement is that considered a two story or a single story.

S. Komisarek said would it be smarter to say nothing, sell the parcel and let someone come in and put in a development sprawled all over with no conservation? They would like to use architect, renewable energy, agriculture standards, and low impact development to benefit the town. He also said houses become more affordable with downsizing.

S. James said in general he liked the idea of Sustainable Community/Workforce Housing but felt the proposed ordinance was too restrictive and suggested making it similar to the elderly housing and expand beyond the $\frac{3}{4}$ mile radius. He said workhouse housing is an uphill battle but it is the law and it is reality. He felt the proposed ordinance is worth pursuing and asked what others thought about proposed ordinance and whether it was something that they would want to continue on with. G. Clifford said she would like to see opportunities for denser development and different options not just affordable housing. She felt they were not ready to put forward right now and suggested to look at subdivision regulations at the same time that would apply to this type of conditional use development, to avoid suddenly having a lot of waivers because the other regulations are not updated.

D. snow said the town needs to look further into workforce and what it means to the town of Candia and how to address it. He suggested having SNHPC come in and see how workforce housing relates to existing ordinances for the future and how it ties into the Master Plan. S. James said he can touch base with SNHPC and see what they have for suggestions. B. Chivers suggested a model ordinance from Gilmanton that is recognized as being a model ordinance that defines workforce housing cluster and density all in one. S. James said the state had model ordinances as well including agriculture and conservation subdivision.

Capital Improvement Plan

S. James said they had received a draft from Stantec today and will be discussing it at the next Planning Board meeting on October 17, 2012. Prioritization has not been done yet.

S. James thanked everyone who stayed. He said they will schedule another ZRRC meeting at the next Planning Board meeting October 17, 2012.

The meeting was adjourned at approximately 7:55pm.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary