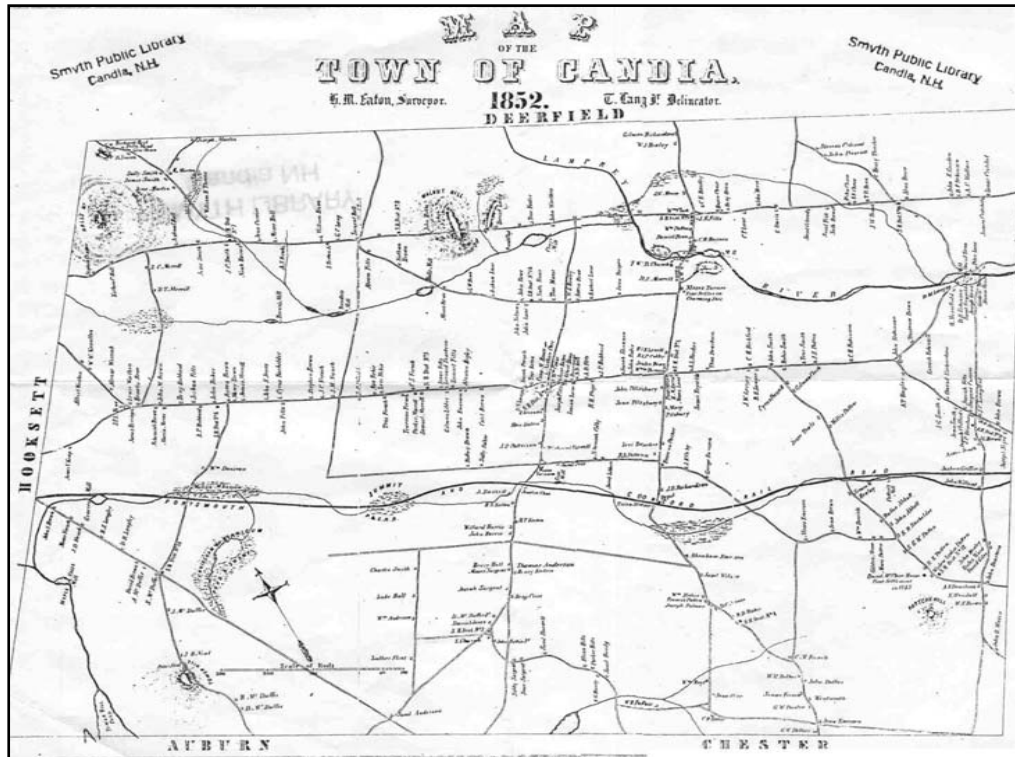


# Candia Master Plan Volume I of II



Prepared by  
**The Candia Master Plan Committee**

With Assistance from  
Burnt Rock, Inc. *Associates in Community Planning*  
Waitsfield, Vermont and Hanover, New Hampshire  
Adopted by the Candia Planning Board 11/17/04

## ACKNOWLEDGEMENTS

The Candia Master Plan Committee gratefully acknowledges the assistance and support of the following individuals, boards, and organizations for their dedication in developing the Candia Master Plan. The assistance included participation in numerous meetings and public forums, revision of countless drafts, production and mapping help, as well as many other important components of the master planning process.

### **Board of Selectmen:**

Clark Thyng (Chair)  
Neil Sieminski\*  
Gary York\*

### **Planning Board:**

Mary Girard (Chair)  
Kim Byrd\*  
Fred Kelley\*  
Judi Lindsey\*  
Richard Mitchell  
Arthur Sanborn  
Neil Sieminski\*  
Robert Bruce (Alt.)  
Barry Margolin (Alt.)  
Mark Young (Alt.)

### **Conservation Commission:**

Edward Fowler (Chair)  
Peter Bond  
Betsy Kruse\*  
Paul Lamie  
Dennis Lewis  
Judi Lindsey\*  
Richard Weeks  
Richard Snow (Alt.)

### **Heritage Commission:**

Jon Godfrey (Chair)  
Kim Byrd\*  
Edward Fowler  
Kenneth Madden  
Howard Swain  
Ron Thomas\*  
Clark Thyng  
Sarah Giles (Alt.)  
Malcolm Higgins (Alt.)

### **Envision Candia Steering Committee:**

Claudia Boozer-Blasco  
Laura Briggs  
Kim Byrd\*  
Christopher Closs\*  
Al Couch\*  
Kathy Dupuis  
Edward Fowler  
Rita Goekjian  
Dave Kelso  
Betsy Kruse\*  
Pat Larkin  
Judi Lindsey\*  
Ruth Lund  
Joyce Palmer  
Judith Szot  
Ron Thomas\*  
Clark Thyng  
Rick Zang

### **Envisioning Candia Center (Plan NH):**

Donna DelRosso  
Fred Kelley\*  
Linda Kelley  
Ron Thomas\*  
Gary York\*  
Michele York\*

### **Master Plan Contributors:**

Audubon Society of New Hampshire  
Bear-Paw Regional Greenways  
Livable, Walkable Communities  
New Hampshire Charitable Foundation  
Natural Resources Outreach Coalition  
Plan New Hampshire  
Southern New Hampshire Planning Commission  
The Jordan Institute  
University of New Hampshire

\*Master Plan Committee

We also thank Candia residents for participating in the master planning process and caring about the future of our town and thank Judi Lindsey for providing the outstanding photographs of Candia.

### **Candia Master Plan Committee Members and Volunteers:**

Ron Thomas (Chair)  
Peter Bond  
Ingrid Byrd  
Kim Byrd  
Christopher Closs

Al Couch  
Mary Girard  
Kate Hartnett  
Fred Kelley  
Betsy Kruse

Judi Lindsey  
Neil Sieminski  
Karen Smith  
Racheal Stuart  
Scott Tierno

Ricia Velasco  
Joanna Whitcomb  
Gary York  
Michele York

## Table of Contents

### Volume I – Policy Document

Acknowledgements.....	<i>i</i>
Chapter 1 Introduction.....	1
Purpose	
Vision	
Process	
Chapter 2 Summary of Infrastructure Inventories .....	6
Natural Infrastructure	
Built Infrastructure	
Cultural Resources	
Housing	
Community Facilities and Services	
Utilities, Energy and Communication	
Transportation	
Social Infrastructure	
Demographics	
Education	
Economics	
Social Capital	
Chapter 3 Land Use .....	13
Historic Development	
Recent Trends	
Existing Land Use and Cover	
Current Land Use Regulations	
Future Land Use Plan	
Chapter 4 Implementation Plan .....	25
Natural Infrastructure	
Built Infrastructure	
Social Infrastructure	
Land Use	

### Volume II – Infrastructure Inventories (Data Book)

(Copies of Volume II are on file at the Town Offices & Smyth Library.)

Chapter 1 Natural Infrastructure .....	3
Chapter 2 Built Infrastructure .....	18
Cultural Resources	
Housing	
Community Facilities and Services	
Utilities, Energy and Communication	
Transportation	
Chapter 3 Social Infrastructure .....	67
Community Profile	
Education	
Economic Profile	
Social Capital Assessment	
Appendix A	
November 2003 Public Forum Summary .....	98



## CHAPTER 1 INTRODUCTION

The Candia Master Plan is a collection of data, ideas and recommendations about how to make decisions about future growth and development in Candia. The Plan tells a story of Candia's past and present day experiences by describing the economic, demographic and social trends that continue to influence Candia today. It is a document that looks to the future by proposing policies that guide town actions.



The Candia Master Plan is a two-volume set that meets town policy needs as well as state planning requirements. Volume I is the policy document that provides the vision, a summary of the natural, built and social infrastructure inventories, the existing and future land use plan, and the implementation plan. Volume II is the data book which includes three chapters: the natural, built and social infrastructure inventories. Within each infrastructure chapter, specific areas of interest are inventoried and analyzed, from natural resources to housing and jobs, to building community connections, among other issues.

This chapter articulates the purpose of Candia's master plan, Candia's vision for the future and the process used in developing this plan.

### Purpose of the Candia Master Plan

Whether preparing for retirement, developing new business strategies, or buying seeds for the summer garden, planning is an essential part of our lives. Though not always a conscious act, the practice of looking ahead, identifying needs, setting goals, budgeting time resources and attempting to achieve desired outcomes, are key elements of a planning process.

Why should communities plan for their future? For the same reason that individuals, families, small businesses and large corporations do – looking ahead and anticipating change makes sense. Communities have found that, through planning, they can better protect community interests, better manage public investment and the allocation of scarce tax dollars, protect important natural and cultural resources, promote development in appropriate locations, and nurture the local institutions that define community life.

Through the preparation of a new town master plan, Candia residents are acting to define a long term vision for the town and a means of achieving that vision. The plan is designed to serve as the primary reference when making community decisions and provide guidance to local officials when setting public policy. In addition, the plan is intended to serve the following purposes.

- **Community Assessment:** To respond thoughtfully to new and quickly changing conditions, Candia residents and officials should be aware of the community's strengths and weaknesses and anticipate the factors that will influence future conditions. The process of preparing a plan provides a structured process for taking stock of current conditions, and predicting future trends and influences. This process of community assessment and debate regarding the town's future can be as important as the plan itself.

- **Land Use Planning and Development Regulation:** Candia first adopted zoning regulations in 1958 and subdivision regulations in 1987. Both documents have been revised over the years to guide development in a manner that protects the best interests of the town. There is local concern, however, that the current regulations may not adequately maintain the town's rural character in coming years. A primary purpose of this plan is to articulate clear future land use goals and policies, thereby serving as a blueprint for anticipated changes to the town's land use and development regulations.
- **Public Facilities and Services:** The town plan is an important tool for identifying the desired levels of service for community facilities and services, projecting future demand for those facilities and services, and setting priorities for meeting those demands in a cost effective manner. In many respects, this is among the most important functions of a town plan.
- **Open Space and Natural Resource Protection:** Candia residents have demonstrated their support for land conservation and have allocated funds for that purpose on more than one occasion. With an active conservation commission, Bear-Paw Regional Greenways, and likely continued public support for protecting open space, additional conservation projects should be anticipated. The town plan can help establish the community's conservation priorities and identify those properties, features and/or resources that are most deserving of protection.
- **Community Development:** While most past economic development initiatives were the result of private business initiatives, the town can support economic development through the provision of facilities and services, and by designating appropriate locations for different business activities. The town plan also is an important mechanism for addressing how local government, private businesses and economic development agencies and associations can coordinate their efforts to foster a healthy local economy.
- **Articulate a Community Vision:** Candia residents represent a diversity of opinions and attitudes. The plan is an effective vehicle for forging consensus, identifying issues in which consensus is difficult, and setting forth a process for resolving future conflict. A significant amount of public input has been incorporated into this plan through a variety of forums. Hopefully, the end result will be a future vision that reflects, to the extent possible, the hopes and aspirations of the community.
- **Measure Success:** Defining a vision for the future is easy compared to the challenge of achieving that vision. To measure success over time, the plan sets out a variety of indicators which can be used to plot progress over time.

### A Vision for Candia's Future

Candia's vision statement is an integral part of its planning efforts. Through the support of local residents and an active planning program, the following characteristics define Candia for the future:

A strong *sense of place*, defined by:

- traditional settlement patterns, including compact, walkable villages surrounded by rural countryside;
- a landscape of forests, natural areas and open fields;
- a respect for traditions and historic precedent, including Candia's architectural heritage;
- new development, including housing to meet the needs of a growing region and business opportunities for local residents, which maintains a human scale and reinforces traditional settlement patterns; and
- access to the land for recreation and personal renewal.

A *healthy environment*, characterized by:

- intact and protected natural systems that maintain clean water and native wildlife populations; and clean, unpolluted air;
- preserved scenic features and open spaces that in combination sustain Candia's rural character and ecological well-being; and
- sustainable use and stewardship of natural resources.

**High standards for community services and facilities**, including:

- civic and cultural facilities that are located and designed to reinforce traditional settlement patterns and foster Candia's sense of community;
- a transportation network that provides accessibility for all residents and is designed to maintain the historic, rural character of the community;
- emergency services that provide a high level of safety and security to local residents;
- quality educational opportunities for all local residents, especially grades K-12, based upon their unique needs and conditions
- professional-caliber municipal employees and continuing professional development
- diverse recreational and cultural opportunities;
- a managed rate of growth that ensures that new development does not overburden the town's ability to provide services and facilities; and
- a balance between the demand for facilities and the burden of funding such facilities by ensuring that new development pays its proportionate share of such costs.

A vibrant **sense of community**, fostered by:

- a range of formal and informal opportunities for citizens to share information and ideas;
- community activities and events that regularly celebrate Candia and its residents;
- cross-generational communication which places a high value on the unique perspective and experience of all residents;
- local institutions/volunteer organizations that promote and expand Candia's cultural heritage (e.g., libraries, museums, historic societies, performance groups, service clubs etc.); and
- shared respect for Candia's resources and traditions.

A **healthy population**, supported by:

- access to high quality health care;
- information with which residents, especially youth, may make informed decisions regarding the consequences of their personal choices;
- services to meet the special health needs of all segments of the population, including children and seniors;
- recreational and transportation opportunities to promote exercise and well being; and
- food supply supplemented by local agricultural products.

The **economic well-being** of local residents, based upon:

- access to employment opportunities within the community and region which pay a livable wage;
- opportunities for entrepreneurs to establish businesses within designated villages and, with appropriate safeguards, in association with private residences;
- access to necessary goods and services in a location and manner that reinforces Candia's sense of place and healthy environment; and
- recognition of local agriculture and forest product businesses in maintaining the town's economic diversity and rural character.

**Civic pride**, stemming from:

- social and governmental institutions that are open and accessible to all members of the community;
- community leaders and employees who are open, and responsive to Candia's needs;
- active engagement of all citizens in local decision making processes;
- preservation of the Town Meeting form of local government; and
- the importance of quality design in the Town's civic architecture/municipal facilities.

## Planning Process and Public Participation

In the Fall of 2000, the Candia Planning Board created an Innovative Land Use Committee (ILUC). Its mission was to investigate and recommend changes to Candia's zoning ordinance. It soon became evident that such changes would be ineffectual without an updated Master Plan. In May 2001 the Planning Board appointed the Candia Master Plan Committee as an outgrowth of the ILUC. It included representatives from the Planning Board, Conservation Commission, School Board, Select Board and others interested in Candia. (Heritage Commission members were added to the Committee after its establishment in 2002). The Master Plan Committee immediately began preparations for the search for a master plan consultant. It also began planning for a Community Profile, entitled *Envision Candia*, to be held in the Fall. The purpose of this event was to provide direction for the master plan update. Its results were incorporated in this plan.



Candia residents participate in the September "Dealing With Growth" public forum.

At the 2002 Town Meeting Candia voters raised funds to update the town master plan. The Select Board authorized the Planning Board to hire a consultant to assist with the development of a new plan. The Candia Master Plan Committee, with the assistance from the planning firm, Burnt

Rock, Inc., developed a master plan outline using the *Three Infrastructure Approach* (described in Chapter 2) and set to work researching and meeting on a regular basis. Consultants from the Minimum Impact Development Project of The Jordan Institute assisted with the Three Infrastructure Approach, mapping and other aspects of the plan. During the winter and spring of 2003, additional organizations began to work with the town including:

- The Audubon Society of New Hampshire assisting The Jordan Institute (Three Infrastructure Approach and mapping)
- New Hampshire Charitable Foundation (Social Capital Assessment);
- Natural Resources Outreach Coalition ("Dealing With Growth"); and
- Plan NH (design charrette for Four Corners area).

Candia residents value their ability to participate in the process of making local decisions. When the Planning Board undertook the *Envision Candia* project in the Fall of 2001, more than 150 people participated. Although the community's legal obligation for public involvement in the preparation of this plan is limited to a single public hearing by the Planning Board, the Candia Master Plan Committee has hosted a number of public forums in the update process. Public participation opportunities during the master plan rewrite included:

- October 19 and 20, 2001 - Envision Candia
- Spring 2003 - Social Capital Assessment Mail Survey
- June 12, 2003 - Social Capital Public Forum and Master Plan Kick-Off (see Volume II, Chapter 3)
- September 9, 2003 - "Dealing With Growth" NROC Forum
- September 25, 2003 - Follow-up to Dealing With Growth
- October 17 & 18, 2003 - Plan NH Design Charrette on Four Corners
- November 13, 2003 - Land Use Plan Public Forum (see Volume II Appendix A)
- March 30, 2004 - Master Plan Public Forum.



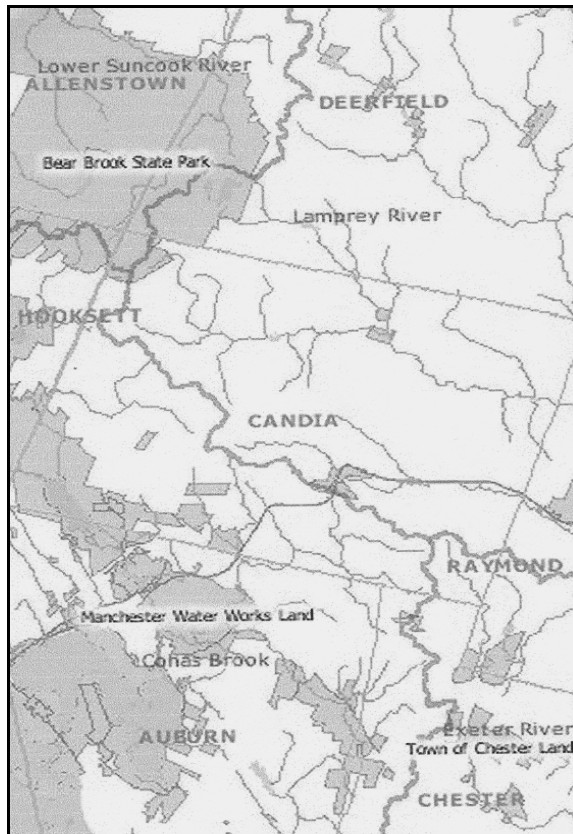
Additionally, more than 30 Candia Master Plan Committee public meetings have been held since its inception.

While working on the Plan, the Committee contacted local boards and organizations (e.g., Conservation Commission) to solicit input on the plan. Notice of public meetings and periodic updates on the Master Plan Committee's progress, and notification of its meeting schedule, were posted and published in Hooksett Banner and other newspapers.

The draft Master Plan was distributed at Town Meeting 2004 for public review and comment.

## Chapter 2 Infrastructure Summary

Candia is a rural New England community in south-central New Hampshire with a population of about 4,000 people. It is a bedroom community that exports workers within the larger labor market areas of Manchester, Portsmouth and Boston, Massachusetts. It is a town with a history of citizens willing to get involved with all aspects of governance.



As noted previously, the Candia Master Plan uses a *Three Infrastructure Approach* to examine the past, present and future of Candia. Only by considering all three aspects of community well-being – natural, built and social – can citizens make fully informed decisions. This chapter is divided into three sections. The sections provide a summary of the natural, built, and social infrastructure in Candia.

The *natural infrastructure* includes air, soils, water, wildlife and environmentally sensitive areas. This is the foundation upon which Candia residents and other living organisms depend.

The *Built infrastructure* includes cultural resources, housing, transportation, community facilities and services, energy and utilities. These are the human-constructed elements that shelter and transport people. Finally, social infrastructure provides information about demographics, education, economics, and a summary of the social capital assessment.

The *social infrastructure* of the community is defined as the opportunities for people to interact. This interaction may be formal or informal, organized or spontaneous. To paraphrase one of the Candia Master Plan Committee members, “considering the social infrastructure allows us to take into account not just the buildings and the environment, but the people who inhabit them.”

Volume II provides more detailed information concerning these infrastructures.

## NATURAL INFRASTRUCTURE SUMMARY

Candia's natural environment largely defined historic settlement patterns and land use, and continues to contribute to the town's rural character and the quality of life of its residents. Natural resources have not always been managed for sustainability, resulting in environmental degradation. Fortunately many of Candia's most significant natural features, remotely located away from development, retain much of their environmental and ecological integrity. The Planning Board and Candia Conservation Commission have actively worked, in cooperation with the Southern New Hampshire Planning Commission, University of New Hampshire, Bear-Paw Regional Greenways and neighboring towns, to inventory the town's natural resources and develop priorities and recommendations for their protection. In planning for Candia's future the following issues and implications should be considered:

- Air quality is generally good, except for hot sunny days when "summertime smog" (ground level ozone and particulates) exceed acceptable federal standards.
- Candia's topography is hilly with elevation ranging from 210 feet above mean sea level where the North Branch crosses into Raymond, to 941 feet on Hall Mountain. Wetlands abound.
- The most significant concentration of sand and gravel is found in the north central part of town, just south of the Deerfield town line. Other concentrations are found downstream along the North Branch River – including the area around Beane Island – and east of Palmer Road, where existing pits are located.
- Based on 1994 soil survey ratings, SNHPC has estimated that nearly 60% of Candia soils have severe limitations for the installation of septic systems. Another 3% or 567 acres are considered to be of prime or statewide importance for agriculture. Soils data as a planning tool may help avoid adverse consequences of development.

- Most, if not all, Candia residents get their drinking water from groundwater sources. Groundwater resources, especially recharge potential, have significant limitations.
- Candia's water quality is generally high. Potential pollution sources include bank erosion, storm water runoff, septic systems, construction sites, junkyards, fertilizers and pesticides, road salt and other potential point and non-point sources.
- Steep slopes, floodplains, wetlands, large un-fragmented forest lands and critical wildlife habitat serve important ecological functions and may pose significant development constraints, and therefore should be considered for protection.



Town Forest managed by the Candia Conservation Commission. As of February 2004, the property has not been permanently protected from development.

- Less than 2% of Candia's land is permanently conserved (Bear Brook State Park (283 acres), and private land (30 acres)). Approximately 1,287 acres are currently being managed as conservation land without permanent conservation easements.

## BUILT INFRASTRUCTURE SUMMARY

### Cultural Resources

Candia's evolution as a community is recorded in its landscape. Historic settlement patterns – still evident from the town's network of scenic roads, the stone walls that once lined open fields, abandoned rail beds, remnants of dams along the North Branch River, and the clusters of historic buildings and homes that define its villages and hamlets – establish the broad framework for context-sensitive development. A variety of cultural resources are found locally – including historic landscapes, settlements, sites, and structures – that mark progressive stages in the town's development, and today remain relatively intact. It is important that these resources be preserved for present and future generations – they provide a critical link to the town's past, and they contribute much to Candia's historic character and community identity.

The need to identify, record and preserve local history for present and future generations has been an ongoing community effort. Candia's founding and early development has been documented in several historical accounts and in the collections at the Fitts Museum -- and has been celebrated in centennial and annual Old Home Day celebrations. This community interest now extends to local efforts to identify and protect significant features of the town's cultural landscape. As noted in the Candia Heritage Commission's 2002 Town Report:

*Candia is home to a variety of historic resources which help define its character. Over the years, many significant landmarks, including two train stations and the historic mill in the village, to name just three, were lost because so many were unaware of their value. As the pressure of unbridled population growth mounts, the Heritage Commission is dedicated to promoting an understanding and appreciation of all those features which make this community such a rewarding place to live.*



Fitts Museum is one of the only town-owned museums in NH.

### Housing

Housing opportunities in Candia range from village settings to rural abode in the woods. About 90% of the 1,360 Candia households live in single-family homes. Most of these single-family units have been built in the last three decades with about 20% of the stock built before 1940.

The 1986 Master Plan's goal was to provide an adequate supply of "decent, safe and sanitary" housing which is affordable to current as well as prospective residents while maintaining the rural character of the community. Although the supply seems to be "decent, safe and sanitary" and the number of housing units has increased since the last master plan, the diversity and the affordability of units has remained unchanged. Housing costs continue to increase at rates greater than incomes. According to the January 2001 Housing Needs Assessment prepared by the Southern New Hampshire Planning Commission, Candia may want to consider ways to expand housing opportunities to accommodate its "regional fair share" of housing (approximately 138 units) for elderly, disabled, single persons and other specific households.

## Community Facilities and Services

Community facilities and services are provided to meet the needs and desires of present and future residents. Candia is responsible for providing some essential services while others are provided in partnership with regional or state agencies, volunteer organizations, and private entities.

Each facility or service addresses a particular public need, which is partly determined by population and economic conditions. Depending on the type of facility and its capacity, changes in the composition or size of the local population can affect the ability of the service provider to meet local needs. In addition, geographic conditions significantly influence the delivery of services and the location and capacity of public facilities.



Candia Town Offices built in 1990 – an example of residents' commitment to Candia and volunteerism.

Candia has completed several recent capital projects which were funded through public/private partnerships. The Town Office was built in 1990 and houses the offices of the Select Board, Town Clerk, Town Treasurer, Land Use Secretary, Building Inspector, the Police and Welfare Departments. In November 2003 the Smyth Public Library celebrated its

first year in the new building. Both buildings represent Candia's commitment to excellence. Other facilities within town are being assessed and options reviewed to improve the level of service available to Candia's residents:

- The Candia Volunteer Firefighters Association and the Town have agreed that the Association's administrative functions will migrate to the Candia Town offices. Recruiting volunteers continues to be a challenge and changes may be necessary in the near future.
- The Recycling Center is actively seeking new space to improve its services and reduce its environmental impact.
- The Candia School Board conducted an independent investigation of the educational facility usage, created enrollment projections and developed a long-range space needs plan. The November 2002 report, *Assessment of Education Facility Needs*, provides information concerning Candia's school and documents the need for additional space. Middle school options are also being explored.
- Demand on recreation facilities is increasing and some feel there is a need for a teen center or multi-generation facility.

Volume II describes in greater detail Candia's existing facilities and services and their respective capacities. It also describes their costs and some of the factors underlying the town's ability to fund them. Together they provide a foundation for a capital improvements program and budget as authorized in NH Statutes RSA 674:5 through 674:8.

The establishment of a capital improvements budget and plan is an important tool to be used for shaping growth so that desired levels of service are maintained or enhanced without placing an undue financial burden on taxpayers. As Candia grows and more pressure is placed on public services, it will need an engaged and collaborative community to address these challenges.

### Energy, Utilities and Communication

According to New Hampshire Energy Facts 2002, NH ranks 41<sup>st</sup> in the nation for energy consumption per capita and ranks 19<sup>th</sup> in the nation for energy cost per capita. Candia, like the county and the state, relies mostly on fuel oil for heating its homes. The second most commonly used fuel type in Candia is liquid propane gas, while a relatively low percentage of Candia's homes are using electric heat (1.9%). A number of Candia residents supplement their primary heating source with wood heat. Wood also is used as a back up source when there is a power outage. There are no homes powered by solar energy.

Candia does not have a municipal wastewater collection and treatment system nor does the community have a municipal water system. Village development – which in recent years has included the construction of new town offices and the Smyth Public Library – has been limited in part by the lack of on-site sewage capacity to support higher densities as all development relies on individual in-ground septic systems. Candia also relies on individual wells.

Candia residents have recognized that the lack of a regular way to distribute town news makes it difficult to share information with residents for any Town event or project. Community facilities such as the Smyth Public Library, the Moore School, Post Office and the Town Offices serve as important formal venues for sharing information. The Union Leader, The Sunday News and the Hooksett Banner Weekly newspapers are additional news sources. Other informal sources of local news include the Moore Park, Candia Playground, Recycling Center, Candia Youth Athletic Association, Candia Volunteer Fire Department, and local churches. During *Envision Candia 2001* and the June 2003 *Social Capital Forum*, residents suggested a website or newsletter as ways to address these problems.

### Transportation

Like most communities in New Hampshire, single-occupancy vehicles are by far the dominant mode of transport in Candia. Most workers commute to Hillsborough County with about 31% going to Manchester. Traffic on Route 101 has increased by 55% from 1995 to 2002. Traffic on other roads is increasing as well. Traffic is projected to increase nearly 60% on routes 27 and 43 between 2000 and 2020, which is well above the projected increase of 40% on Route 101 during the same period.

With community support for the past 13 years, Candia has reconstructed about one-half mile of its local roads annually. If this annual upgrade program is continued for the next 8-10 years, it is anticipated that no substantial improvements will be required for the subsequent 20 years. Candia has 11 “Scenic Road” segments (designated under RSA 231:157) that provide protection of features located within rights-of-way and approximately 4 ½ miles of Rail Trail – which runs from Manchester to Newfields.



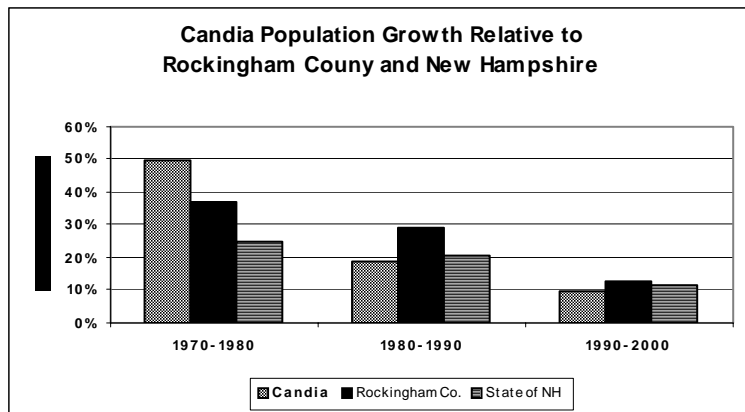
Crowley Road is one of eleven designated “scenic road” segments in Candia.

Transportation issues that need attention include increases in the traffic volumes as well as safety for all types of travel.

## SOCIAL INFRASTRUCTURE SUMMARY

### Community Profile

Candia experienced its most significant increase in population growth during the 1970s. Since the 1980s, Candia's rate of population change was the slowest experienced, with the exception of Allenstown, in the immediate vicinity. Development pressures are expected to increase in association with the proposed upgrade of the I-93 corridor. Over the next seventeen years, experts predict that Candia's population could grow by more than 60 percent – an additional 2,625 residents in total.



Source: US Census

Even without the I-93 expansion, Candia planners generally agree that population will continue to increase for the foreseeable future. The increase will not likely be due to natural increases as Candia's population is older than the average child-bearing age. Other important elements of the demographic profile include:

- Population is less diverse than the county and state in terms of race, education and age. It seems as though much of the town is inhabited by “baby boomers” who moved in during the 1970s.
- Candia has a lower percentage of seniors than the State. This is expected to change over the next two decades.
- Household and family income is comparatively high, although per capita is low. This may be due to the larger household size, greater percentage of family households and few senior households.
- Candia, like the many communities in the rest of the state and nation, does not provide many opportunities for walking or cycling. Recent research shows the wellness of a community is significantly improved if sidewalks, trails and lanes are available for walking and cycling.

### Education

Candia children in kindergarten through eighth grade may attend the Henry W. Moore School located near the intersection of Route 27 and 43. The Candia School District maintains this facility which during the 2003-04 school year educated 422 students. Candia does not have a public high school. The District has a long-term tuition contract with Manchester, where approximately 170 grade 9 through grade 12 students attended Manchester Central High School in 2003-04.

### Economic Vitality

Candia's economy has evolved over time from a resource-based economy dependent on the export of forest and agricultural products, to a manufacturing center specializing in the production of shoes for the Massachusetts wholesale market, to a bedroom community that exports workers within larger labor market areas. Candia, however, also continues to support a variety of small businesses – over 140 businesses are listed in the local business directory.

As reported in Candia's 1986 master plan, the town's resident work force during the 1970s and 1980s grew faster than the rate of local population growth – the result of both an increase in the working age population (16-65 years), and also the fact that more women were entering the labor force. These trends continued, albeit at a slower rate, through the 1990s. Local unemployment rates, however, declined during the 1990s, an indication of an increasingly tight labor market. The vast majority of

Candia residents continue to be employed in the private sector. The percentage of residents who are self-employed increased in the 1990s.

### Social Capital Assessment

The Social Capital Assessment examined levels of trust and participation among Candia residents, identified how and where residents meet and interact, and considered obstacles to forming social connections in the town. The assessment found that while Candia's social capital is generally as high as or higher than other rural New Hampshire communities, residents reported somewhat lower levels of trust and markedly lower levels of informal socializing. The complete report may be found in Volume II of this master plan.

Although the picture is generally positive, certain trends suggest that social capital planning deserves particular attention in Candia. In particular, the expansion of I-93 threatens to flood the town with new residents without roots in the community and encourage long-distance commuting. Population growth has the potential to place pressures on public services, while simultaneously undermining the community's ability to collectively address these problems. Ultimately this would change Candia's rural character and existing "sense of community."

### Social Capital Survey

The Social Capital Survey, conducted in May 2003, found that like most rural NH towns, Candia possesses high levels of social capital. Comparing Candia responses to the results of a nationwide survey in 2000, the town ranks particularly high in terms of electoral participation and involvement in clubs and associations. Candia ranks somewhat lower than other rural NH towns on several measures of trust, particularly trust for neighbors and those of different races. The town ranks lower than other rural communities, NH, and the nation, in terms of informal social interaction, measured by how often residents visit with friends at home.

### Findings from the Social Infrastructure Map

The social infrastructure map, in Volume II, provides a graphical representation of the places where residents gather for formal meetings or encounter one another by chance. The map shows that social infrastructure in Candia clusters around the Four Corners areas and other public facilities. Facilities developed through a combination of private initiative and public support are crucial to Candia's social capital.



The Candia Recycling Center was mentioned by Candia residents as an important informal meeting place. The Master Plan Committee toured the facility in Spring 2003.

The Assessment project has demonstrated the relevance of social capital for town planning. Many Candia residents, for instance, come to know and trust their neighbors through chance encounters at the recycling center and the post office. Recognizing that these types of interactions contribute to Candia's rural character, then they deserve attention when weighing the value of changing services, (e.g., curbside trash pick-up). The same is true for many planning decisions related to zoning, development, and transportation.



## CHAPTER 3 - LAND USE

### Overview

Understanding and managing land use and development are among the most important concerns of community planning. In the past, Candia's villages and rural landscape were created and maintained by individual landowners. Recent growth in population and its ensuing impacts have required the community to more actively guide the town's development. This guidance presents the challenge of balancing the interests of the community with those of the individual landowner.

Candia enjoys a convenient location adjacent to one of the state's major east-west transportation corridors, an attractive landscape with an abundance of natural and cultural resources, ready access to regional employment centers, and a reputation for a safe and healthy quality of life. In combination, these features create an appealing place to live. The town's population has increased in recent decades, and forecasts predict continued growth – perhaps even rapid growth with the expansion of the I-93 corridor. Such growth will place increasing pressure on the town's natural resources, scenic landscape and ability to strike a balance between community and individual interests.

Presently, Candia guides land use and development through its zoning ordinance, initially adopted in 1958, and revised and amended through 2003; and subdivision regulations, first adopted in 1987 and amended through 2003. Each of these tools is intended to implement the goals and policies of the master plan, especially those related to land use and development. This chapter – which serves as the culmination and integration of the previous chapters – describes Candia's desirable future pattern of development in relation to its historic context, and recent land use trends.

### Historic Development

Candia's evolution as a community is recorded in its landscape. Historic settlement patterns, dating from the town's founding, established the framework for present growth and development. A variety of cultural landscape features – including historic settlements, sites, and structures – mark progressive stages in the town's development, and today remain relatively intact. These resources, described in more detail in Volume II of this plan, provide a critical link to the past, and contribute much to the town's rural character, sense of place and community identity.

The town was originally laid out and settled in the early 1740s, when it was part of Chester. Then known as the "North Parish," or "Charmingfare," Candia was incorporated as a separate municipality in 1763. By this time, much of the town's road network had been established. The original town charter required local residents to repair local roads and to "maintain and support the ministry and the preaching of the gospel." The proprietors laid out lots for a parsonage and a public school at the intersection of High Street and South Road, thereby establishing the original town center.

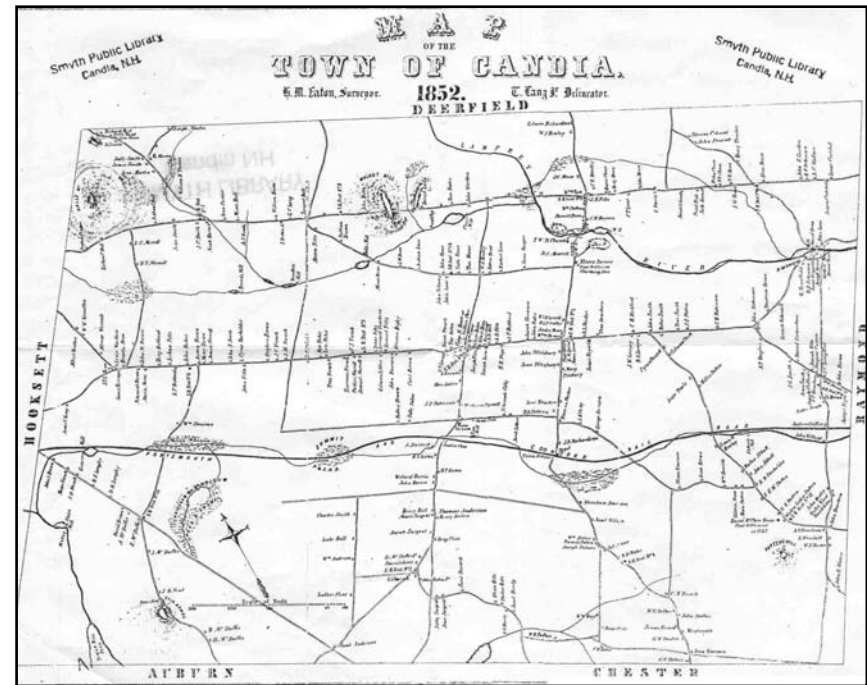
Candia developed as an agricultural community, and remained so well into the 19<sup>th</sup> century. Some of the town's oldest homes are farmhouses dating from the 1700s. Remnants of the agrarian landscape – open land, farm buildings, and stone walls that once marked field and property lines – also date from this era. Land cleared for farming supplied lumber to local saw mills, resulting in the establishment of a small milling industry in the 18<sup>th</sup> century. The town's first commercial centers – including Candia Village and Beane Island – grew up around grist mills that catered to local farmers.

Agricultural and forestry operations gradually shifted from subsistence to market-based production. The Chester Turnpike, completed in 1805, played a major role in stimulating the local economy by providing access to Boston markets. Regional growth resulted in a spurt of local development in the 1830s and 1840s, evidenced by the prevalence of small Greek Revival style farmhouses scattered throughout town. This development was supported in part by growth in the local timber industry – by the 1850s there were seven sawmills in operation, mostly located on the North Branch River.

The coming of the Concord and Portsmouth Railroad in 1852, and later a branch of the Boston and Maine Railroad, further increased local access to regional markets, and fostered more development in town. Two depots were established in Candia. The principal station, on Main Street, resulted in the rapid development of Depot Village during the 1850s. Market access also stimulated Candia's cottage shoe industry. A mechanized shoe factory located in East Candia fostered the growth and expansion of this village during the 1880s.

Transportation improvements, however, also allowed Candia residents to take advantage of opportunities elsewhere. Between 1880 and 1890 the town's population began a steady decline drawn away by employment in factories in Manchester, Nashua, and Lowell. Candia's resource based economy, including agriculture and lumbering, also fell into decline. Though the town retained much of its agrarian character throughout the first half of the 20<sup>th</sup> century, abandoned farm fields eventually reverted to the forests that now dominate the local landscape.

Historically, development occurred along existing roads and in small, clustered hamlets surrounded by forests and fields. Candia lacked one prominent village center, but by the late 1800s several smaller village centers and neighborhoods had been established – each with its own school house. At least six villages or hamlets have been identified for their historic and cultural significance: Candia Village, Candia Four Corners, High Street, Candia Depot, East Candia, and Beane Island.



In recent decades, interest in preserving local history has extended to inventorying and preserving the town's cultural landscape, including not only its historic sites and structures, but also the surrounding landscape that provides their cultural context. The most comprehensive survey of Candia's historic landscape was conducted in 1979, as part of the development of a cultural resource protection plan for the town that was incorporated by reference in the 1986 Candia Master Plan. The 1986 Master Plan included several related land use recommendations for consideration by the town, presented in more detail in Volume II and in summary below, which may still be relevant today:

- The delineation of five “architectural conservation zones” associated with the town's five historic villages, and a “North Branch Industrial Archaeological District”.

- Related standards in the land use regulations to limit inappropriate uses in these districts, and to incorporate associated guidelines for special exceptions, nonconforming uses, utility intrusions, earth removal and mineral extraction, and the design of town operated or maintained facilities.
- Criteria for the subdivision of land to account for the special qualities and cultural values of these areas.
- Site plan review criteria for new residential construction, to include guidelines for setbacks, height, scale, mass, and the arrangement, proportioning and design of windows and doors (fenestration).
- A system, developed in association with the Conservation Commission, to prioritize landscapes of distinct visual or historic integrity, and negotiate conservation easements for priority properties.
- Criteria for the local designation of scenic roads to include not only landscape elements within the right-of-way (e.g., fences, stone walls, larger trees), but also historic landscapes as viewed from the public right-of-way, and associated management guidelines.
- Designation of a town-wide pedestrian/recreational trail system – including an interpretive “Heritage Recreation Trail” – using Class 6 roads, scenic roads, rail rights-of-way, and other trails.

Preserving the town’s rural and cultural heritage was also identified as a priority in the *Envision Candia* sessions. Related “action” recommendations included ongoing identification of historic districts and resources, and methods to protect and maintain the town’s historic character – defined by both historic properties and their surrounding landscapes. It was further recommended that any historic properties that are being subdivided be buffered from development.

**Recent Trends**

Today Candia is predominantly a bedroom community. The majority of development in recent years, as established from census, tax parcel list, and building permit data, has consisted of the subdivision of land for single family dwellings.

Development Activity 1999 through 2003					
	1999	2000	2001	2002	2003
New Home building permits	48	38	29	13	14
Number of major subdivisions	5	6	2	1	7
Number of minor subdivisions	2	2	1	1	3
Number of lots created	12	30	3	3	22

Source: Candia Land Use Office 2004

Single family residential development extends along much of the town’s road frontage. Many newer dwellings are located on minimum three acre lots, each with 200 feet of road frontage, as dictated by zoning. Interior areas not readily accessed by town roads remain largely undeveloped. In recent decades, however, renewed development pressures – and new patterns of subdivision and development – have begun to alter the town’s rural character.



New pattern of residential subdivision in the vicinity of Candia Four Corners (cul de sac).

Since the 1970s, suburbanization – including the subdivision and development of interior rather than frontage land – has been identified as a significant threat to the natural environment, and the town’s cultural and scenic landscape. As observed in the 1986 Candia Master Plan:

*“Although there still appears to be some areas of undeveloped land with road frontage that are capable of supporting community development type land uses, the most expansive tracts of the higher rated vacant lands are found in the interiors, between roads. As the vacant land with road frontage is ‘consumed’ or converted to development, the Planning Board can anticipate increased pressure to subdivide and develop favorably adaptable interior lands.”*

Given that much of the town’s frontage has been developed, as shown on the built infrastructure map, new residential development is increasingly encroaching into more scenic and environmentally sensitive open space areas.

Most of Candia’s commercial and industrial establishments are located along Route 27, on High Street and Raymond Road, in areas that are currently zoned for these types of uses. This has resulted in a pattern of relatively low density commercial strip development that extends eastward from the Four Corners to the town line. Home based businesses, which also provide services that support the local economy, are found throughout town.

Commercial development has been limited in recent years; however there has been growing interest in land for commercial, industrial and residential use in the vicinity of the Exit 3 interchange area. The Route 101 interchange, sometimes referred to as Candia’s “gateway” or “front door,” offers easy access to the interstate network. This area, which is currently zoned for a mix of industrial and commercial uses, is in transition.

The emerging land use pattern in the vicinity of the interchange may be characterized as haphazard, relatively low density, auto-oriented development, that includes large metal buildings (15,000 SF or more),

surrounded by parking lots, with little landscaping or screening. Development pressures in this area are expected to increase in association with the upgrade of the I-93 corridor.



Emerging pattern of scattered, mixed use development at Exit 3, Candia’s “Front Door.”

Candia has never had a true “town center” but has loosely organized around six separate geographic villages. However, the Four Corners area, given its historic significance, and concentration of public buildings, services and gathering places, has been identified and will likely serve as Candia’s community center well into the future. Village development – which in recent years has included the construction of new town offices and the Smyth Public Library – has been limited in part by the lack of on-site sewage capacity to support higher densities of development, and current lot size requirements in zoning. This area, however, continues to reflect historic patterns of higher density, mixed use development – including a variety of public and semi-public, limited multi-family, and commercial uses. Candia’s other village centers provide historic examples of more clustered residential development.

Development of the Four Corners area also emerged as a key project for the community during the *Envision Candia* sessions. In January 2003, the

Select Board submitted an application for assistance from Plan NH to help the town develop a neighborhood plan for the Four Corners area. Plan NH, an association for professionals working in the built environment, includes architects, planners, engineers, bankers, construction managers, historic preservationists, and others who concern themselves with buildings and communities. In October 2003 a two-day design charrette was held in Candia to address the Four Corners area. The results of these brainstorming sessions have been published in a nineteen page report which describes the design process and offers suggestions for creating the “Heart of Candia.” Details may be found in the publication titled *Candia, NH Design Charrette*. Some highlights from the report include:

- Zoning should be revised and updated to reflect the vision for the Four Corners area. Major commercial, especially existing auto-related uses, should be discouraged if this area is to transform into a village center.
- Smaller scale mixed use including residential should be considered.
- The town should be prepared to assist in facilitating with the Four Corners redevelopment and also provide incentive to the private sector to reuse the site.
- The town should be prepared to fund acquisition and demolition costs as well as provide other incentives such as tax increment finance.

Candia’s open spaces, documented in the 2001 *Candia Open Space Plan* prepared by the Conservation Commission with assistance from the Southern New Hampshire Planning Commission, include remaining farmland, developed open space, such as the Candia Woods Golf Course, and undeveloped land, including much of the town’s forested acreage.

- With an increase in population, land areas will be needed to support this projected growth, and since nearly 50% of the land in Candia is in current use, future development pressures may jeopardize some of

the key environmentally sensitive parcels and prized areas. Utilizing conservation easements or similar methods to preserve open space is critical in maintaining a community’s history and quality of life.

- In addition, conserving undeveloped land can help a community’s tax base. Cluster ordinances and design standards are also tools the town can consider in preserving the quality of life it desires.



The Candia Woods Golf Course is an example of developed open space.

Other types of development, including utilities and communications infrastructure, are scattered throughout town. Candia’s municipal incinerator and recycling center are located at the old landfill site on New Boston Road. Two electric transmission corridors pass through town. There are also eight telecommunications towers located at higher elevations. Towers range in height from 180 feet to 373 feet, and in total elevation from 745 feet to 1,837 feet above sea level.

**Existing Land Use and Land Cover**

The most recent land use and land cover information for Candia is derived from a 2001 statewide study and summarized in the accompanying table. Developed land – including residential, commercial and industrial buildings and the transportation network – makes up less than 5% of the town’s total land area. Other cleared or disturbed land not in agriculture represents another 11.5%.

Remaining farmland comprises less than 2% of Candia’s total land area. There are few active agricultural operations left in town. Those remaining are important for the local economy, and for maintaining the town’s rural character and scenic open spaces. Because farmland is level, cleared, and relatively well-drained, it is often also desirable for other uses.



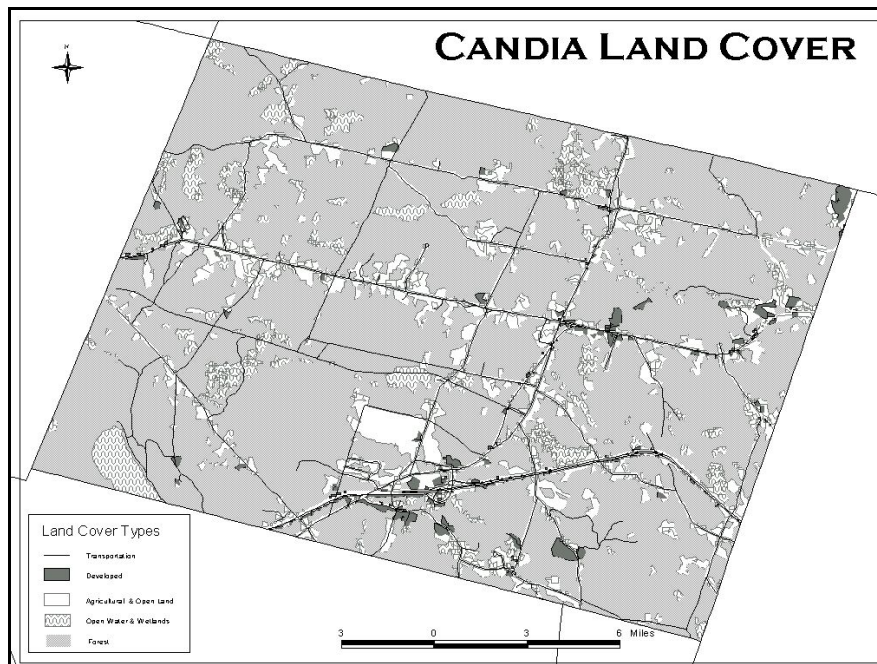
Sanborn Farm is one of the last farms left in Candia.

Forests by far dominate the local landscape. A variety of forest types cover 76% of the town, compared with county-wide forest coverage of 59%. The town’s re-established forests help prevent surface runoff and erosion, moderate the local climate, clean the air, provide critical wildlife habitat and opportunities for recreation, and support logging operations.

<b>Candia Land Use/Land Cover</b>		
<b>Land Cover Class</b>	<b>Acres</b>	<b>% Total</b>
<b>Developed (impervious cover)</b>	<b>929.4</b>	<b>4.8</b>
Residential/Commercial/Industrial	90.4	0.5
Transportation	839.0	4.3
<b>Cleared/Open</b>	<b>2,249.8</b>	<b>11.5</b>
Disturbed	209.1	1.1
Other Cleared	2,040.7	10.4
<b>Agriculture</b>	<b>272.6</b>	<b>1.4</b>
Row Crops	3.6	0.02
Hay/Pasture	269.0	1.4
<b>Forest</b>	<b>14,846.5</b>	<b>75.9</b>
Beech/Oak	3,497.8	17.9
Birch/Aspen	2.8	0.01
Other Hardwoods	1,921.7	9.8
White/Red Pine	731.4	3.7
Spruce/Fir	12.3	0.1
Hemlock	328.6	1.7
Mixed Forest	8,351.8	42.7
<b>Open Water</b>	<b>590.4</b>	<b>3.0</b>
<b>Wetlands</b>	<b>667.6</b>	<b>3.4</b>
Forested	271.9	1.4
Open	395.7	2.0
<b>Total</b>	<b>19,556.2</b>	<b>100.0</b>

Source: GRANIT NH Land Cover Assessment, 2001 (1990-99 LANDSAT data).

The majority of Candia’s forest and farm lands are privately owned – at present only about 313 acres of land are permanently conserved through public ownership and private land conservation efforts. These lands include Bear Brook State Park (283 acres) and one private parcel of 30 acres. Another 1,287 acres are currently owned and managed for conservation but are not permanently protected from future sale, development or conversion to other uses.



The conversion of privately held farm and forest land is discouraged to a limited extent through voluntary enrollment in New Hampshire's Current Use Taxation Program. Enrolled parcels, generally 10 acres or more, are assessed and taxed at their current rather than highest potential use. If the land is subsequently subdivided into parcels of less than 10 acres, or converted to a non-qualifying use, a one-time 10% use change tax is assessed.

Currently about half the land in Candia is enrolled in the program, and is therefore subject to the use change tax. Candia has elected to allocate all of this tax collected to its conservation fund. This fund has been used successfully to facilitate the purchase of conservation easements with willing landowners. The Conservation Commission is interested in working with other landowners who want to protect their land in this manner.

The encroachment of development into environmentally sensitive areas and interior, un-fragmented land is an ongoing concern of the Conservation Commission. Many of these areas are identified for protection in the Commission's 2001 *Candia Open Space Plan* and associated maps. The following priority areas have been recommended for protection from inappropriate development, through local regulations or other voluntary measures:

- steep slopes (greater than 15%)
- floodplains
- wetlands and associated buffers
- aquifers
- surface waters (rivers, brooks, ponds)
- riparian corridors
- forest blocks (un-fragmented areas greater than 500 acres)
- agricultural land (prime and high priority agricultural soils)
- greenways (including the Bear Paw Regional Greenway)
- recreation resource lands (near villages), and
- wildlife habitat areas.

### Current Land Use Regulations

Candia currently has zoning and subdivision regulations in effect. Few of the above considerations are included in the existing land use regulations. Zoning regulates the type and density of development allowed within each of six designated "zones:" Commercial, Institutional, Industrial, Light Industrial, Residential, and Wetlands Conservation. Currently there is no stated purpose for each of these districts – the purposes are implied through their designations and the list of allowed uses within each.

The **Residential Zone** is the largest zoning district, covering most of the town – including most of the town's undeveloped forested and open space areas. Uses allowed within this district are limited mainly to residential uses, including single family dwellings and also, by special exception, accessory, two-family and multi-family dwellings. Clustered residential subdivisions are specifically prohibited in this district. Farming, forestry, some public uses, and limited neighborhood commercial development are also allowed, with review.

The **Commercial Zone** includes two linear zoning districts – one which fronts on Raymond Road (Route 27) extending eastward from the Four Corners, and a second which extends along the side of Old Candia Road, from the Exit 3 interchange area. This zone currently includes a portion of Candia Four Corners. Farming, forestry and a variety of commercial uses are allowed within this district, as are most public and institutional uses, and a limited number of industrial uses. In recent years, zoning amendments have specifically prohibited single family, two-family and multi-family dwellings. However, dwellings within commercial buildings may be allowed by special exception.

The **Institutional Zone** includes most of the Four Corners, and other areas in town intended for public use, including the municipal landfill site on New Boston Road. This district is the most limiting with regard to allowed uses. Forestry and a variety of public and institutional uses are allowed. A few commercial uses, including neighborhood establishments and restaurants, are allowed by special exception. All other uses, including all types of residential use, are prohibited.

The **Industrial Zone** includes most of the land in the vicinity of the Exit 3 interchange area. Farming, forestry, a variety of commercial and industrial uses, and limited public uses are allowed within this zone. Residential uses are specifically prohibited unless the uses existed prior to the adoption of zoning.

The **Light Industrial Zone** includes land fronting Raymond Road (Route 27) which is bounded to the north by a setback along the North Branch River. Forestry, greenhouses, a variety of industrial uses, and limited commercial and public uses are allowed within this district. The only residential uses allowed, by special exception, are dwellings within commercial structures and uses existing prior to the adoption of the zone.

Current zoning also includes a **Wetland Conservation District**, a soils-based overlay district defined to include all areas of very poorly drained soils, areas of poorly drained soils ½ acre or more in size, and areas of poorly drained soils of any size if contiguous to surface waters. The purpose of this district is to protect wet areas, including wetlands, aquifers and potential water supplies, from incompatible development. Allowed uses in these areas are generally limited to farming, forestry, wildlife habitat development, outdoor recreation, and conservation. New structures, dredging or filling are generally prohibited. There are also buffer provisions that require that structures and septic systems be set back specified distances, ranging from 50 to 100 feet, from delineated wetland boundaries. Most development in this zone is subject to review by the Planning Board, Board of Adjustment and/or Conservation Commission.



Kinnicum Pond is an important water resource in Candia.



**Dimensional Requirements.** Current dimensional requirements under zoning allow for moderate densities of development throughout the community. The highest densities are allowed within the Institutional District, the lowest in the Industrial District around Exit 3. Single family dwellings, allowed only within the Residential Zone, must have a minimum lot area of three acres. Residential clusters are currently not allowed within any of the designated zones.

Current Dimensional Requirements				
Zone	Lot Area	Frontage	Setbacks Front/Side/Rear	Height
Residential	3 acres	200 ft	50ft/ 25ft/ 25ft	35 ft
Commercial	2 acres	200 ft	50ft/ 25ft/ 25ft	35 ft
Light Industrial	2 acres	200 ft	50ft/ 25ft/ 25ft	35 ft
Industrial	4 acres	250 ft	50ft/ 35ft/ 50ft	50 ft
Institutional	1 acre	150 ft	50ft/ 25ft/ 25ft	50 ft

Source: Candia Zoning Ordinance 2003

The subdivision of land, which determines the pattern of development, is regulated under local subdivision regulations administered by the Planning Board. Currently, subdivision regulations include standards for the layout of lots, and the layout and construction of streets and utilities. Lot layout, however, is controlled largely by the dimensional requirements specified for each zoning district. There are few specific review standards for the protection of natural resources, conservation areas, or open space.

Moreover, current lot size, frontage and setback requirements, particularly in village areas, do not generally reflect or allow for historic patterns of development. They have, however, served to guide more recent development – resulting in some areas in emerging land use patterns that are not necessarily consistent with the town’s traditional landscape or rural character.

**Future Land Use**

The proposed future land use plan builds upon past planning efforts and public attitudes expressed at numerous public forums since the 2001 *Envision Candia* session. As noted in Chapter 1, more than 5 outreach meetings were held between June and November 2003. The last two forums specifically addressed development. The Plan NH design charrette addressed the Four Corners area and has been described previously. The November 2003 forum specifically addressed how land should be used throughout Candia. The sponsor of the forum, the Candia Master Plan Committee, generally agreed that population growth and, development pressure will continue to increase for the foreseeable future, and therefore the town should make decisions now to guide such growth. More than 60 residents participated in the evening workshop to answer the question: “What type of development would you like to see in Candia and where should it be located?”

After a brief overview of the draft master plan and a presentation of historic and existing Candia development patterns, participants wrote on “Post-Its” specific types of development they would like to see in town. The participants then stuck the “Post-Its” on one of two three-by-four-foot maps of Candia. More than 200 post-its were attached to the maps. The details of the forum are summarized in Volume II, Appendix A. Some of the highlights follow:

- Nearly half of the land use types desired were residential use: about 1/3 single family; 1/3 senior housing and the remaining 1/3 work force or multi-family housing.
- Large lot residential development (3 to 5 acres) as well as some traditional neighborhood development in the villages ranked high.
- Locating senior housing near High Street – possibly on a new road – was appealing to some, while locating multi-family and work-force housing in the villages seemed desirable to others.

- Commercial development should occur at Four Corners and Exit 3 with more “mom and pop” operations at Four Corners and “quality retail” development at Exit 3.
- Industrial development appropriate to Candia was suggested for areas near Exit 3 and east on Route 27 (where it already exists).
- The public/quasi-public facilities most mentioned included a senior center and a teen center located at the Four Corners, sidewalks and trails as well as a regional high school.
- The protection of environmentally sensitive areas, open space and unfragmented forest land received the most votes for issues that needed to be addressed within the next 5 years.

Using the results of these public processes and based on the principles that reflect how Candia grew in its first 200 years, the following settlement pattern is proposed: mixed use centers with excellent vehicle access; moderate-density residential and limited commercial development concentrated in the four village areas accessible to good roads; surrounding countryside characterized by low density housing and a working landscape of forest and a few farms; and the least accessible and most fragile areas undeveloped. As noted previously, the past few decades of development have altered this more historic pattern.

Suggested changes may include mixed use at Exit 3, a mixed use Village Area at the four corners as well as changes in the commercial, light industrial and industrial areas that may be needed to support the growth in Candia.

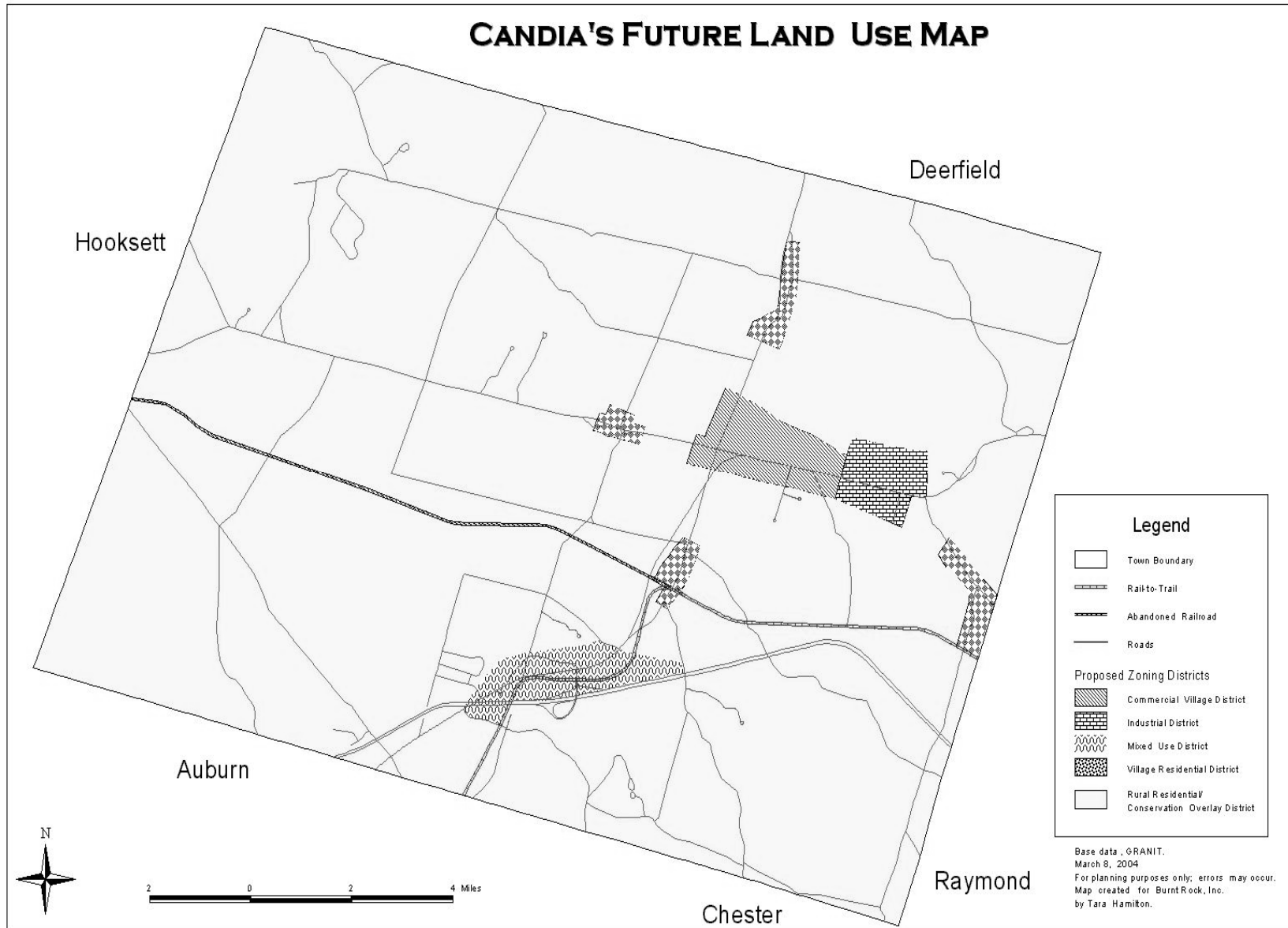
Conservation type subdivision that would require preserving more open space in exchange for higher density should be considered for certain large parcels of land.

areas outside of the other districts and villages. These areas are described below and represented in the draft future land use map.

Candia Four Corners is one of the more moderately dense development areas in town and has been identified as the “heart of Candia.” The October 2003 Four Corners Design Charrette offered specific suggestions for future development. There is potential for a mixture of land uses including small- to medium-scale commercial, residential and institutional development, however, appropriate standards should be developed to help create Candia’s town center.

The Light Industrial Zone that now exists may need to be modified to minimize environmental impacts in sensitive areas. In addition, land uses within this district should be reviewed and design standards developed to reduce the aesthetic impact on Route 27.

Route 101 is a major east-west highway running through the southwest portion of Candia. Exit 3 is relatively undeveloped with excellent vehicular access and adequate space to accommodate new development. As the “gateway” or “front door” to Candia it will be critical to develop design and access management standards to help avoid strip development and big box, generic development. Mixed uses meaning more than one type of use permitted in a single building or lot, subject to review, should be encouraged. All types of uses should be explored.



### Village Districts

Candia contains six areas characterized by moderately dense residential development, a number of public structures, and a more compact settlement pattern than surrounding areas. Four of these areas, High Street, Candia Village, Candia Depot, and East Candia have similar characteristics and abilities to accommodate additional growth. Future residential development, including senior housing, should be encouraged in these areas as well as uses that may complement more dense housing such as a neighborhood corner store and community facilities. Innovative technology and creative design may be necessary to adequately meet the water and wastewater requirements of such development.



Neighborhood general store located in Candia Village.

### Rural Residential

The majority of Candia consists of rural countryside. In recent years, these parts of town have experienced significant single-family residential development which extends along much of the town's road frontage. Most of the newer dwellings are located on three-acre lots, each with 200 feet of road frontage, as dictated by zoning. The interior areas have not been readily accessed by town roads and therefore have remained largely undeveloped. However, in the past decade, these patterns of subdivision and development have begun to alter the rural countryside.

A number of boards and committees have suggested guiding development in these rural areas based on natural resource science (high intensity soil surveys and conservation subdivision) as well as the ability of the town to provide services to the more remote parts of the countryside. Most agree that development of environmentally sensitive areas should be prohibited. Density and uses in the rural areas need to be explored. Expansion of the existing wetland conservation overlay district may also be a useful means of achieving preservation.

To accomplish a proposed future land use plan while achieving many of the goals set forth in Chapter 4, additional development standards related to environmental protection, open space preservation, traffic management, and coordination of land use and capital facilities planning will be required. A full range of regulatory and non-regulatory strategies are available to Candia and are described in the next chapter.

## Chapter 4 Implementation Plan

This chapter articulates the long range goals and guiding policies for the Town of Candia, and identifies the steps necessary for acting upon those goals and policies. It is intended to provide direction for making municipal decisions and reaching conclusions regarding the town's future growth and development. While the information and analysis presented elsewhere in the plan provides an important framework for setting a vision for Candia's future, the goals, policies and implementation tasks are the basis of the plan.

The challenge to Candia residents and local officials is translating the following goals and policies into specific actions and developing a program to measure the community's success over time. To this end, implementation measures are provided to address Candia's natural, built and social infrastructure, as well as future land use. These measures include:

- Goals, which serve as statements of aspiration related to Candia's long range vision;
- Policies, which should guide local decision making and serve as community position statements on a range of topics;
- Implementation Tasks and Strategies, which describe specific actions to be undertaken by designated bodies. These actions are identified as being of high priority (to be undertaken within 1-3 years), medium priority (3-5 years) and low priority (5-10 years) as a means of providing guidance with regard to the allocation of community resources; and
- Indicators, which serve as yardsticks with which to measure the success of plan implementation over time.



A discussion at the June 2003 Public Forum held at the Moore School.

Implementation of the Candia Master Plan will occur gradually and will require a wide range of efforts. Investment, regulation, leadership and support will be necessary to build consensus and devote the resources necessary to carry out the Candia Master Plan's vision for the future.

<b>Natural Infrastructure Goal:</b>		
The responsible stewardship and sustainable use of Candia’s natural resources in a manner that protects and enhances the town’s natural environment for the benefit of current and future generations.		
<b>Natural Infrastructure Policies:</b>		
<ol style="list-style-type: none"> <li>1) Manage and protect natural systems that maintain clean water, native wildlife populations, and unpolluted air.</li> <li>2) Prevent the further degradation of water resources and improve the quality of groundwater, wetlands, ponds, streams and rivers.</li> <li>3) Prevent the fragmentation and/or destruction of fragile natural resources, including wetlands and floodplains.</li> <li>4) Encourage land uses and related activities which support the economic viability of local agricultural and forestry enterprises.</li> <li>5) New development should be accommodated in a manner that maintains and enhances the town’s scenic resources and minimizes the loss of productive farm, forest and open land.</li> <li>6) Manage for sustainable use and stewardship of natural resources. Provide for the responsible extraction of renewable and finite natural resources for municipal and commercial purposes.</li> <li>7) Preserve scenic features and open spaces that in combination help sustain Candia’s rural character and ecological integrity.</li> <li>8) Support the efforts of local, regional and statewide conservation organizations to protect important properties in town through voluntary programs.</li> </ol>		
<b>Natural Infrastructure Tasks and Strategies:</b>		<b>Responsibility/Priority</b>
1)	<i>Conduct studies and gather data to better identify surface water and groundwater issues and limitations.</i>	Conservation Commission, Planning Board, DES: High (1-3 years)
2)	Enact appropriate land use regulations to protect the quality and quantity of surface and groundwater to support future growth (i.e., storm water management, surface-water buffers, wellhead/aquifer protection).	Planning Board/Town Meeting: High (1-3 years)

<b>Natural Infrastructure Tasks and Strategies (continued):</b>	<b>Responsibility/Priority</b>
3) Protect fragile natural features through local land use regulations. At a minimum, such regulations shall: <ul style="list-style-type: none"> <li>• allow development on slopes of 15 to 20% only in accordance with strict standards to limit site disturbance and avoid erosion and sedimentation of surface waters;</li> <li>• prohibit development on slopes with a gradient in excess of 20%;</li> <li>• minimize development of large forest blocks (un-fragmented areas greater than 500 acres), agricultural land (including prime and high priority agricultural soils), and critical wildlife habitat areas; and</li> <li>• prohibit the creation or development of parcels which would result in development in wetland, 100-year floodplain and/or natural heritage sites.</li> </ul>	Planning Board, Zoning Board of Adjustment, Code Compliance Officer, Town Meeting: High (1-3 years)
4) Ensure that the extraction of gravel and other mineral resources does not permanently degrade the landscape, adversely impact ground or surface waters, or unreasonably impact adjacent neighbors.	Planning Board, Zoning Board of Adjustment, Code Compliance Officer: High (1-3 years), Ongoing
5) Encourage an integrated land protection strategy that links the most sensitive areas of town to protect fragile and other important features, including groundwater resources, surface waters and important wildlife habitat, forest blocks of un-fragmented areas > 500 acres, recreation resource lands (near villages), and greenways (including Bear Paw Regional Greenway) through land acquisition/conservation, education, application of “best management practices”, and/or “low-impact development” strategies.	Conservation Commission, Bear Paw Regional Greenways, Planning Board, Select Board, and other interested citizens: Ongoing
6) Work with private conservation organizations to inventory wildlife habitat in town, including wildlife travel corridors, and to develop strategies for the preservation of that habitat.	Conservation Commission, Planning Board, Select Board, and interested citizens: Medium (3-5 years)
7) Educate citizens about minimizing impacts on the natural environment. Provide information about appropriate water usage, waste disposal, and other conservation issues, especially during times of drought or other unique circumstances, through flyers, posters, news articles, education programs in the schools, and web site.	Conservation Commission: Ongoing
<b>Natural Infrastructure Indicators:</b>	
1) Groundwater inventory completed by 2005. Updated annually. 2) Updated land use regulations to reflect tasks and strategies #2, 3, 4 and 5 by 2006. 3) Number of acres permanently protected – 25 to 100 acres annually with a long-term preservation goal of 25% of Candia’s land area (or approximately 5,000 acres per recommendation of the Society for the Protection of New Hampshire Forests).	

**Built Infrastructure Goals:**

- 1) The preservation of Candia's rural character, traditional settlement patterns, and cultural heritage.
- 2) A sustainable rate of housing development to ensure safe and affordable housing for all Candia residents and to accommodate the town's "regional fair share" of regional housing growth, in a manner that does not overburden public services and maintains the town's rural character and natural resources.
- 3) The provision of community facilities and services, utilities and energy to meet present and future demands of Candia residents in a cost efficient and environmentally sound manner.
- 4) A safe, efficient and cost effective transportation network that provides accessibility for all residents and is designed to maintain the historic, rural character of the community.
- 5) Foster suitable commercial development.

**Built Infrastructure Policies:***Cultural Policies*

- 1) Maintain and upgrade Candia's historic built environment and promote greater appreciation of the town's heritage.
- 2) Accommodate new development in a manner that maintains and enhances the town's historic resources and working landscape.
- 3) Encourage the preservation and use of historic properties, both publicly and privately owned (e.g., Fitts Museum and original Smyth Library).

*Housing Policies*

- 4) Accommodate a rate of housing development over the next 10 years that does not exceed a 1.6% average annual rate of increase in the number of households (average of 22 new units/year).
- 5) Avoid a rate of growth in housing development that exceeds an annual rate in excess of 2.6% for more than 3 consecutive years (36 units, annually).
- 6) Support, through local development regulations and the provision of public facilities and services, the development of housing that meets the needs of diverse groups, including elderly, work force, low and moderate-income residents. Such housing should, however, be well integrated into the community.
- 7) Encourage a variety of housing types, including multi-family housing in appropriate locations, accessory dwellings, and manufactured housing.



*Community Facilities, Services, Utilities and Energy Policies*

- 8) Plan for adequate facilities and services to accommodate anticipated future demands, so that those demands do not create an unreasonable burden on the town's ability to provide them. To this end:
  - the scale and timing of development should be controlled to ensure that the resulting demand for services and facilities does not exceed the town's ability to provide them;
  - the provision of new or expanded capital facilities should be coordinated to avoid sharp annual fluctuations in the property tax rate;
  - in the event new or expanded public facilities required to accommodate new development are not available or planned, the developer shall fund the proportional cost of the facility(s) needed to accommodate the new development unless the municipality determines that the proposed development will provide community benefits which outweigh or offset the cost of facilities.
- 9) Maintain and enhance existing town properties to meet the current and anticipated needs of the community. To the extent feasible, the most effective and efficient use of existing services, structures, facilities and utilities should be made before expanding capacity or constructing new buildings or facilities.
- 10) Continue to provide adequate facilities and space to meet current and projected educational needs.
- 11) Ensure that all development is accessible to emergency service vehicles and require all new development to provide fire protection facilities as deemed necessary.
- 12) Continue to investigate, plan, and implement strategies to keep solid waste disposal costs as low as possible; also to expand recycling programs and improve existing programs.
- 13) Continue to support regional and not-for-profit organizations that provide important community services that are not provided by the town, county, state or federal governments.
- 14) Maintain and enhance land resources for recreational opportunities.
- 15) Establish a strong and visible commitment to energy efficiency.
- 16) Conserve forest lands as a renewable resource.
- 17) Prohibit streetlights in areas outside the villages or mixed-use center, except for safety reasons, to help maintain Candia's rural character and access to the night sky. In villages, consider adopting outdoor lighting standards to appropriately address the character of each village.

***Transportation Policies***

- 18) Continue to maintain the town road network in a manner that maintains safe and efficient traffic conditions for current and future demand. To this end, the road reconstruction program initiated 13+ years ago should be continued and completed as described in Volume II of this plan.
- 19) Retain the current scale, rural quality and capacity of town roads while conducting improvements and maintaining roads. Consider addressing the needs of cyclists and pedestrians when making said improvements.
- 20) Coordinate with local, regional and state entities – including the Southern New Hampshire Planning Commission’s Transportation Advisory Committee – to plan for Candia’s transportation needs in a comprehensive manner.
- 21) New development shall not result in adverse impacts to traffic or pedestrian safety or a significant decline in the level of service of the impacted road network. The cost of mitigation to avoid such impacts will be the responsibility of the developer.
- 22) The intersection of NH 43, Main Street and Raymond Road should be improved, possibly through realignment or installation of traffic control devices, to address safety concerns.
- 23) Ensure safe and efficient traffic movement along principal roads by controlling access, concentrating development within designated areas and avoiding strip development.
- 24) Explore opportunities to slow traffic, to increase opportunities to safely cycle and to provide for pedestrian access between the historic High Street area, Four Corners and Candia Village. Cost effective solutions (e.g., traffic calming including sidewalks, bike paths and trails) should be developed before new infrastructure (e.g., new roads, bypass).
- 25) Support the efforts of local, regional and state organizations to provide safe alternative transportation opportunities.
- 26) Maintain town ownership of Class 6 roads and access to legal trails. At a minimum, require that new development served by Class 6 roads is only permitted if the road is upgraded to town standards and that the cost of the upgrade is funded by the developer.
- 27) New development should provide adequate off-street parking to accommodate employees, residents and/or patrons, unless the development is located in an area where alternative parking (e.g., off-site parking lot, on-street parking) is already available.

<b>Built Infrastructure Tasks and Strategies:</b>		<b>Responsibility/Priority</b>
<i>Cultural Tasks/Strategies</i>		
1)	Explore the possibility of nominating historic districts and/or individual properties for listing on the National Register of Historic Places.	Heritage Commission, Planning Board, Property Owners: Low (5-10 years)
2)	Develop a listing of endangered properties, including historic buildings, barns, landscapes and/or open space settings for historic districts. Explore ways to preserve such features (e.g., through regulatory “adaptive re-use” provisions, overlay districts).	Heritage Commission, Property Owners: Medium (3-5 years)
3)	Investigate preservation alternatives for the original Smyth Public Library building which ensure the preservation of the structure and continued public use.	Heritage Commission, Select Board: High (1-3 years)
<i>Housing Tasks/Strategies</i>		
4)	Explore zoning options that would encourage a diversity of housing types, such as: <ul style="list-style-type: none"> <li>• establishing a new lot sizes in areas appropriate for moderate density residential development, for example in Candia’s villages;</li> <li>• allowing multi-family housing in areas with good access to public services;</li> <li>• allowing accessory dwellings; and</li> <li>• encouraging planned residential developments (PRDs) to promote creative site design to minimize development costs; allow for a mix of housing while preserving natural resources and open land; and, in appropriate instances, provide a density bonus to projects which include affordable housing units.</li> </ul>	Planning Board: High (1-3 years)
5)	Support the efforts of regional and state agencies to maintain and develop housing units that are affordable to the elderly, people of low and moderate incomes and other special needs populations, providing the units meet the other goals and policies of this plan.	Planning Board, Select Board: Ongoing
6)	Monitor population and housing estimates, prepared by NH Office of Energy and Planning and/or SNHPC, on an annual basis and track annual permit data to identify the rate of housing development.	Planning Board: Ongoing
7)	Consider regulatory tools to control the rate of development in the event that housing development exceeds the rate referenced in the aforementioned policies. Special consideration may be given to exempting housing for people with special needs (e.g., elderly).	Planning Board: Medium (3-5 years)
8)	Create incentives for renovating/developing existing structures to reduce the inclination to develop new sites.	Planning Board: High (1-3 years)

<i>Community Facilities, Services, Utilities and Energy Tasks/Strategies</i>	<b>Responsibility/Priority</b>
9) Develop a Capital Budget and Program that forecasts needs for fire and police protection, ambulance service, solid waste management, recreation, land purchase, roads, schools and general governmental costs.	Select Board, School Board: High (1-3 years)
10) Establish a procedure to evaluate new development proposals for demands on municipal facilities and services and the local road network, and for ensuring that the costs associated with new development are funded by the developer, and to prevent development from overburdening the town's ability to provide services and facilities in a cost effective manner.	Planning Board, Select Board: High (1-3 years)
11) Consider the adoption of impact fees for one or more public facilities to ensure that the costs of new or expanded public facilities that are necessary to support new development are funded by that development	Select Board, Special Committee: High (1-3 years)
12) Explore the feasibility of water and/or wastewater system(s) to allow for more concentrated development of the villages.	Select Board: Medium (3-5 years)
13) Monitor fire fighting, rescue services and police protection needs.	Select Board: Ongoing
14) Support the Candia Solid Waste Committee planning efforts.	Select Board, Solid Waste Committee: Ongoing
15) Recognize that undeveloped land does not burden the town with demands for services and facilities. Evaluate the fiscal impact of public investment in land conservation and act accordingly to maximize the positive impacts of such investments.	Select Board, Conservation Commission, Planning Board, Special Committee: High (1-3 years)
16) Explore school facility options including the establishment of a middle school.	School Board: High (1-3 years)
17) Explore alternative funding mechanisms, such as grants, for local facilities, services and education.	Select Board, School Board: High (1-3 years)
18) Continue to designate a representative to the Southern New Hampshire Planning Commission's Transportation Advisory Committee, and be active in transportation proposals.	Planning Board: Ongoing

<i>Transportation Tasks/Strategies</i>	<b>Responsibility/Priority</b>
19) Seek state and/or federal transportation funds to help make Candia safer for residents, pedestrians and school children.	Select Board, Planning Board: High (1-3 years)
20) Continue the town’s active involvement in NH Department of Transportation proposals to improve roads and bridges to ensure that any proposal enhances Candia’s rural character and in no way detracts from it, and to ensure actions by NH DOT in nearby towns in no way diminish Candia’s quality of life and rural character (I-93 expansion).	Select Board, Planning Board: High (1-3 years)
21) Investigate re-designating currently undeveloped portions of Class 6 roads to Class A trails.	Select Board, Town Meeting: High (1-3 years)
22) Develop a Class 6 road policy to clearly set forth the terms under which such roads may be upgraded and property served by such roads developed.	Select Board, Road Agent: High (1-3 years)
23) Explore the removal of the box-culvert on Beane Island Road, as described in Volume II of this plan.	Road Agent: Medium (3-5 years)
24) Include proposed municipal road and bridge reconstruction projects in annual capital improvements program and budget.	Select Board, Road Agent: Ongoing
25) Support the Rail Trail system and seek to expand networks.	Town boards, commissions: Ongoing
26) Apply for technical support grants from the NH DOT (I-93 expansion).	Select Board: High (1-3 years)
<b>Built Infrastructure Indicators:</b>	
<ol style="list-style-type: none"> <li>1) Completed National Register of Historic Places nomination form for at least two properties or districts by 2006.</li> <li>2) Identified options for use of the old Smyth Library by 2005.</li> <li>3) Renovation and redevelopment of existing structures accounts for 10 to 25% of annual new building permits.</li> <li>4) Zoning amendments that address housing issues by 2006.</li> <li>5) Feasibility study for wastewater or water system for villages by 2010.</li> <li>6) Traffic calming tools installed between Healey Road, Four Corners and Candia Village.</li> <li>7) Allocation of between \$100,000 and \$150,000 to fund town road reconstruction projects on an annual basis per road reconstruction program.</li> <li>8) Mapping Candia’s trail network by 2007 to facilitate its expansion.</li> </ol>	

**Social Infrastructure Goals:**

- 1) A reasonable rate of growth that does not overburden existing or planned facilities or services.
- 2) A healthy population with a vibrant sense of community, civic pride and opportunities for social engagement within the community.
- 3) The economic well-being of local residents and businesses, including the creation of more local jobs.
- 4) The widespread involvement of Candia citizens and landowners at all levels in the planning and decision-making process.

**Social Infrastructure Policies:*****Growth Management Policies***

- 1) Accommodate a level of development over the next 10 years that does not exceed an average annual rate of population growth between 1.0% and 1.6% (between 39 and 63 new residents annually).
- 2) Encourage, through land use and housing goals and policies, a socially and economically diverse population.

***Economic Opportunity Policies***

- 3) Support the expansion and establishment of business and economic opportunities that reflect the traditional scale and historic character of Candia, are located within designated commercial and village centers, strengthen the town's tax base, and provide employment and services to Candia residents.
- 4) Promote mixed residential, commercial and institutional uses at Candia Four Corners that have the scale, pattern of development, and character consistent with the land use policies of this plan.
- 5) Encourage home businesses throughout town, provided they are designed and operated in a manner that does not diminish the residential character of the surrounding neighborhood.
- 6) Promote mixed-use development of the Exit 3 area to create the "gateway" or "front door" character consistent with the land use policies of this plan.

***Civic Engagement Policies***

- 7) Provide opportunities for citizen involvement at every stage of the planning and decision-making process.
- 8) Use public forums, direct mailings, and notices placed in local newspapers and public places to inform the public of governmental activities on a regular basis.
- 9) Review the Master Plan and related documents on a regular basis and make modifications as appropriate to address changing circumstances.
- 10) Provide neighboring towns with an opportunity to comment on local matters of concern through notification of pending decisions which affect them.
- 11) Reinforce land use, economic development and public facility policies which create locations for the social interaction of Candia residents.

<b>Social Infrastructure Tasks and Strategies:</b>	<b>Responsibility/Priority</b>
<ol style="list-style-type: none"> <li>1) Consider regulatory tools to manage the rate of development in the event that population growth exceeds the rate referenced in the aforementioned policies.</li> <li>2) Periodically review and update population and school enrollment projections.</li> <li>3) Prepare a capital improvements program and budget to schedule capital improvements relative to anticipated growth.</li> <li>4) Seek public input and prepare amendments to the zoning ordinance and site plan regulations to enhance economic well-being of the community. Specific amendment provisions that should be considered include:               <ul style="list-style-type: none"> <li>• standards to ensure appropriate scale and design of development in mixed use and commercial village districts;</li> <li>• language that allows home businesses and/or office uses to be integrated into the pattern of residential use without negatively impacting the residential character of the area in which they locate;</li> <li>• infrastructure (i.e., sidewalks, landscaping, lighting) requirements; and</li> <li>• uses that foster appropriate and desired commercial activity.</li> </ul> </li> <li>5) Consider re-establishing the Candia business group to maintain and enhance economic opportunities in town. Set up a formal process, such as a standing committee, to advise the Select Board on economic issues.</li> <li>6) Continue to provide residents with information about social capital and include social capital considerations as a factor in town planning processes and decisions.</li> <li>7) Develop ways to more effectively integrate newcomers, through intergenerational programs, social events, and other concerted efforts to include new residents in town activities.</li> <li>8) Consider ways to maintain and enhance social capital, such as development of a town website, public cable access, newsletter and construction of a community center or gazebo.</li> </ol>	<p>Planning Board: High (1-3 years)</p> <p>Planning Board, School Board: Ongoing</p> <p>Planning Board, Select Board: High (1-3 years)</p> <p>Planning Board, Select Board: High (1-3 years)</p> <p>Business community: High (1-3 years)</p> <p>Planning Board, other town boards: Ongoing</p> <p>Town boards, town organizations, school, and other citizens: Ongoing</p> <p>Town boards, town organizations, and interested citizens: Ongoing</p>
<b>Social Infrastructure Indicators:</b>	
<ol style="list-style-type: none"> <li>1) Population and school projections available annually in July.</li> <li>2) Capital improvements program and budget in place by 2005, annually updated.</li> <li>3) Updated regulations to reflect tasks and strategies #4.</li> <li>4) Web site and/or Candia newsletter by 2005.</li> </ol>	

**Land Use Goals:**

- 1) To preserve the town's historic pattern of development with the traditional NH mixed-use and residential villages surrounded by rural countryside.
- 2) To regulate land development in order to protect the town's important natural, cultural and scenic resources while allowing diverse land uses in appropriate locations and striking a balance between community and individual interests.
- 3) To permanently preserve 25% of Candia's open space in such a way as to protect water quality, wildlife habitat, and other natural resources and to foster appropriate outdoor activities.

**Land Use Policies:**

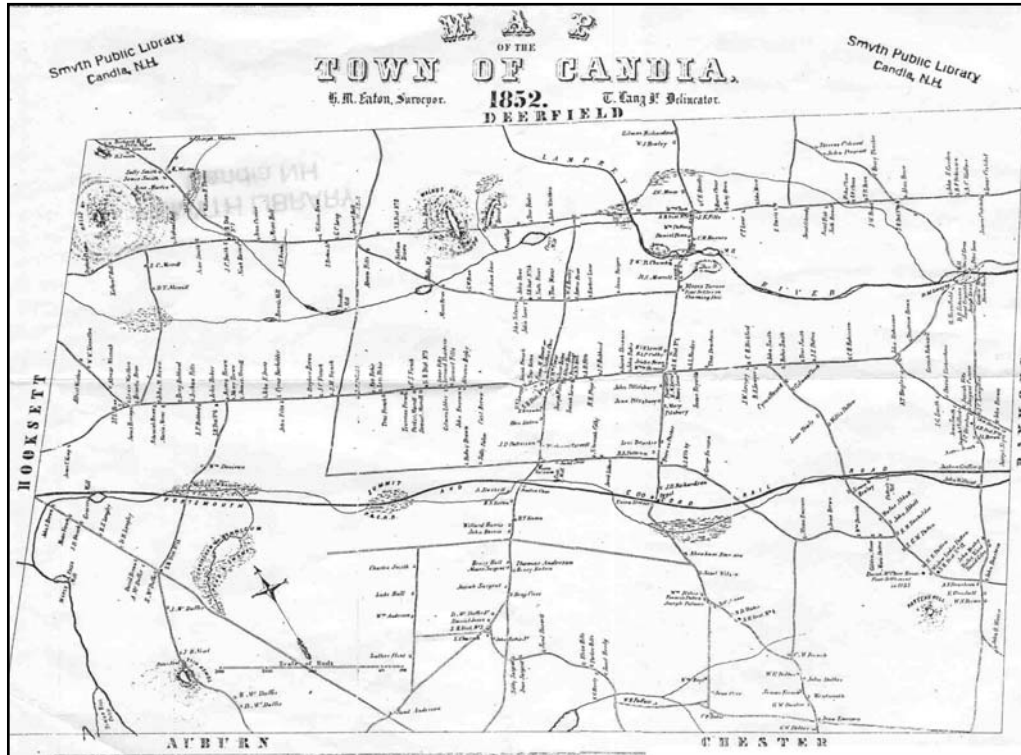
- 1) Retain the rural qualities of the town by discouraging sprawl and by preserving the existing patterns of development.
- 2) Maintain and enhance the Four Corners as a compact mixed-use village to serve as the cultural and civic center of the community.
- 3) Retain the other existing villages in Candia as compact residential areas and consider allowing uses that complement residential and civic uses.
- 4) Development along High Street and Main Street shall be compatible with the historic character of that area, as defined by the scale, placement and architecture associated with historic residential and community buildings.
- 5) Prohibit land development patterns that will adversely affect the town's natural resources, scenic landscape and rural character.
- 6) Maintain and enhance existing town land and town forest as a common resource for all citizens.
- 7) Promote the preservation of scenic vistas by maintaining open land.
- 8) Designate Exit 3 Interchange as a growth area and encourage a mix of compatible commercial, residential, and industrial uses, providing such uses are designed in a manner that reflects high quality of site design characterized by the following features:
  - parking located to the side and rear of buildings;
  - shared parking and driveway access wherever possible;
  - buildings located close to roads, with entrances and facades oriented toward the road, to create a defined streetscape;
  - multi-story buildings designed to include varied roof forms and traditional building materials;
  - integrated network of sidewalks and a pedestrian scale of building development.



Land Use Tasks and Strategies:	Responsibility/Priority
1) Seek public input and prepare amendments to the zoning ordinance and subdivision regulations to accomplish the goals of this Master Plan. Specific amendment provisions that should be considered include: <ul style="list-style-type: none"> <li>• adopting standards for the protection of water resources;</li> <li>• reconfiguration of the light industrial district and creation of standards to ensure they are adequate to address potential impacts on surrounding properties and the community;</li> <li>• establishment of an Exit 3 Mixed Use District (see #7, below);</li> <li>• establishment of a village zoning district designation to encompass historic village centers;</li> <li>• consideration of adopting soil-based density standards outside village areas;</li> <li>• limitations of growth to “priority development areas” (as defined in Volume II); and</li> <li>• the establishment of a more comprehensive conservation overlay district to protect identified natural resources and greenways.</li> </ul>	Planning Board: High (1-3 years)
2) Consider applications for development approval for consistency with the policies set forth in this plan.	Planning Board, Zoning Board of Adjustment: Ongoing
3) Explore regulatory and non-regulatory options that support and enhance the natural landscape by: <ul style="list-style-type: none"> <li>• allowing only compatible rural land uses in the rural-residential district (i.e., farming, forestry, low density residential development);</li> <li>• encouraging continued use of existing forest and farm land for logging and agriculture;</li> <li>• prohibiting fragmentation of resource lands and maintaining large tracts of open land to preserve both rural character and productive open land; and</li> <li>• providing incentives for the preservation of the un-fragmented lands and disincentives for the development of these lands.</li> </ul>	Planning Board, Conservation Commission, Select Board: High (1-3 years)
4) Seek to preserve or assist with the preservation of wetlands and other water resources, scenic forests and open space by obtaining land or development rights with local, state, federal, and private funding.	Conservation Commission, Planning Board, Select Board: High (1-3 years)
5) Seek to connect open space along town lines with that of neighboring towns in such a way as to foster a regional network of protected natural resources, wildlife corridors, recreation opportunities and alternative transportation options.	Planning Board, Conservation Commission, Select Board: High (1-3 years) Ongoing



# Candia 2004 Master Plan Data Book Volume II of II



Prepared by  
The Candia Master Plan Committee

With assistance from  
Burnt Rock, Inc. Associates in Community Planning  
Waitsfield, Vermont and Hanover, New Hampshire  
Adopted by the Candia Planning Board 11/17/04

## Table of Contents

### Volume II – Infrastructure Inventories (Data Book)

Chapter 1	Natural Infrastructure.....	3
Chapter 2	Built Infrastructure.....	18
	Cultural Resources	
	Housing	
	Community Facilities and Services	
	Utilities and Energy	
	Transportation	
Chapter 3	Social Infrastructure.....	67
	Community Profile	
	Education	
	Economic Profile	
	Social Capital Assessment	
Appendix A	November 2003 Public Forum Summary .....	98

## CANDIA NATURAL RESOURCES PROFILE

### Overview

Candia's natural environment largely defined historic settlement patterns and land use, and continues to contribute to the town's rural character and the quality of life of its residents. Natural resources have not always been managed for sustainability, resulting in environmental degradation. Fortunately many of Candia's most significant natural features, remotely located away from development, retain much of their environmental and ecological integrity. The 1986 Master Plan contains several recommendations for resource protection, which are referenced here. The Candia Conservation Commission and Planning Board also have actively worked, in cooperation with the Southern New Hampshire Planning Commission, University of New Hampshire, Bear-Paw Regional Greenways and neighboring towns, to inventory the town's natural resources and develop priorities and recommendations for their protection, as summarized in referenced plans.

### Climate

Local climatic conditions affect surface and groundwater supplies, dominant vegetation types, the local growing season, energy demand (for heating and a lesser extent air conditioning), renewable energy supplies (e.g., solar, wind, and hydro power), building and road construction and maintenance, and air quality. Monthly averages over a 30-year period, as reported for the Massabesic Lake weather station, are presented below:

<b>Massabesic Lake Weather Station Normals</b>		
	<b>Range (monthly normals)</b>	<b>Annual</b>
Temperature	18.8° F (Jan) – 68.4° F (Jul)	30.8° F – 58.0° F (44.4° F)
Precipitation	2.27" (Feb) – 3.74" (Oct)	39.82" total (3.32"/mo.)
Heating Degree Days	13 (Jul) – 1434 (Jan)	7742 total
Cooling Degree Days	0 (Oct-Apr) – 116 (Jul)	263 total

*Source: National Climate Data Center, Climatology of the United States (1971-2000) No.81 2/02*

- The Candia area has a temperate climate, influenced by general weather patterns and local topography. Northwesterly winds are prevalent, bringing cold dry air during the winter months, and cool dry air in the summer. Stronger southerly winds occur during July and August, contributing to summer heat and humidity. Storm events are often associated with winds from the east. Thunderstorms are most common during the summer months.
- Winters are cold, with temperatures averaging below freezing during winter months, and January and February extremes that drop below 0°F. Snowfall averages around 60 inches per year. Very hot summer weather (>90°F) is infrequent. The local growing season (measured by frost free days) runs from mid-May to mid-September; but freezes have occurred as late as June, and as early as August.
- Precipitation is generally distributed evenly throughout the year, with slightly higher monthly averages during spring and fall months. Droughts are infrequent, but can be severe – a 2002 drought was one of the severest on record, resulting in the declaration of a statewide drought emergency.

**Climate Change.** Global climatic change – the warming of the earth's atmosphere due to the emission of "greenhouse gases" such as carbon dioxide – may have local impacts. The burning of fossil fuels (e.g., from motor vehicles, furnaces) in particular releases large amounts of carbon dioxide into the atmosphere.

- It is estimated from New Hampshire climatic records that annual average summer temperatures in southern New Hampshire have increased by 1.6°F, and winter temperatures by 3.2°F, since 1895. New Hampshire's annual temperatures have increased at twice the national rate (U.S. Global Change Research Program, New England Regional Assessment 2002).
- Climate change may significantly affect the state's, and the region's, environment and economy (US Global Change Research Program):
  - Higher temperatures will result in more extreme weather events, including more frequent storms, flooding and droughts – which will affect surface and groundwater supplies, fisheries and infrastructure. Sea levels are expected to rise along the coast.
  - Impacts to human health could result from deteriorating air quality, increases in extreme weather events and heat related deaths, and the expansion of disease carrying species.
  - The composition of New Hampshire's forests will change, including the loss of such species as beech, hemlock, and sugar maple – affecting the resource-based economy, the fall foliage season, and wildlife populations.

## Air Quality

Candia's air quality is generally good, except for hot, sunny days during the summer when "summertime smog" (ground level ozone and particulates) exceed acceptable federal standards. This may pose health risks, particularly for those suffering from asthma and other respiratory ailments, and result in the need to limit outdoor activity.

- Rockingham County is one of four counties in the state designated as "non-attainment areas" which fail to meet national ambient air quality standards for ground level ozone.
- The state has implemented an "air quality index" that provides daily information on ozone and particulate matter levels, and related health risks.
- An air quality implementation plan has been developed for non-attainment areas to reduce pollutants that contribute to ground level ozone, including volatile organic compounds and nitrous oxides from vehicle emissions. This is being accomplished through state vehicle emissions programs, and federally-funded Congestion Mitigation and Air Quality (CMAQ) projects that reduce vehicle congestion and promote transportation alternatives. New Hampshire transportation projects that potentially affect air quality must also conform to the state's air quality implementation plan.
- The state's Air Resources Division also regulates and limits air emissions from a variety of sources through a statewide permitting program. Permitted stationary sources in Candia include High Speed Technologies, Inc., and the town's municipal solid waste incinerator. Air emissions from incinerators vary depending on the contents of the solid waste, and the completeness of combustion. Pollutants often include acid gases (sulfur dioxide, hydrogen chloride), particulate matter, carbon monoxide, nitrogen oxides, metals, and toxic compounds (dioxins, furans)
- Local sources of air pollution other than motor vehicles and the town's incinerator that may adversely affect air quality include open burning and local heating systems (e.g., oil burning furnaces, wood stoves).

## Topography and Drainage

Local topography – the lay of the land – strongly influences the location and potential environmental impacts of development. Historically, roads and rail lines followed natural grades, avoiding the steepest and most poorly drained areas. Development, which once clustered in areas accessible by road and rail, now often extends into more remote areas.

Physiographic Region:	New England Uplands
Ecoregion:	Lower New England-Northern Piedmont
Major Drainage Basins:	Merrimack (southwestern half of town) Piscataqua also known as Lamprey (northeastern half of town)
Total Area:	30.55 sq. mi. (19,557.09 acres)
Land Area:	30.32 sq. mi. (19,403.36 acres)
Water Area:	0.23 sq. mi. (148.70 acres)

- Candia lies within the southern portion of the New England Uplands region, extending inland from the Atlantic coast to the Merrimack Valley. The local topography is hilly – a product of the weathering of underlying bedrock and glacial activity.
- The drainage divide between the Merrimack and Piscataqua watersheds runs roughly diagonally through town, from the northwest to the southeast corner. Land in the northeastern half drains to the Lamprey River via the North Branch River. The southwest portion drains into the Merrimack River, largely via Tower Hill Pond which drains into Lake Massabesic.
- Elevations in town range from around 210 feet above mean sea level where the North Branch crosses into Raymond, to 941 feet on Hall Mountain. Rivers, streams, floodplains, ponds and wetlands occupy many of the town’s low-lying areas.
- Underlying bedrock is largely undifferentiated metamorphic and igneous rock dating from the Precambrian-Ordovician period (>450 million years). No commercial bedrock or mineral deposits have been identified.
- Candia lies between two inactive fault lines. Based on historic records, seismic activity statewide is common, but there have been few earthquakes strong enough to cause real damage. It is recommended by the state, however, that public buildings, infrastructure and utilities be sited, designed and constructed to minimize the possibility of earthquake damage.
- Much of the town’s land surface is covered by glacial till and outwash deposits, which serve as groundwater aquifers, sources of sand and gravel, and the parent material for most local soils.

Local Elevations	
Hall Mountain	941 feet
Walnut Hill	693 feet
Tower Hill	670+ feet
Tower Hill Pond	371 feet
Candia Four Corners	497 feet
Candia Village	360 feet
East Candia	440+ feet

## Earth Resources (Sand and Gravel)

There is no longer a specific statutory requirement that municipalities identify known sources of construction materials (e.g., sand and gravel deposits) in the master plan. Such deposits, however, remain an important resource – as existing and potential aquifers, and for construction and road maintenance material. Sand and gravel extraction, if not properly managed, can adversely affect ground and surface water quality and supplies, local vegetative cover and wildlife habitat, local roads, and neighboring properties.

- Former sand and gravel pits in Candia (as identified from USGS topographic maps) are concentrated in two areas of town: along the North Branch River just upstream of Bean Island (three sand pits), and off of Palmer Road, near the Candia town line (4 gravel pits). The town pit on Brown Road supplies sand only.
- The locations of areas most likely to contain sand and gravel deposits suitable for commercial use, with limited processing, have been mapped by the Southern New Hampshire Planning Commission based on NRCS soil types (*Town of Candia Open Space Plan*, Map 2, 4/01).
- NRCS has identified approximately 490 acres in town (2.5% of the total land area) as probable sources of sand and gravel. Only 17 acres of this are estimated to be strictly sand.
- According to mapped information, the most significant concentration of sand and gravel is found in the north central part of town, just south of the Deerfield town line. Other concentrations are found downstream along the North Branch River – including the area around Bean Island – and west of Palmer Road, where existing pits are located.
- Such areas do not necessarily correspond with mapped stratified drift aquifers.
- Candia currently regulates excavations under zoning, pursuant to state statutes (RSA 155-E) which are adopted by reference in local regulations. However, the regulations do not include additional water resource protection, in accordance with a local water resources and protection management plan.

## Soils

The “Soil Survey for Rockingham County,” published in 1994 by the U.S. Natural Resource and Conservation Service (formerly the Soil Conservation Service), updates soils information referenced in the 1986 Candia Master Plan. Locally, 13 soils series and 4 complexes (intermingled soils) have been identified based on their physical properties, and mapped. Soil properties are typically used to help determine soil suitability for agriculture, septic systems, and development, and to identify and delineate wetlands.

- Candia soils are derived largely from poorly sorted, un-stratified glacial till deposited by ice; and better sorted, stratified glacial outwash deposited by melt water, generally along stream and river valleys and lakeshores. A few soils have developed from organic materials that accumulate in wet, poorly drained areas, and alluvial deposits along rivers and streams.
- Three of Candia’s soils are considered to be of prime or statewide importance for agriculture – Canton, Montauk, the Sciate-Newfields Complex. Based on these soils classifications, the Southern New Hampshire Planning Commission has estimated that Candia has approximately 410 acres of prime farmland, and 157 acres of farmland of statewide importance. Combined (567 acres), these soils comprise about 3% of the town’s total land area. At present most agricultural soils appear to be undeveloped – and a portion has been preserved to date as part of the Candia Woods Golf links. Land that is good for farming, however, is also generally good for development, often resulting in its conversion from agriculture to other uses.
- Based on 1994 soil survey ratings, SNHPC has estimated that nearly 60% of Candia soils have severe limitations for the installation of septic systems:



<b>Candia Soils: Septic System Suitability</b>		
<b>Septic Limitations</b>	<b>Acreage</b>	<b>% Land Area</b>
Slight	860	4.5
Moderate	921	4.8
Severe	11,166	58.2
Not classified (intermingled)	6,217	32.4
<i>Source: SNHPC; based on 1994 NRCS Soil Survey Ratings</i>		

- The 1986 Master Plan includes recommendation for the use of soils data as a planning tool to avoid adverse consequences of development such as erosion, sedimentation of streams, pollution of groundwater supplies, increased flood hazard, and associated losses in property values. Soils data may also be used to make informed choices about which areas have the capacity to support higher densities of development.
- The 1981 Master Plan recommended that steps be taken to retain and reinforce the local agricultural resource base; however in the 1986 Master Plan it was noted that given the history of problems, pressures and trends associated with the agricultural industry – and a declining percentage of the local population working in agriculture – it may be difficult to justify a protectionist position. Agricultural soils were included as potential development areas in the 1986 Master Plan.
- Prime and statewide agricultural soils are identified for protection in the 2001 *Town of Candia Open Space Plan*.
- Current subdivision regulations, but not zoning regulations, include limited provisions for stormwater management, sediment and erosion control to control flooding and soil erosion.

**Water Resources**

The state of New Hampshire has declared that all ground and surface waters of the state are public resources which are to be conserved, protected and managed for the public good. It is recommended in state statutes (RSA 4-C:22, RSA 674:2) that municipalities include a local water resource management and protection plan (local water plan) in their master plan, to be implemented through local ordinances and conservation programs.

**Groundwater**

Groundwater aquifers include fractured bedrock and unconsolidated glacial (sand and gravel) deposits. Development within aquifer recharge areas, and sand and gravel extraction that reduces groundwater filtration, can adversely affect groundwater supplies and result in groundwater contamination.

- Most, if not all, Candia residents and businesses get their drinking water from groundwater sources. Groundwater levels town-wide are generally sufficient to supply individual wells. There are also a few sand and gravel aquifers that could potentially supply public water systems. It may be important to protect these aquifers from contamination, for potential future use.
- As noted in the 1986 Master Plan, three potential public water supply aquifers were identified in Candia as a result of an initial, 1977 U.S. Geological Survey investigation: a deposit in the extreme northeastern corner of town; a deposit near the North Branch River just north of the intersection of Island Road and NH Route 27; and deposits in the New Boston Road area near the North Branch River

crossing, west of NH Route 43. At that time, all three areas were eliminated for additional consideration by USGS.

<b>Candia Well Data February 2004</b>			
<b>Well Data</b>	<b>Total Depth (ft.)</b>	<b>Depth to Bedrock (ft.)</b>	<b>Total Discharge (gals./min.)</b>
Minimum	70	0	0
Maximum	1,500	140	200
Mean	382	22	12
Median	360	12	6

Source: NH Department of Environmental Services 2004, NROC

- Candia is the headwater source of two watersheds, so very little surface water flows in from other communities. The town has limited stratified drift aquifers, only about 10% of town and they have low transmissivities. The depth to bedrock of the wells in the state's water-well database is 63% of the statewide average. Therefore, groundwater resources, especially recharge potential, have significant limitations in the town (NROC 2004).
- Of the three, the New Boston Road site, which contains the original town landfill and the municipal incinerator, was considered to have the most potential, except for possible contamination from the landfill site. It was recommended in the 1986 Master Plan that steps be taken to discourage development in the immediate vicinity of the New Boston Road site until an engineering evaluation was made of potential contamination. The landfill has been closed for over a decade. There are four monitoring wells, and in the past 10 years no contaminants have been recorded.
- NHDES, in association with USGS, has completed a more recent set of stratified drift (sand and gravel) aquifer maps for use in planning future community wells. These are identified on *Town of Candia Open Space Plan* maps prepared by SNHPC (Maps 4, 5, 8) as significant hydrologic features and sensitive areas that may pose development constraints. These are found largely along the North Branch River drainage, and in the lands around Mill Brook near the southern border.
- The state regulates major groundwater withdrawals to prevent adverse impacts to surrounding water resources, including rivers, streams, wetlands, and neighboring wells, and also groundwater withdrawals that supply community water systems. It also regulates discharges to groundwater to prevent groundwater contamination.
- Potential groundwater contamination sources include landfills, septic systems, cemeteries, transportation corridors (e.g., salt), fertilizers and pesticides, animal waste, above and underground fuel tanks, junkyards, auto shops, and manufacturing facilities.
- There are currently six active (and nine inactive) public water supplies (PWSs) listed by the state, each of which is served by a bedrock well (see following table). A portion of Manchester's public water supply (Tower Hill Pond) is also located in Candia. A public water supply is defined by the state as "a system that provides water via piping or other constructed conveyances for human consumption to at least 15 service connections, or designed to serve an average of at least 25 people for at least 60 days each year. These are further categorized as: community water systems (e.g., municipal systems), non-transient/non-community systems (e.g., schools, factories), and transient/non-community systems (e.g., restaurants, campgrounds).

- Inactive public water supply systems listed for Candia include: the Candia Store (serving only coffee), Candia House of Pizza (source contamination), Candia Masonic Temple (unqualified), Golf-Chevrolet (not specified), Lions Club (unqualified), Nations Rent (unqualified), Pa Pa's General Store (unqualified), Rickers Variety (out of business), and the Candia Video Store (out of business).
- Well head protection areas, that include the surface and subsurface areas around public water supply wells, have been delineated and mapped for each of the six active public water supplies; and assessments have been made of potential contamination sources in the vicinity.

<b>Public Water Supplies in Candia</b>				
<b>System</b>	<b>System Type/ Description</b>	<b>Population Served</b>	<b>Connections</b>	<b>High Potential Contamination Sources</b>
Birchwood Plaza	Non-Transient, Non-Community, Commercial Property	80	6	Detected contaminants Known contaminants w/in vicinity of the source Highways/RRs Development w/in sanitary radius of the well
Candia Woods Golf Link	Transient, Non-Community, Recreational Facility, Historic Site	200	3	Potential contaminants w/in vicinity of the source Pesticides
Country Lane Manor	Community, Mobile Home Park	85	34	Detected contaminants Highways/RRs Development w/in sanitary radius of well
Henry W. Moore School	Non-Transient, Non-Community, Schools	553	2	Known contaminants w/in vicinity of the source Highways/RR Ag Land
Hillcrest Manor Apts	Community, Apartments	65	26	Highways/RRs Septic Systems Urban and Ag Land
Country Rainbow PreSchool	Non-Transient, Non-Community, Day Care	80	1	Detected contaminants Highways/RRs Development w/in sanitary radius of well

*Source: NH Department of Environmental Services.*

- Candia manages a used oil collection center at the town's recycling center to promote proper disposal of motor oil to prevent water pollution. In 2003 the town received \$2,500 in grant funds for the purchase of a oil filter crusher.
- Municipal land use regulations and health ordinances also may be adopted to further protect aquifer areas and groundwater supplies. Local Water Protection Grants – to delineate WHPAs, inventory potential contamination sources, develop local ordinances, and conduct land surveys prior to acquisition – are available through NHDES.

### **Surface Waters**

Local surface waters include rivers, brooks, and ponds scattered in low-lying areas throughout town. Many are remotely located in relation to existing development. These waters support local fisheries, provide important riparian habitat, and have existing and potential value for recreational development and flood management. Where accessible they may also be important for fire protection.

- The **North Branch River**, the major river in Candia, drains the northern half of town, flowing easterly to its confluence with the Lamprey River in Raymond. Headwaters include Spruce and Beaver Ponds in Bear Brook State Park, local drainage off of Hall Mountain, and other local tributaries. The North Branch River has been dammed to create a 30-acre impounded area. Water quality is generally good, though copper and zinc from unknown sources have been detected during periods of wet weather (NHDES Section 305(b) listing, 1998).
- The North Branch River is a major tributary of the Lamprey River which has been designated for protection— through Lee and Durham—under the state’s Rivers Management and Protection Program. A 1995 management plan for the river through Durham, Epping, Lee, and Newmarket was also prepared in support of federal designation of the Lamprey as a national “Wild and Scenic River.” This designation was granted by Congress in 1996.
- The Candia Conservation Commission has submitted an application to the NHDES to add the headwaters of the Lamprey River that flow through Candia, including the North Branch, to the New Hampshire Rivers Management and Protection Program. The Commission is working with neighboring towns to finalize the application for consideration by the state in 2004.
- Other named brooks include **Moose Meadow Brook** and **Maple Falls Brook** which drain into Tower Hill Pond, and **Murray Mill Brook** and **Mt. Pisgah Brook** in the south central part of town.

Public Waters in Candia under the NH Shoreland Protection Act						
Waterbody	Town(s)	Type	Primary Use	Drainage Area (mi <sup>2</sup> )	Surface Area	Surface Elevation
Hall Mountain Marsh Dam	Candia Allenstown Deerfield Hooksett	Artificial Impoundment	Recreation	0.33	23	700
Tower Hill Pond	Candia, Auburn	Natural lake raised by damming	Water Supply (Manchester Water Works)	12.5	157	295
Unnamed Dam, North Branch River	Candia	Artificial Impoundment	Other	4.82	30	NA

*Source: NH Dept. of Environmental Services Official List of Public Waters in New Hampshire; New Hampshire Dam List.*

- Candia’s lakes and ponds include portions of the **Hall Mountain Marsh Dam** and **Tower Hill Pond**, an impounded area on the North Branch River and **Kinnicum Pond**. All but Kinnicum Pond are listed as public waters of the state for the purposes of shoreline protection.
- Candia’s public waters are legislatively classified as “Class B” waters – good for fisheries, swimming, boating and potable water supplies, with treatment – and are therefore managed by the state to support these uses. The discharge of untreated sewage or other wastes into these waters is prohibited under state and federal law.
- **Tower Hill Pond** drains into Lake Massabesic, which supplements the water supply for the Manchester Water Works. Lake Massabesic’s watershed is approximately 42 square miles, 12.5 square miles of which drain directly into Tower Hill Pond. The watershed is managed by the Manchester Water Works to protect water quality – forestry and limited recreational activities are allowed in accordance with posted rules and state management requirements.
- Water quality is generally high, however potential pollution sources include bank erosion, stormwater runoff, septic systems, construction sites, junkyards, fertilizers and pesticides, road salt, and other potential point and nonpoint sources. The state conducts a limited monitoring program to identify

impaired waters. As noted, copper and zinc concentrations, in levels that may be harmful to aquatic life, have been occasionally observed in the North Branch River.

- Candia relies largely on state regulations to protect its surface and ground waters. New Hampshire's shoreland protection standards regulate land use within 250 feet of designated surface waters. Towns may promote additional resource protection through their municipal regulations and/or land conservation and management programs.

### **Environmentally Sensitive Areas**

Environmentally sensitive areas include areas of town which, in addition to ground and surface water protection areas, serve important ecological functions and/or may pose significant development constraints, and therefore should be considered for protection through local ordinances or land conservation programs. Many of these areas have been identified and mapped in the 2001 *Town of Candia Open Space Plan* prepared for the town by the Southern New Hampshire Planning Commission.

#### **Steep Slopes**

The development of steep slope areas can result in accelerated runoff and soil erosion, and potential environmental hazards associated with down slope movement.

- There are few areas of steep slope (25% or more) in town. These are most prominent on the southern face of Hall Mountain in the northwest corner of town (Bear Brook State Park), and along the western face of Tower Hill (owned by Manchester Water Works). Hall Mountain is in protective ownership, and not likely to be developed. Tower Hill is being managed for conservation but is not permanently protected and could be developed in the future. Smaller areas, however, are scattered throughout town. The 1986 Master Plan objectives include avoiding development in these areas.
- Steep slope areas are depicted on *Town of Candia Open Space Plan* maps (Maps 4, 8) as sensitive areas that may pose significant development constraints.
- Slopes of 15% to 25%, which may also present limitations for development, are more common.
- Candia regulations currently do not include steep slope protection and management provisions.

#### **Floodplains**

Flooding is the single greatest natural hazard experienced in New Hampshire.

- Candia's 100-year floodplains – those areas likely to be inundated at least once within a 100 year period, or having a 1% chance of flooding in any given year – were first identified and mapped for flood management and insurance purposes in 1975/76. An updated, preliminary flood insurance study for Rockingham County, including Candia, was released in September 2002.
- Floodplains are shown on the *Town of Candia Open Space Plan* maps (Maps 4, 5 and 8) as hydrologic features and sensitive areas that may pose significant development constraints.
- Candia has not adopted floodplain ordinances, and is not currently a member of the National Flood Insurance Program.

## Wetlands

Wetlands are a valuable ecological, recreational and education resource. Wetland areas perform a wide range of functions– they reduce flooding, retain storm water runoff and sediment, recharge and filter surface and groundwater, support unique vegetation, provide valuable wildlife habitat, and add to the scenic beauty of the local landscape.

- Wetlands identified by presence of poorly and very poorly drained (hydric) soils are quite extensive and widely scattered throughout the community. In the 1986 Master Plan, the total wetland area based on hydric soils was estimated to be around 3,000 acres (about 15% of Candia’s land area). These areas were recommended for protection from incompatible development.
- Wetland areas identified on National Wetlands Inventory maps are also depicted on *Town of Candia Open Space Plan* maps (Maps 4, 5, 6, 7 and 8) as protected hydrologic and habitat features that may pose significant development constraints.
- Candia protects wetlands under local zoning (Article X), which includes siting and buffering requirements. The Conservation Commission reviews and makes recommendations regarding all wetlands applications.

## Critical Wildlife Habitat

Critical wildlife habitat, which is necessary for the survival of one or more wildlife species, includes the habitat of rare, endangered or threatened species and natural communities, other natural areas worth preserving such as riparian and travel corridors, and large, un-fragmented tracts of forested land. Critical wildlife habitat may be lost through the subdivision and conversion of land to other uses, or adversely affected by incompatible development.

- The New Hampshire Natural Heritage Bureau is charged with facilitating the protection of the state’s rare plants and exemplary natural communities. The Bureau inventories species, tracks occurrences based on reported sightings, and interprets natural heritage information for use in local planning. Its current listing for Candia includes a historical (1974) account of a bog community associated with Kinnicum Pond, three threatened plant species (including a recent report of prostate tick-trefoil on Manchester Water Works land), a heron rookery and a Blanding’s turtle sighting.

<b>Candia’s Reported Rare Plants, Animals &amp; Exemplary Natural Communities</b>				
Species/Community	State Listing	Importance	# Reported ( last 20 years)	
			Town	State
Natural Community				
SNE Bog (Palustrine)	---	---	Historical	19
Plants				
Barren Strawberry	Threatened	Very High	1	10
Prostate Tick-Trefoil	Threatened	Very High	1	10
Slender Blue Flag Iris	Threatened	Very High	Historical	13
Birds				
Great Blue Heron Rookery	---	Very High	1	37
Reptiles				
Blanding’s Turtle	---	---	1	69

*Source: NH Natural Heritage Bureau Listings, 6/03.*

- No extensive inventory of the town’s biodiversity has been conducted – there are likely other undocumented occurrences of rare plant and animal species in town. There may also be examples of

species of “special concern” – including showy species such as pink lady’s slipper, Dutchman’s breeches, pitcher plants, fringed orchids, and flowering dogwood – which are not considered rare, but are vulnerable to over collection.

- Buffered wetlands, lakes and streams, conserved lands, water supply protection areas, and large, un-fragmented forest blocks (500 or more acres) are also identified as habitat features and sensitive areas on maps included in the *Town of Candia Open Space Plan*.
- There are several un-fragmented forested areas in Candia over 2,000 acres in size, and an even greater number between 500 and 2,000 acres. In addition to supporting a broad diversity of species, and allowing for wildlife movement, these areas also are important for timber production, water resource protection, and air pollution mitigation.
- In 2002 the Conservation Commission recommended that a limited forest management plan be developed for town conservation properties, for better stewardship, to get maximum return for forest products, and to provide better wildlife habitat. The Forest Management Plan prepared by Charles Moreno, LPF of Moreno Forestry Associates, was accepted by the Conservation Commission in the Fall of 2003. The Conservation Commission will be implementing the plan in the upcoming years.
- Riparian corridors have been mapped to include all areas within 300 feet of rivers and streams. If left in an undisturbed, naturally vegetated state, these areas protect water quality and fisheries, provide riparian habitat, and may serve as wildlife travel corridors.
- Wetland buffers were mapped to include the area within 100 feet of a wetland identified from National Wetland Inventory (NWI) maps. These areas also protect water quality, provide important wildlife habitat, and where connected, may serve as wildlife travel corridors.

## Conservation Land

Candia has 383 acres of permanently conserved land, including a portion of Bear Brook State Park (283 acres) and a privately-owned parcel (30 acres). Approximately 1,290 acres of land are currently managed for conservation. Major holdings include Manchester Water Works watershed land (1,043 acres), the Candia Town Forest (64 acres), the Natt W. Emerson Tract held by the Society for the Protection of New Hampshire Forests (67 acres), and the Audubon Society’s Abe Emerson Marsh Wildlife Sanctuary (116 acres).

- The Candia Conservation Commission has the responsibility of managing several town properties totaling nearly 175 acres. The most recent parcel placed under the care of the Commission by town voters was the 16-acre parcel of town-owned land on the North Road – one of the last remaining pieces of undeveloped land along the road, and prime wildlife habitat.

<b>Candia Conservation Lands</b>					
<b>Tract</b>	<b>Reported Acres</b>	<b>Computed Acres</b>	<b>Primary Protection Agency</b>	<b>Protection Level/Type</b>	<b>Management</b>
Bear Brook State Park <sup>1</sup> *	9,585	9,977	NH Dept. of Resources & Economic Development	Permanent; Fee Ownership	Protected; under operational management plan
Manchester Water Works Land <sup>1</sup>	----	7,883.7	Hooksett	Water Supply Land; Fee Ownership	More than 50% area protected; some uses allowed
Candia Town Forest	64	63.3	Candia	Permanent; Fee Ownership	More than 50% area protected; some uses allowed
Kinnicum Pond	25	24.4	Candia	Permanent; Fee Ownership	More than 50% area protected; some uses allowed
New Boston Road Parcels	52.3	62.4	Candia	Permanent; Fee Ownership	More than 50% area protected; some uses allowed
Natt W. Emerson Tract*	67	69.4	Society for the Protection of NH Forests	Permanent; Fee Ownership	Unknown

*Source: Candia Conservation Lands, GRANIT 6/03. <sup>1</sup> Includes land outside of Candia; \*permanently protected.*

- The town has also established a Conservation Fund, funded through the land use change tax under current use, and annual municipal appropriations approved by the voters. At the end of 2002 there was \$216,742 in the fund, to be used primarily for the purchase of conservation easements. In order for this money to be spent, a public hearing and approval by the Select Board is required.

#### **Town Properties under the management and responsibility of the Candia Conservation Commission**

Land, Donovan Road	25.0 acres
Land, Flint Road	64.0 acres
Land, Fogarty Road	13.5 acres
Land Fogarty Road	11.6 acres
Land, New Boston Road	29.0 acres
Land, New Boston Road	1.3 acres
Land, New Boston Road	14.3 acres
Land, North Road	16.0 acres

*Source: Schedule of Town Property, 2002*

- In 2002 town voters adopted the following resolution:

Whereas the rate of development in Candia and the southeastern region of the state has increased dramatically in recent years and is expected to continue for the foreseeable future, threatening the rural character of our town and placing increased stress on the natural resources, historical features and wildlife in the region; and

Whereas the Town of Candia is in the process of updating its master plan and developing an open space plan; and



Whereas one of the prevailing sentiments at the recent community profile event “Envision Candia” was to preserve the rural character of Candia while providing for controlled growth; and

Whereas the current zoning ordinances are being reviewed for revision;

Therefore be it resolved that the Town of Candia considers open space, the historical features and the rural character of the community to be a high priority. It supports plans and ordinances which allow for development commensurate with the needs of a growing population while maintaining these characteristics of the town by promoting the preservation of undeveloped tracts and corridors, and protecting in perpetuity its irreplaceable natural and historical resources.

- In 2003 town voters also supported a resolution that the state should maintain funding for the Land and Community Heritage Investment Program (LCHIP) in its next biennial budget.
- Money from the Conservation Fund has been committed to protect 30 acres of land in the Bear Brook region from development through a conservation easement. The Commission is actively seeking property owners throughout Candia who wish to protect their land in this way.
- The Candia Conservation Commission has also worked with the Southern New Hampshire Planning Commission, and the University of New Hampshire, to develop a town-wide open space plan that addresses natural, cultural and recreation resource priorities, and prior parcels to be conserved. These are summarized below, and should be considered for inclusion or adopted by reference in the updated Candia Master Plan.

### **Priority Open Space Areas: 2001 Town of Candia Open Space Plan**

#### **Highest Priority**

- Steep Slopes (greater than 15%)
- Wetlands
- Wetland buffers
- Floodplains
- Aquifers
- Hydric soils (poorly and very poorly drained soils)
- Surface waters (rivers, brooks, ponds, etc.)
- Riparian corridors
- Forest blocks (un-fragmented areas greater than 2,000 acres)
- Agricultural land (prime/high quality)
- Historic properties
- Greenways (e.g. Bear Paw Regional Greenway)
- Recreational resource lands (near villages)
- Wildlife habitat areas

#### **Medium Priority**

- Land providing access or links to a proposed greenway
- Forested blocks (un-fragmented areas 500-2,000 acres)

#### **Lowest Priority**

- Forested Blocks (un-fragmented areas 250-500 acres)

**Open Space Plan Objectives:**

[Note: each objective also includes a set of recommendations that are referenced in the Master Plan. The most relevant are summarized below. The plan should be consulted for a complete and full listing.]

- 1. Protect and preserve remaining open space, including agricultural land, forested land, wildlife habitat and recreational habitat.**
  - Work with large landowners to identify alternatives to development.
  - Conduct a Forestland Evaluation and Site Assessment (FLESA)
  - Use acquisition methods to protect unique habitat areas.
  - Work with landowners to establish easements and deed restrictions to protect habitat.
  - Prepare a Candia Recreation Master Plan to identify outdoor recreation needs and opportunities, and set priorities for land acquisition for recreational land.
  
- 2. Protect and manage for sustainability the Town's natural resources including ponds, streams, aquifer reservoirs, timber growth and mineral deposits in order to preserve biological diversity.**
  - Under the Master Plan update, present a clear vision for the future, limit growth to priority development areas, and minimize the impact of residential development to preserve the character of the rural landscape (see Map 8).
  - Make a determination of prime wetlands.
  - Review operations at the Town of Candia Recycling Center to determine its environmental impacts.
  - A standing subcommittee of the Conservation Commission should determine priorities for land protection.
  
- 3. Increase the public's awareness of their role in protecting natural resources.**
  - Encourage the use of Best Management Practices.
  - Educate landowners, including farmers, about various land protection options.
  - Educate residents about invasive plants and encourage the use of native species.
  
- 4. Protect environmentally sensitive areas in the Town, including watersheds, aquifers, floodplains, wetlands and steep slopes.**
  - Institute local land use regulations (zoning, subdivision) to address open space preservation as development occurs.
  - Identify and map aquifer recharge areas.
  - Draft a plan that assesses the sources of nonpoint source pollution, and makes recommendations regarding land uses that harm water quality.
  - Encourage and promote the re-establishment of forest cover along streams and rivers to protect water quality.
  - Work to ensure that the most vulnerable lands are protected through conservation restrictions and managed appropriately.
  
- 5. Preserve scenic areas, wildlife habitat and recreation corridors.**
  - Inventory wildlife populations and habitat in the community.
  - Prevent the isolation of forested patches by promoting connectivity, e.g., through conservation restrictions.
  - Establish greenways to protect wildlife habitat, natural communities, watershed, and water resources. Continue to promote the efforts of the Bear Paw Regional Greenways Project.
  
- 6. Preserve the open space settings for Candia's historic and archaeological resources.**
  - Establish historic districts in appropriate areas.
  - Conduct a visual analysis of historic sites and villages to protect the surrounding landscape.

7. **Expand the Town's access to outdoor resources such as ponds, woods and scenic places.**
  - Purchase critical properties that enable public access.
  - Strive to reach recreational access agreements with landowners.
8. **Maintain and improve existing recreational facilities.**
  - Establish a Recreation Commission.
  - Evaluate town-owned parcels for active and passive recreation.
  - Construct porous parking areas adjacent to trails and recreation sites, develop trail maps, and place information kiosks at trailheads.
  - Develop management plans for all municipally-owned recreation areas and facilities.
  - Make recreation areas and facilities handicapped accessible.
  - Police and maintain recreation areas.
  - Increase public awareness of recreation areas, facilities and programs through advertisements and a brochure.
  - Develop a Town Recreation Master Plan that is coordinated with the Open Space Plan and is included in the Master Plan.
9. **Encourage the cooperation and coordination of groups having interests and concerns associated with outdoor recreation.**
  - Encourage sportsman's clubs and other private recreational organizations to place conservation easements on their properties to retain current uses in perpetuity.
  - Continue to recruit volunteers (e.g., Boy Scouts) to maintain trails on an annual basis.
  - Encourage local schools to adopt a stream or pond program under local curriculums.
  - Partner with Bear Paw Regional Greenways to help conserve land.
10. **Acquire, develop and maintain additional land for the open space and active recreational needs of the Candia population.**
  - Employ available methods to implement the open space plan, and seek grant funding.
  - Review municipal land holdings and place conservation restrictions on those priority properties that are of scenic, historic, cultural, ecological, or recreational significance.
  - Develop a capital improvement program that includes provisions of the acquisition of priority open and important natural resources.

### **Priority Unfragmented Lands**

"Proposed Priority Lands for Conservation in Candia" [UNH Senior Project, 2001]

#### **High**

Kinnicum Pond	2,670 acres	(highest number of high priority parcels)
Hall Mountain	9,212 acres	(majority outside of Candia, including Bear Brook State Park)
North Branch	867 acres	(located within proposed Bear Paw Greenway)
Northeast	1,308 acres	(located within proposed Bear Paw Greenway)
Walnut Hill	4,329 acres	(located within proposed Bear Paw Greenway)

#### **Medium**

Fogarty Road	1,250 acres
Patten Hill	871 acres
Diamond Hill	954 acres

#### **Low**

Healy Road	385 acres
Currier Road	374 acres

## CANDIA CULTURAL RESOURCES PROFILE

### Overview

Candia's evolution as a community is recorded in its landscape. Historic settlement patterns – still evident from the town's network of scenic roads, the stone walls that once lined open fields, abandoned rail beds, remnants of dams along the North Branch, and the clusters of historic buildings and homes that define its villages and hamlets – establish the broad framework for context sensitive development. A variety of cultural resources are found locally – including historic landscapes, settlements, sites, and structures – that mark progressive stages in the town's development, and today remain relatively intact. It's important that these resources be preserved for present and future generations – they provide a critical link to the town's past, and they contribute much to Candia's historic character and community identity.

The need to identify, record and preserve local history for present and future generations has been an ongoing community effort. Candia's founding and early development has been documented in several historical accounts and in the collections at the Fitts Museum -- and has been celebrated in centennial and annual Old Home Day celebrations. This community interest now extends to local efforts to identify and protect significant features of the town's cultural landscape. As noted in the Candia Heritage Commission's 2002 Town Report:

*Candia is home to a variety of historic resources which help define its character. Over the years, many significant landmarks, including two train stations and the historic mill in the village, to name just three, were lost because so many were unaware of their value. As the pressure of unbridled population growth mounts, the Heritage Commission is dedicated to promoting an understanding and appreciation of all those features which make this community such a rewarding place to live.*

### Town History

Apparently there are no recorded prehistoric archaeological sites in town, but it is known that Native American populations traveled extensively throughout the region, often following local waterways inland from the coast. Several significant sites have been identified in the Merrimack Valley. Evidence of prehistoric occupation is likely present in Candia, though it remains buried and undetected. Often such sites are uncovered as the result of development activity – and if they are not properly documented and managed, the associated site disturbance can destroy a site's integrity and scientific value. For this reason, many federal and state funded projects require an initial archaeological survey and assessment.

As noted, Candia's early town history is documented in town records, in the holdings of the Candia Historical Society, and in local histories and maps. Histories housed at the Smyth Library include:

*History of Candia* by F. B. Eaton, 1852

*History of Old Chester from 1719 to 1869* by Benjamin Chase, 1869

*History of the Town of Candia* by Jacob Bailey Moore, 1893

*Candia, New Hampshire: a brief history with notices of the early families* by Thomas Lang, 1899

*A Short History of Candia (through 1963)* by Paul E. Sargeant, 1963

It was observed, during the Envision Candia work sessions, that the town is in need of an updated town history. Highlights of Candia's earlier development, summarized from early histories, the 1986 Candia Master Plan, and related documents include the following:

- Candia was originally part of the Town of Chester, settled by people from older New England towns. Early historians are not in agreement when Candia was first settled, but the first residents arrived sometime in the early 1740s (c.1741-1743). During this period, it was known as the "North Parish" of Chester, or "Charmingfare." Many of the town's roads, laid out by the original proprietors and selectmen of Chester, date from this period. The first road extended from the Raymond town line, across Patten Hill, to the Candia Meeting House.
- At the petition of 38 local residents, Candia was granted a town charter by the New Hampshire legislature and Governor Benning Wentworth on December 16, 1763. The charter required the town "to repair highways, and to maintain and support the ministry and preaching of the gospel." The proprietors laid out lots for a parsonage, and a public school, at the intersection of High Street and South Road – the original town center. The first town meeting and election of officers was held on September 8, 1764.
- Candia was originally settled as an agricultural community, and remained so well into the 19<sup>th</sup> century. Some of Candia's oldest homes are farmhouses dating from the 1700s. Remnants of the town's agrarian landscape, including open fields and old stone walls that once marked field and property boundaries also date from this period.
- Land cleared for farming supplied timber to local sawmills, resulting in the concurrent development of small-scale milling activity in the 18<sup>th</sup> century. According to Moore, writing in 1893: "When the town was first laid out the surface was covered with a thick growth of forest trees and shrubs... It is probable that not a single tree which was growing on the soil when the settlers first came here is now alive, excepting the old chestnut trees which are still standing by the Col. Carr place near the Congregational Meeting House" (p.44). A grist mill on the North Branch that catered to local farmers contributed to the initial establishment of Candia Village. Coopering, including barrel making, was an important early industry. Clay pits (including deposits near Walnut Hill) were used for the local manufacture of bricks.
- Candia's first public buildings were its churches. Town meetings were held at the Congregational Meeting House. When it burned in 1834, town meeting was held at the Baptist Church in Candia Village. After the new Congregational Church was built in 1839 – with an appropriation of tax money – elections were returned to the vestry. The first post office was established in Candia in 1818, but moved frequently wherever the postmaster or store were located.
- Agriculture and forestry operations gradually shifted from subsistence to market-based production. The Chester Turnpike, completed in 1805, played a major role in stimulating the local economy by providing access to markets in the Boston area. Regional growth resulted in a spurt of local development in the 1830s and 1840s, evidenced by the prevalence of small Greek Revival style farmhouses scattered throughout town. This growth was supported in part by the local timber industry – by 1850 seven sawmills were in operation, as shown on an 1852 map of the town. Most were powered by the North Branch River. Remnants of at least five of these mill sites were identified in local surveys.

- The second half of the 19<sup>th</sup> century brought the railroad to Candia, linking it to more regional transportation routes. The Concord and Portsmouth Railroad was completed through Candia in 1852, and a separate branch of the Boston and Maine Railroad connected Candia with Manchester several years later. Two depots were located in town – one at Depot Village on Main Street and the other at Cass’s Crossing on South Road. Neither structure remains today. The principal rail station on Main Street resulted in rapid growth during the 1850s of Depot Village. New Italianate houses were built, and older homes were altered to the newer style, resulting in the present, mid-19<sup>th</sup> character of Depot Village.
- The availability of transportation apparently stimulated Candia’s shoe industry, which started out locally as a cottage industry, but shifted to more commercial, mechanized production with the opening of a shoe factory in East Candia. The shoe plant fostered village growth and expansion during the 1880s, resulting in the Victorian appearance of East Candia that still dominates the streetscape. Candia soon became a shoe-manufacturing center, with factories around town that supplied products to wholesalers in Massachusetts.
- Communication and connections with the outside world continued to improve – in 1882 the New England Telephone Company established a phone line between Candia Village and Manchester. Opportunities elsewhere also became more readily available. Between 1880 and 1890 Candia’s population, drawn away by the great factories of Manchester, Nashua, and Lowell, began a steady decline.
- Though agricultural and lumber businesses were also on the decline, Candia retained its rural character and appearance through the first half of the 20<sup>th</sup> century. Historically, development had occurred along town road frontage, separated by farm fields and forests. Candia lacked one prominent village center, typical of many other New England towns; but a number of small hamlets and neighborhoods had been established – each with its own school house. At least five centers were identified in historic accounts – Candia Village, Depot Village, Candia Corner, The Island, and East Candia.
- Today, Candia is largely a bedroom community, but retains much of its rural character. The interior is once again forested, but historic homes, sites, and structures – and remnants of the town’s agrarian landscape – remain. Only in recent decades have renewed development pressures, and new patterns of land subdivision and development, threatened the town’s historic character and cultural resource base. Suburbanization – including the subdivision and development of interior rather than frontage land – has been identified as a severe threat to the local historic, cultural and scenic landscape since at least the 1980s. As observed in the 1986 Candia Master Plan:

*“Although there still appears to be some areas of undeveloped land with road frontage that are capable of supporting community development type land uses, the most expansive tracts of the higher rated vacant lands are found in the interiors, between roads. As the vacant land with road frontage is ‘consumed’ or converted to development, the Planning Board can anticipate increased pressure to subdivide and develop favorably adaptable interior lands” (p.4).*

## Cultural Resources

The most comprehensive survey of Candia's cultural resources to date was done in 1979, as part of the development of a cultural resource protection plan for the town that was incorporated by reference in the 1986 Master Plan and related documents. The initial survey, conducted by two trained cultural resource planners, included on-site observation and photographic documentation of every historic structure in the community, with verification of locations on an associated base map. This inventory has not been updated, but additional cultural resources and historic landmarks – including local cemeteries and historic barns – have been identified by other groups. Cultural features identified to date are summarized below. It's important to note that no historic districts, sites or structures are currently listed on the state or national registers of historic places.

- In addition to individual structures, the 1979 survey identified:
  - five “Architectural Conservation Zones,” including Candia’s five hamlets,
  - a “North Branch Industrial Archaeological District,” including the remnants of five mill sites on the North Branch River,
  - outlying historic sites and structures, not included in other areas,
  - roads or areas with significant visual or cultural landscape integrity, and
  - historic transportation corridors.
- The following “**Architectural Conservation Zones**” were delineated for Candia’s five small village centers, based on their potential for listing on the National Register of Historic Places.

Candia Architectural Conservation Zones		
Zone	Description	Features
Town Center	Area including High Street and South Road; encompasses the original town center and adjoining areas used for agricultural purposes throughout the 19 <sup>th</sup> century	<ul style="list-style-type: none"> <li>• A mix of 18<sup>th</sup>-and early 19<sup>th</sup>-century Georgian and Federal style houses</li> <li>• A wide range of later 19<sup>th</sup>-century architectural styles interspersed along High Street</li> <li>• Two major historic public buildings– the Candia Congregational Church (1839) built in the Greek Revival style, and the original Smyth Public Library (1932), the town's only major example of the Colonial Revival style.</li> <li>• Much of the farmland remains intact, contributing to the area's cultural and scenic integrity, and historic appearance.</li> </ul>
Candia Village	Extends along Route 43 from the Candia Village Cemetery and up Old Deerfield Road; historically evolved around a mill established sometime in the 1760s, experienced a second period of growth during the 1840s, when the Baptist Church was built	<ul style="list-style-type: none"> <li>• The town's most cohesive collection of Greek Revival architecture</li> <li>• Baptist Church</li> <li>• Large stone dam on the North Branch River which controlled water flow for a series of small mills located downstream (located directly behind the Baptist Church)</li> </ul>

Candia Depot	This area on Main Street flourished in the mid-19 <sup>th</sup> century with the coming of the railroads, including the Portsmouth-Concord Railroad (1852) and the Manchester branch of the Boston and Maine (1872)	<ul style="list-style-type: none"> <li>• Italianate architectural style of the mid-19<sup>th</sup> century is prevalent</li> <li>• Many earlier homes were modified to include Italianate details</li> <li>• Numerous other styles are also found along Main Street resulting in a representative 19<sup>th</sup>-century landscape</li> </ul>
East Candia	Historic development associated with the prosperity brought by the local shoe industry in the 1870s and 1880s along Langford Road and Depot Lane	<ul style="list-style-type: none"> <li>• Retains its historic character more than any other section of town</li> <li>• Includes Candia's greatest concentration of late 19<sup>th</sup>-century Victorian architectural styles, including Stick and Queen Anne architecture, and Victorian period ornamental detailing on earlier structures</li> <li>• Provides a well-preserved example of a small, factory town characteristic of rural New England in the late 19<sup>th</sup> century</li> </ul>
Beane's Island	Historic development related to the Beane family who began operating a grist mill at the Island during the 18 <sup>th</sup> century; present appearance related to a later period	<ul style="list-style-type: none"> <li>• Includes a variety of architectural and archaeological resources</li> <li>• Federal and Greek Revival houses, dating between 1810 and 1840, are clustered around the remnants of a large sawmill site dating to 1812</li> <li>• Mill site and related stone structures remain largely undisturbed, and constitute an important industrial archaeological resource correlated with Candia's other water-powered mill sites</li> <li>• An exceptionally well-preserved granite pier and lintel bridge (c. 1850) is located on the north side of Route 101</li> </ul>

- The **North Branch Industrial Archaeological Resource District** included a unique area along the North Branch River consisting of five archaeologically intact sawmill sites that documented the scope of Candia's prosperous lumber industry. Some sites began as gristmill sites as early as the 1770s, but were later converted to sawmills as lumbering became a major aspect of the local economy in the 19<sup>th</sup> century. The location and relative size of each site was evidenced by remnants of mill ponds, stone dams, sluiceways, and other supporting features. At the time of the survey, all sites were located along an undeveloped corridor and had experienced minimal disturbance.
- **Outlying sites** identified included numerous architectural and archaeological resources that were scattered throughout town, outside of delineated districts – including all houses that, at the time, were greater than 50 years old, regardless of their present appearance or condition. Further documentation regarding their historic significance would be needed for historic register listing. It was recommended that this be done in the event that an identified site was threatened by new development.
- **Historic roads** identified included those sections of road throughout town that possessed both historic and visual integrity, resulting from a combination of natural and cultural landscape features that continued to convey their historic appearance. Historic homes, open agricultural land, overhanging trees, and stone walls reinforced the visual character of these areas. It was noted that this was most clearly expressed along the section of High Street included within the "Town Center"



district, and long North Road between Healey Road and MacDonald's Pond. Sections of Patten Hill Road, South Road, and New Boston Road also exhibited similar levels of aesthetic and cultural landscape integrity.

- **Historic transportation corridors** identified were roadway and rail corridors that have some role in the town's historic development, including the Chester Turnpike, the Portsmouth and Concord rail bed, the original alignment of Route 101 (which reflects early 20<sup>th</sup>-century changes in transportation), and the town's network of Class 6 – many of which were the town's original roads. Designed for foot and horse travel, these roads did not easily accommodate motor vehicles, but are still important for access to land, and as a recreational resource.
- An index of Candia's Historical and Cultural Resources, prepared by Christopher Closs in 2001 for the Master Plan Committee, includes 15 categories of resources, and some representative sites:
  1. **Historic Regional Highways & Roads** – Chester Turnpike, Route 27 (High Street) from Derryfield to Portsmouth, Old Route 101, range ways, and the original 18<sup>th</sup>-century road network
  2. **Railroad Corridors & Bridges** – Concord and Portsmouth RR corridor (1853-1861), Cass's Corners Station (extention) on South Road, Candia Depot site (Main Street), the Boston and Maine RR corridor (1860-1981), and the East Candia Depot site
  3. **Highway Bridges** – Old Deerfield Twin-Arch granite span (c. 1850), Bean Island concrete span (c.1930), other stone culverts of single arch design (to be identified), stone abutments with span removed (Bean Island/Rte. 27, 18<sup>th</sup> century)
  4. **Village Centers & Commercial Buildings** – High Street, Candia Depot, Candia Four Corners, Bean Island, East Candia Village, Candia Village
  5. **Individual Dwellings & Farmsteads** – working farms, inactive farms and farm districts, farm archaeological sites, factory/shoe shop housing (East Candia)
  6. **Industrial Sites, Dams & Millponds** – shoe factory (East Candia), mill complexes (North Branch River), mill site (Maple Falls Brook), the Mill Pond (Rte 27/Main Street), Patten's Mill (Patten Hill Road/Chivers property, East Candia), stone dam and pond (Byrd property, East Candia), Walnut Hill Granite Quarry (New Boston Road), black smith shops and sites (6), shoe shop sites
  7. **Local Class 6 Roads & Trails**
  8. **Cemeteries**
  9. **Churches** – Candia Congregational Church, Candia Freewill Baptist Church, East Candia Methodist Church (now a dwelling), St. Paul's Catholic Church
  10. **Public Buildings** – Smyth Public Library, Fitts Museum, site of original Candia Town Hall, Moore Park and log cabin, Moore School, surviving one-room school houses (5), Governor Frederick Smyth School House site, US Post Offices (Candia Depot, East Candia)
  11. **Fraternal Buildings** – Odd Fellows Hall, Candia Masons/Candia Grange, East Candia Grange (former Methodist Church)

**12. Inns & Taverns** – three or more sites

**13. Landscape Features, Assembly Spaces, Monuments** – stone fence network, cow lanes and gates, range ways and highways, Musterfield and Civil War Memorial, WWI Memorial, Foss Memorial, cellar holes

**14. Pre-historic Archaeological Features**

**15. Historic Geologic Features** – e.g., glacial boulders, erratics identified in the Moore history

- Historical sites listed in the 2001 Candia *Open Space Plan* included:
  - Sam Walter Foss Homestead
  - First Baptist Church
  - Village Cemetery
  - Island Cemetery
  - Candia Historical Society
  - St. Paul’s Catholic Church
  - Moore Park
  - Fitts Museum
  - Soldier’s Monument
  - Smyth Public Library (old)
  - Congregational Church
  - Hill Cemetery
  - Holbrook Cemetery
  - East Candia Cemetery
  - MacDonald’s Mill Site

The plan also noted the need to preserve the “open space settings” for Candia’s historic and archaeological resources.

- In association with the desire to celebrate and preserve the community’s rural and cultural heritage, cultural resources identified by *Envision Candia* participants included:
  - Sam Walter Foss residence
  - Candia Four Corners, and other villages
  - Remaining farms, including Charmingfare Farm
  - Candia Historical Society
  - Fitts Museum
  - Old Home Days
  - public and private cemeteries
  - rail trail
  - abandoned and scenic roads
  - stone walls
- Cultural resources identified to date by Candia’s recently appointed Heritage Commission, for further identification, documentation and/or mapping include:
  - village centers
  - the town’s 11 cemeteries, including the Village and Holbrook cemeteries maintained by the town, and other private cemeteries that are in various stages of neglect
  - Moore Park
  - historically significant trees (e.g., “witness trees” used to mark historic boundaries)
  - historic barns
  - the old Smyth Library Building
  - school houses
  - mill sites and mill ponds
  - bridges

- roads
  - railroad sites
  - houses built prior to 1800
  - cellar holes and stone structures
  - town granite bounds
  - monuments
- As noted, no Candia sites or structures have been nominated for, or listed on, state or national registers of historic places. The Sam Walter Foss House is included on the state listing of historical markers (a state program begun in 1955). Candia was the birthplace of this well-known poet, journalist and publisher, who was born on June 19, 1858. One of his most popular poems, “The House by the Side of the Road,” was believed to have been inspired by his boyhood home on Brown Road. The monument is located at the junction of NH 43 and Business NH 101.

### Historic Preservation Efforts and Recommendations

Efforts to record and preserve Candia’s history for future generations, including its cultural resources, have been ongoing, probably since its founding. The responsibilities for collecting and preserving records and artifacts of Candia’s historic development have fallen largely to the town – for town holdings as required by state law – and to the Candia Historical Society. The town maintains records dating back to 1763, with some birth, death and marriage information that dates from 1743, and recently invested in a microfilm reader.

The Candia Historical Society collects historical information that is shared with the community at various town functions, and through the Fitts Museum. The society is governed by a board of trustees that meets monthly at the District #1 School House. Private fundraising supports most of their efforts, including professional conservation work for museum holdings.

In recent decades, interest in preserving local historical resources has extended to the town’s cultural landscape, including not only historic sites and structures, but also the rural, agrarian landscape that provides their cultural context. Related efforts and recommendations through the years are highlighted.

- In addition to identifying historic districts, sites and structures, the initial cultural resource plan based on the 1979 survey included several specific recommendations for their preservation:
  1. Establish a Cultural and Landscape Resources Advisory Committee as a permanent, advisory subcommittee of the Planning Board, to provide continuing assistance with research, data collection and analysis. The Committee should consist of at least one representative from the Planning Board, the Conservation Commission, and the Candia Historical Society.
  2. Designate local Landscape and Architectural Conservation Zones on the zoning map, and amend the zoning ordinance within these areas to:
    - redirect inappropriate uses, and/or include guidelines for allowed special exceptions and nonconforming uses;
    - specify guidelines regulating utility intrusions;
    - specify guidelines pertaining to earth removal and mineral extraction and site restoration;
    - establish design guidelines to regulate height, scale, rhythm, mass and color of new town operated or maintained facilities

3. Establish special criteria for the subdivision of land that accounts for the special qualities and cultural values of these areas.
4. Include a provision for site plan review of new residential construction, to include guidelines for setbacks, height, scale, mass and fenestration.
5. Amend the building code to include a permit and review process for the demolition of significant architectural resources or those that contribute to the significance of a district.
6. Form a local Historical Commission with purview over Architectural Conservation and the Industrial Archaeological District.
7. Nominate historic districts and/or individual properties for listing on the National Register of Historic Places.
8. Create a "Town Archaeologist" position, to be filled by a local resident trained through the Town Archaeologist Program of the UNH Archaeological Research Services Program, to further identify archaeologically sensitive areas, especially prehistoric sites, and to advise the Planning Board and pursue, in conjunction with the Conservation Commission, preservation easements or conservation agreements to protect known or anticipated areas of archaeological importance.
9. Endeavor to acquire preservation façade easements for key structures, based on a prioritized listing of endangered or threatened properties. Develop a system, in association with the Conservation Commission, to prioritize landscape areas of distinct visual or historic integrity, and seek to negotiate conservation easements for these properties.
10. Develop criteria for the local designation of scenic roads, concurrently with recommendations in the transportation plan – to include not only landscape elements (stone fences and trees larger than 15" in circumference) within the right-of-way, but also historic landscapes viewed from the public right-of-way.
11. Develop guidelines for town road maintenance, improvement and design for scenic roads.
12. Develop a listing of endangered properties, noting key buildings, archaeological sites or landscapes that may be threatened by development, deferred maintenance or lack of recognition. Consider a local tax incentive program to stimulate repair and maintenance of key structures (e.g., similar to current use assessments). One endangered building type in Candia, historic barns, could receive direct benefits from such a program, while achieving the goal of maintaining Candia's rural, agrarian character.
13. Develop a plan for the protection, full or partial acquisition and recreational management of the abandoned Concord and Portsmouth Railroad right-of-way between Candia Station and the town's western boundary. Coordinate with other communities along the corridor between Candia and Concord.
14. Designate a town-wide pedestrian and recreational trail system, in conjunction with the Candia Recreation Committee and Conservation Commission, utilizing Class 6 roads, scenic roads, and the rail right-of-way, and other known trails. A Heritage Recreation Trail could be developed, linking corridors with areas of high visual and landscape integrity, and areas designated as Landscape and Architectural Conservation Zones. An interpretive identification marker system should be integrated with the trail system.

15. Early town records constitute a valuable and irreplaceable resource and should be maintained using modern conservation techniques for document preservation. A plan should be developed for copying and long-term storage of early town records in a fireproof and environmentally controlled location.
- It was recommended in the 1986 Candia Master Plan that 1) the Planning Board obtain and review the information collected in the 1979 survey; and 2) the town vote to form an historic district commission to research and prepare recommendations for the creation of one or more historic districts, and associated regulations.
  - Since the 1979 survey was conducted, the Portsmouth and Concord rail bed has been turned into a regional recreation path – the 25.4 mile **Portsmouth Branch Rail Trail** running from Manchester (Massabesic Lake) to Newfields (Rockingham Junction). The town’s Conservation Commission has begun to include historic sites and landscapes in its open space planning efforts. Other related efforts include the designation of several roads as “scenic roads” (under RSA 231:157, 158) and most recently, in 2003, the adoption of a local ordinance to protect stone walls that mark the boundary of, or border, town roads (a clarification of local review under RSA 472:6). There is also a plan now in place to archive and preserve some historic town records each year.
  - No historic districts or landmarks have been designated for purposes of nomination to state or federal registers, or for local regulation (as allowed under RSA 674:45). Little protection is currently given to historic sites and structures under the town’s zoning and subdivision regulations. Candia subdivision regulations, under Section 11.05 “Preservation of Existing Features,” does state that, “Prominent natural and archaeological features such as ...stone walls, boundary markers, historic markers and historic landmarks, shall be preserved and protected to the maximum extent possible by the subdivider.” The burial of utility lines serving new subdivisions is also required, presumably in part to protect scenic features.
  - Preserving the town’s rural and cultural heritage was identified as a key issue arising from the *Envision Candia* sessions. Related “action” recommendations included the creation of a “Candia Preservation Committee,” the purposes of which would be to:
    1. Identify historic districts, and the town’s natural and historic resources.
    2. Identify how to protect and maintain the historic character of what already exists.
    3. Encourage the preservation of historical properties and surrounding land, and reduce light pollution.

It was also recommended that education was needed to make people aware of the value of historic preservation, that historic resources should be incorporated in the update of the master plan, and that historic properties subject to subdivision should be buffered from development (e.g., through the protection of surrounding land).

Resources identified by the group included: the town road agent; local landowners and homeowners; the use of tax breaks to encourage historic preservation; the state’s Land and Community Heritage Investment Program (LCHIP); and other “creative financing” programs.

- The **Candia Heritage Commission** was established by popular vote in 2002, in accordance with RSA 674:44-A, to “provide for the proper recognition, use and protection of Candia resources which are valued for their historic, cultural, aesthetic or community significance.” The seven-member board

serves in an advisory capacity, and has since been building an inventory of historically significant sites to be mapped and further documented. They have also been investigating preservation alternatives for the original Smyth Public Library building, established a subcommittee to evaluate options for preserving local cemeteries, proposed the stone wall ordinance for consideration at town meeting, and worked to establish a skating rink at the old pond site opposite the Town Office.

## Resources and Programs

- The **New Hampshire Department of Cultural Resources** was created in 1985 to serve local citizens, preserve New Hampshire's history and culture for future generations, and to recognize and promote cultural resources as an essential element of the state's economic and social well being. The Department includes the **New Hampshire Division of Historical Resources** – the state's "Historic Preservation Office" – previously established under federal legislation in 1974. Major programs of the Division include:

**State Register of Historic Places** – including the listing of locally nominated historic sites and structures (at least 50 years old) to provide: public recognition, consideration in the planning of local and state funded projects, special consideration or relief in the application of access, building and safety code regulations, and to qualify for state financial assistance for preservation projects (when funds are available).

**National Register of Historic Places** – national listing of nominated historic districts, sites and structures, also administered in New Hampshire by the Division, which affords limited protection under federally funded projects, tax incentives, and federal financial assistance, when funds are available.

**Project Review (Section 106)** – a "review and compliance" process, established under Section 106 of the National Historic Preservation Act of 1966, to identify significant historic properties that may be affected by state or federally assisted projects or actions, so that harmful impacts can be avoided or minimized.

**Barn Preservation Program** – including the New Hampshire Barn Survey Project, information about related grant and tax incentive programs, property tax incentives, historic preservation grants (when available), and barn assessment grants available through the New Hampshire Preservation Alliance.

**State Conservation & Rescue Archaeology Program (SCRAP)** – a public participation, training and certification program for archaeological research, management and education, administered by the Division's Archaeological Bureau, the intent of which is to increase the rate of site identification and evaluation, reduce the rate of site destruction, recover information from sites to be destroyed, and conduct original research.

**Historical Marker Program** – administered by the State Historic Marker Review Council, to place historic markers along public rights-of-way that identify historic sites, structures or events, in response to proposals from concerned citizens, an historical society or other local groups.

**Certified Local Government (CLG) Program** – which includes some requirements for participating municipalities, but at the same time allows local governments to apply, on a matching basis, for preservation funds set aside exclusively for CLGs.

- The **New Hampshire Preservation Alliance**, founded in 1985, is a nonprofit organization dedicated to preserving New Hampshire's scenic and cultural landscapes and historic resources. The Alliance is a source of information, technical assistance, and small grants, including **Project Development Grants** for preservation planning and **Barn Assessment Grants** for the preservation of historic barns and other agricultural outbuildings (note that this program was temporarily suspended as of August 1, 2003).
- The **New Hampshire Land and Community Heritage Investment Program (LCHIP)** was established by an act of the legislature in 1999 to conserve and preserve the state's most important natural, cultural and historical resources, in partnership with the state's municipalities and the private sector. LCHIP was initially authorized with a recommended annual funding level of \$12 million dollars. Since January 2001, LCHIP has awarded \$15 million in grants to communities across New Hampshire to help protect nearly 200,000 acres of land, and restore more than 80 historic structures. Unfortunately, in 2003 LCHIP funding for the next two years was cut significantly – by 90% – and all funding for historic buildings was eliminated.
- The **Conservation (Moose) Plate** program was established in 1998 as a way to supplement existing state conservation and programs with additional funding. The conservation license plate supports the protection of New Hampshire's critical resources, including scenic lands, historic sites, and wildlife habitat. Revenues from the sale of conservation plates are distributed through five state agencies – including grants administered through Division for Historical Resources to support the preservation of a publicly owned historic resource (e.g., a building, site, or landscape), and the preservation and conservation of significant, publicly owned archaeological or historic artifacts that contribute to New Hampshire's cultural heritage. Historic preservation grants under this program are subject to the approvals of the New Hampshire Attorney General's Office, the Governor and the Executive Council.
- The **New Hampshire Main Street Center**, associated with the National Main Street Center, focuses on the revitalization of New Hampshire's historic downtown and village centers. Though Candia lacks a traditional downtown, some of the resources and publications offered by the NH Main Street Center may be of interest locally. Communities are selected for participation in the program on a competitive basis, and must annually commit financial and program resources, including staff. This generally limits program participation to larger communities. Over the next three years, however, the Center hopes to define revitalization approaches that are more suitable for use in smaller New Hampshire communities.

## CANDIA HOUSING PROFILE

<b><u>Candia Housing Summary</u></b>			
<b>Housing Market Area:</b>	Greater Manchester Area		
<b>County:</b>	Rockingham		
<b>Planning Region:</b>	Southern NH Planning Commission		
<b>Household Characteristics</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Total households	1,160	1,360	17.2
Hhlds with residents < 18 years old	492	575	17.6
Nonfamily hhlds	178	247	38.8
Average hhd size	3.07	2.88	(6.2)
<b>Housing Units</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Total # of units	1,192	1,384	16.1
Single-Family	1,060	1,236	16.6
Multi-Family	72	78	8.3
Mobile homes	49	45	(8.2)
Occupied housing units	1,160	1,359	17.1
Owner-occupied	92.8%	92.3%	
Renter-occupied	7.2%	7.7%	
Median value of units*	\$102,996	\$141,000	36.9
Median monthly rent*	\$387	\$748	93.3
<b>Average Home Sales</b>	<b>2001</b>	<b>2002</b>	<b>% Change</b>
Total # of sales	52	43	(17.3)
Average selling price	\$199,343	\$246,620	23.4
Average days on market	121	130	7.4
* 1990 value adjusted to 2000 dollars (1990 CPI=130.7; 2000 CPI=172.2)			
Note: numbers are as reported by the US Census Bureau and may not add up.			
<b>Source:</b> NH Association of Regional Planning Commissions; 1990/2000 US Census; and Northern NE Real Estate Network.			

### Overview

Housing opportunities in Candia range from village settings to suburban areas in the woods. About 90% of the 1,360 Candia households live in single-family homes. Most of these single-family units have been built in the last three decades with about 20% of the stock built before 1940.

The 1986 Master Plan identifies housing as an issue that needs to be properly addressed. The Plan's goal was to provide an adequate supply of decent, safe and sanitary housing which is affordable to current as well as prospective residents while maintaining the rural character of the community. Although the supply seems to be "decent, safe and sanitary" and the number of housing units has increased since the last master plan, the diversity and the affordability of units has remained unchanged. According to the January 2001 Housing Needs Assessment prepared by the Southern NH Planning Commission, Candia may want to consider ways to expand housing opportunities to accommodate its "regional fair share" of housing (approximately 138 units) for elderly, disabled, single persons and other specific households.



## Families and Households

Family and Household Characteristics, 2000							
Geographic Area	Total Households	% < 18 yrs.	% Nonfamily	% 65+ alone	% Households w/ 65+	Average HH Size	
Allenstown	1,901	35.6	32.8	11.9	26.6	2.53	
Auburn	1,573	44.8	17.0	4.6	18.1	2.97	
<b>Candia</b>	<b>1,360</b>	<b>42.3</b>	<b>18.2</b>	<b>2.0</b>	<b>20.7</b>	<b>2.88</b>	
Chester	1,212	46.4	16.3	3.4	18.9	3.10	
Deerfield	1,229	43.6	19.0	4.1	18.6	2.97	
Hooksett	4,140	36.6	25.8	6.0	25.4	2.62	
Raymond	3,481	40.0	26.5	4.8	18.8	2.78	
Rockingham Co.	104,586	36.5	28.4	7.1	25.5	2.63	
State of NH	474,750	33.8	31.4	8.7	29.0	2.53	

Source: 2000 US Census

Candia has 1,360 households, an increase of 17.2 % since 1990. According to the 2000 U.S. Census, of the towns immediately adjacent to Candia:

- Only Chester and Deerfield have fewer households than Candia.
- The smaller communities of Auburn, Candia, Chester and Deerfield have the greatest percentage of children under 18 living in the households.
- These same communities also have a smaller percentage of non-family members in the household, significantly smaller than the state percentage.
- Candia has the smallest percentage of households with people older than 65 years living alone.
- Although the average household size has decreased since 1990, Candia's household size is larger than the State and county average.

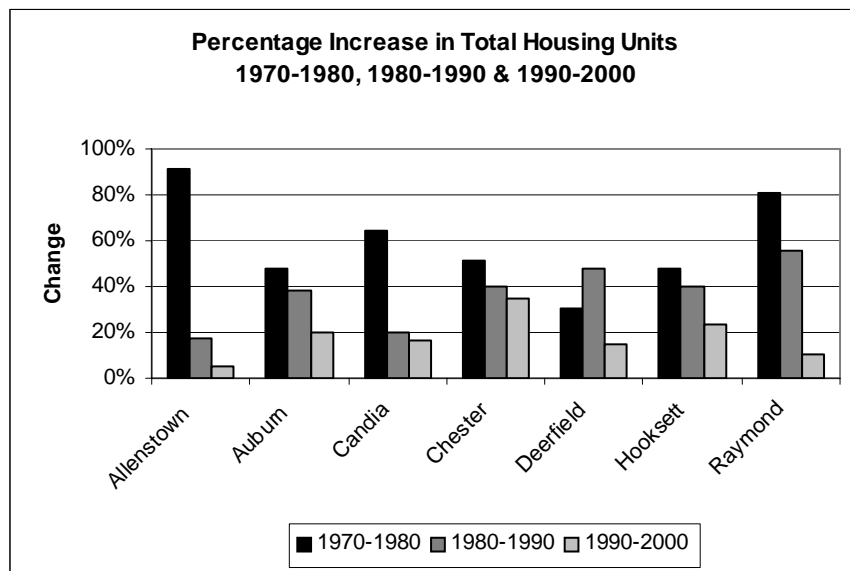
## Number of Housing Units

Total Housing Units, 1970-2000								
Geographic Area	Total Housing Units				# Increase			
	1970	1980	1990	2000	1970-1980	1980-1990	1990-2000	1970-2000
Allenstown	831	1,591	1,868	1,962	760	277	94	1131
Auburn	663	979	1,355	1,622	316	376	267	959
<b>Candia</b>	<b>605</b>	<b>995</b>	<b>1,192</b>	<b>1,384</b>	<b>390</b>	<b>197</b>	<b>192</b>	<b>779</b>
Chester	436	661	924	1,247	225	263	323	811
Deerfield	634	828	1,227	1,406	194	399	179	772
Hooksett	1,683	2,492	3,484	4,307	809	992	823	2,624
Raymond	1,193	2,153	3,350	3,710	960	1197	360	2,517
Rockingham Co.			101,773	113,023			11,250	
State of NH			503,904	547,024			43,120	

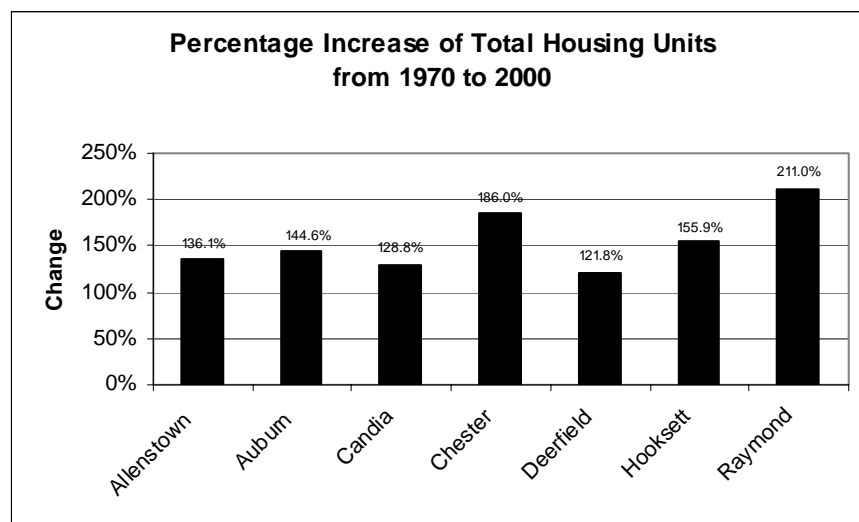
Source: 2000 U.S. Census; New Hampshire Association of Regional Planning Commissions

- Candia, Chester and Deerfield have less than 1,500 housing units each.

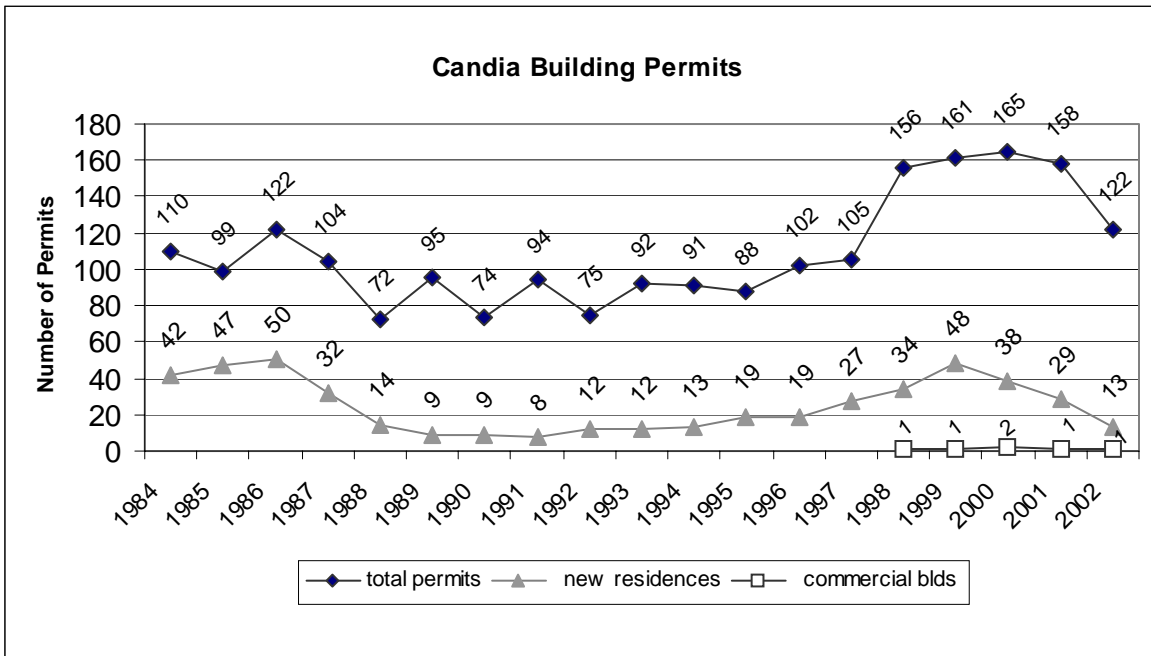
- Like the towns surrounding Candia during the 20 years between 1970 and 1990, the number of housing units surged – more than doubling the total number of existing units in the seven-town region.
- With the exception of Deerfield all of the towns surrounding Candia experienced the greatest percentage increase in housing units during the 1970s. These figures correspond to the rapid population growth during the 1970s.
- The County and State data indicate 11.1% and 8.6% growth in housing units respectively during the 1990s. These rates are significantly lower than all but the housing growth rates in Allenstown and Raymond.



- During the last three decades, the number of housing units has more than doubled in the seven-town region.



- Candia’s residential building permit activity shows a steady decline for the past three years. The decline was preceded by an almost record high in 1999 with 48 residential permits issued.



### Type of Housing Units

As noted previously, Candia’s housing is made up of primarily single-family detached units. According to the U.S. Census:

- The percentage of single-family units in Candia has not changed significantly in the past three decades.
- During the rapid housing growth in the 1970s, the number of multi-family units almost tripled from 22 to 64. The only two apartment buildings in Candia were constructed in the 70s.
- The number of mobile homes in Candia has remained relatively constant since 1970, with an increase of 2 mobile homes in three decades.
- Throughout the seven-town region there was a decrease in the number of mobile homes between 1990 and 2000.
- During the same decade, Auburn and Hooksett experienced the greatest percentage increase in multi-family units. However, Auburn still has one of the lowest percentages of multi-family units in the total housing stock in the region.

Housing Units by Type, 1970-2000															
Geographic Area	Single Family (1 unit detached)					Duplex and Multi Family					Mobile Homes				
	1970	1980	1990	2000	% Change 1990-2000	1970	1980	1990	2000	% Change 1990-2000	1970	1980	1990	2000	% Change 1990-2000
Allenstown	525	745	701	829	18.3	166	315	542	581	7.2	140	531	625	626	0.2
Auburn	580	849	1,264	1,473	16.5	44	64	65	96	47.7	23	23	23	11	(52.2)
<b>Candia</b>	<b>524</b>	<b>888</b>	<b>1,060</b>	<b>1,236</b>	<b>16.6</b>	<b>22</b>	<b>63</b>	<b>72</b>	<b>78</b>	<b>8.3</b>	<b>43</b>	<b>41</b>	<b>49</b>	<b>45</b>	<b>(8.2)</b>
Chester	397	604	800	1,087	35.9	12	35	90	101	12.2	20	16	27	26	(3.7)
Deerfield	373	566	1,043	1,050	0.7	6	66	72	93	29.2	30	62	97	82	(15.5)
Hooksett	1,310	1,699	2,043	2,589	26.7	123	607	1,102	1,292	17.2	244	186	270	266	(1.5)
Raymond	636	1,153	1,856	2,170	16.9	120	213	690	675	(2.2)	245	619	769	648	(15.7)

Source: 1990, 2000 US Census; 2000 SNHPC Housing Needs Assessment, NHARPC data center

Housing Stock by Type, 2000							
Geographic Area	Total Housing Units	Single Family (1 unit detached)		Duplex & Multi Family*		Mobile Homes	
		Number of SF units	% of SF units in 2000 total housing stock	Number of MF units	% of MF units in 2000 total housing stock	Number of Mobile Homes	% of mobile homes in 2000 total housing stock
Allenstown	1,962	829	42.3	581	29.6	626	31.9
Auburn	1,622	1,473	90.8	96	5.9	11	0.7
<b>Candia</b>	<b>1,384</b>	<b>1,236</b>	<b>89.3</b>	<b>78</b>	<b>5.6</b>	<b>45</b>	<b>3.3</b>
Chester	1,247	1,087	87.2	101	8.1	26	2.1
Deerfield	1,406	1,050	74.7	93	6.6	82	5.8
Hooksett	4,307	2,589	60.1	1,292	30.0	266	6.2
Raymond	3,710	2,170	58.5	675	18.2	648	17.5
Rockingham Co.	113,023	67,635	59.8	29,841	26.4	6,989	6.2
State of NH	547,024	291,997	53.4	151,280	27.7	31,152	5.7

Source: 2000 US Census; 2000 SNHPC Housing Needs Assessment \*includes 1-unit attached

- The four smallest communities in the region, including Candia, have the greatest proportion of single-family units. There are significantly more single-family units as a percentage of the total housing stock in Auburn, Candia, Chester and Deerfield than as a percentage in Rockingham County and the State.
- Hooksett's has the largest number and proportion of multi-family housing units in the seven-town region. The percentage of multi-family units in Hooksett and Allenstown exceed the percentage of both Rockingham County and the State.
- Allenstown has the greatest number of mobile homes (626) and the greatest proportion (32%) in the region, while Auburn has the fewest.

## Age of Housing Stock

- The Candia region has a considerably smaller percentage (14.9%) of units built prior to 1940 than does the State of New Hampshire (25%).
- Within the region, the towns that experienced less growth than other communities had the greater percentage of older homes, namely Candia, Chester and Deerfield but still fewer than the State.

Age of Housing Stock			
	Built pre-1940	Total Units in 2000	% of pre-1940
Auburn	194	1,622	12.0
<b>Candia</b>	<b>272</b>	<b>1,384</b>	<b>19.7</b>
Chester	223	1,247	17.9
Deerfield	287	1,406	20.4
Hooksett	379	4,307	8.8
Raymond	402	3,710	10.8
State of NH	136,728	547,024	25.0

Source: US Census

## Occupied Housing Units

According to the 1990 and 2000 U.S. Census:

- As the total number of housing units increased between 1990 and 2000, so did the number of occupied units.
- Vacancy rates in the State, County and seven-town region, without exception, declined during the decade.
- The proportion of owner-occupied units increased slightly for the County and State while the proportion of renter-occupied units decreased. Candia's figures remained unchanged.
- A greater proportion of the occupied housing units in the State (12%) are seasonal than in the seven-town region. Rockingham County deems 5.8% of its units seasonal.
- Only Deerfield has a similar proportion of seasonal units of about 10%. The number of seasonal units declined by 39% between 1990 and 2000. It has been suggested that these seasonal units have been converted to year-round homes.
- Owner-occupied housing units saw a decline in vacancy rates between 1990 and 2000. In 2000, there were virtually no unoccupied units in the region.
- For the State, County and most of the seven-town region, renter vacancy rates also declined during the 1990s. Renter rates generally run higher than owner vacancy rates.
- Deerfield is the one exception. The renter vacancy rates more than doubled during the same time period.

Ownership/Rental & Vacancy Rates, 1990 & 2000												
Geographic Area	Occupied housing units		% Owner-occupied housing units		% Renter-occupied housing units		Seasonal		% Owner vacancy rate		% Renter vacancy rate	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Allenstown	1,762	1,902	74.1	71.3	25.9	28.7	8	23	3.4	0.5	6.7	1.1
Auburn	1,302	1,580	91.6	92.5	8.4	7.5	18	15	1.4	0.2	3.5	4.0
<b>Candia</b>	1,160	1,359	92.8	92.3	7.2	7.7	3	5	1.0	0.2	6.7	3.7
Chester	862	1,214	90.3	93.0	9.7	7.0	6	11	2.3	0.8	1.2	4.5
Deerfield	999	1,225	90.6	89.5	9.4	10.5	197	120	3.13	2.1	2.7	7.3
Hooksett	3,253	4,147	78.4	79.7	21.6	20.3	13	17	2.7	1.2	15.5	4.4
Raymond	2,999	3,493	77.2	78.0	22.8	22.0	128	135	2.5	0.8	14.8	3.0
Rockingham Co.	89,118	104,529	72.2	75.6	27.8	24.4	5,830	6,031	2.5	0.6	12.1	3.3
State of NH	411,186	474,606	68.2	69.7	31.8	30.3	57,135	56,413	2.7	1.0	11.8	3.5

Source: 1990 & 2000 US Census

## Housing Unit Values and Rents

Despite the recession of the early 1990s, residential values when adjusted for inflation increased during the 1990s. According to the U.S. Census:

- The median value of an owner-occupied home in Rockingham County increased by 45% while the value increased by 35.7% for the State.
- Candia experienced an increase of 36.9% comparable to the State but not as significant of an increase as Deerfield (50.5%).
- The median value of an owner-occupied home in Candia is \$141,000 which is on par with Auburn and Deerfield, slightly more than the State median value of \$133,300 and less than the County median of \$164,900.
- The median value of a home in Chester is 42% more than an owner-occupied home in Allenstown.

Median Value of Owner-Occupied Home, 1990 & 2000				
	1990 median value (\$)	1990 value adjusted to 2000 dollars (\$)*	2000 median value (\$)	% change from 1990 adjusted to 2000
Allenstown	107,400	81,517	97,900	20.1
Auburn	139,500	105,880	145,600	37.5
<b>Candia</b>	135,700	102,996	141,000	36.9
Chester	149,600	113,546	170,900	50.5
Deerfield	139,400	105,805	144,900	37.0
Hooksett	128,400	97,456	135,700	39.2
Raymond	118,600	90,017	116,200	29.1
Rockingham Co.	149,800	113,698	164,900	45.0
State of NH	129,400	98,215	133,300	35.7
Source: 1990 & 2000 US Census			*1990 CPI=130.7 2000 CPI=172.2 130.7/172.2=.759	

- Median monthly rents have almost doubled in Candia and Deerfield, when adjusted for inflation.

Median Monthly Rent, 1980, 1990 & 2000					
Geographic Area	1980 (\$/month)	1990 (\$/month)	1990 adjusted to 2000 dollars	2000 (\$/month)	% change from 1990 adjusted to 2000
Allenstown	228	488	370	597	61.4
Auburn	221	556	422	611	21.1
<b>Candia</b>	238	510	387	748	93.3
Chester	179	569	432	695	60.9
Deerfield	227	507	385	742	92.7
Hooksett	261	547	415	643	54.9
Raymond	207	525	398	716	79.9
Rockingham Co.	240	541	411	717	74.4
State of NH	206	479	364	646	77.4
Source: 1990 & US Census and NHARPC *1990 CPI=130.7 2000 CPI=172.2 130.7/172.2=.759					

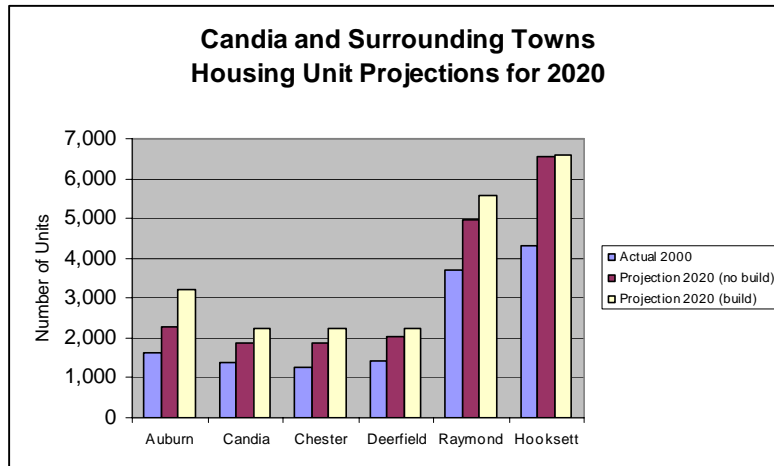
## Home Sales

- The last two years of home sales data show an increase in average selling price and a slight increase in the number of days on the market throughout the region and the State.
- Although the number of sales in Candia declined, the average selling price increased by 24%. This increase exceeded the proportional increase for the Rockingham area of 14.7%.
- The average selling price for a home in Candia was \$5,683 more than the selling price in the Rockingham area (2%). In 2001 the average home sale in the Rockingham area was \$10,589 or 5% more than Candia's average sale.

Average Home Sales, 2001 & 2002								
Region Name	2001				2002			
	Total # of Sales	Total Sales	Avg. Selling Price	Avg. DOM*	Total # of Sales	Total Sales	Avg. Selling Price	Avg. DOM
<b>Candia</b>	52	\$10,365,819	\$199,343	121	43	\$10,604,674	\$246,620	130
Greater Manchester Area	2,336	\$459,528,730	\$196,716	94	2,306	\$517,094,281	\$224,239	101
Rockingham Area	1,823	\$382,706,035	\$209,932	121	1,836	\$442,360,364	\$240,937	126
New Hampshire	20,008	\$3,748,552,758	\$187,353	128	20,709	\$4,381,377,390	\$211,569	126
Source: Northern New England Real Estate Network *DOM - days on the market								

### Housing Projections

Projections for housing units in Candia and adjacent towns have been prepared by the SNHPC. These projections (no-build) do not include potential population and housing increases associated with the expansion of the I-93 corridor. The Build projections have been developed using SNHPC population to dwelling unit ratios for 2020 and the population projections prepared for NH Department of Transportation in the I-93 Manchester to Salem Expert Panel Analysis.



Sources: SNHPC 8/03 and Parsons Brickerhoff Quade and Douglas 1/22/02

### Regional Fair Share of Housing Needs

In its January 2001 Housing Needs Assessment, the Southern NH Planning Commission used a modified version of the New Jersey “fair share” formula in order to determine the low and moderate income (LMI) housing needs for Candia (also known as Candia’s regional “fair share” of housing). The formula provides a rationale for estimating Candia’s resident or “indigenous” LMI housing need, the calculation of the region’s total LMI housing needs, and the allocation of the region’s total LMI housing needs among all communities in the region. The allocation is based on a community’s estimated acres of vacant developable land, the equalized valuation per capita and each community’s total employment. According to the calculations, Candia’s fair share housing apportionment is 138 units to accommodate low and moderate income households residing in Candia in 2000. SNHPC reports that Candia does not currently have any of these units. SNHPC also maintains that the 138 estimate is a guideline to which Candia should refer in meeting its goal of increasing the housing supply and providing decent, affordable housing for the elderly, disabled, single persons and other specific households.



## CANDIA COMMUNITY FACILITIES AND SERVICES

### Overview

Community facilities and services are provided to meet the needs and desires of present and future Candia residents. The municipality is responsible for providing some essential services while others are provided in partnership with regional or state agencies, volunteer organizations, and private entities.

Each facility or service addresses a particular public need, which is partly determined by population and economic conditions. Depending on the type of facility and its capacity, changes in the composition or size of the local population can affect the ability of the service provider to meet local needs. In addition, geographic conditions significantly influence the delivery of services and location and capacity of public facilities in Candia.

This profile briefly describes existing facilities and services and their respective capacities. It also describes their costs and some of the factors underlying the town's ability to fund them. Together they provide a foundation for a capital budget and plan as authorized in NH Statutes RSA 674:5 through 674:8. A capital improvements plan involves projecting capital expenditures (one-time, non-recurring major costs for equipment or land purchase or construction) over a six-year period. This allows scheduling such expenditures and structuring their financing to avoid a sudden, unanticipated "shock" to the tax rate. Assuming that growth in operating expenditures is spread out, either through timing, financing, or withdrawals from accumulated reserve accounts, the year-to-year fluctuation in expenditures should not be extreme.

The establishment of a capital improvements budget and plan is an important tool to be used for shaping growth so that desired levels of service are maintained or enhanced without placing an undue financial burden on taxpayers. The Planning Board also may use the Capital Budget as it evaluates proposed developments in terms of the requirements to be placed on the developers for participation in needed projects.

This profile is divided into eight sections. Each section describes a specific municipal facility or service, the current and projected need with recommendations to address these needs. The sections are:

Town Government	Solid Waste/Recycling
Town Properties	Human Services
Smyth Public Library	Recreation
Emergency Services	Education Facilities

## Town Government

Like most small New Hampshire communities, Candia is governed by volunteer citizens with some staff support. With twenty year-round employees, the participation of local residents who serve in a variety of elected and appointed positions, is critical to maintaining a functioning local government. The town is currently administered by an elected 3-member select board. In addition, an elected 5-member planning board with 3 alternates, a 5-member zoning board of adjustment with 4 alternates, a 7-member conservation commission with 3 alternates, and a 7-member heritage commission are appointed by the select board. Various other local positions and representatives to regional organizations are also appointed by the board. The willingness of citizens to serve in the many volunteer positions is a perennial concern among New Hampshire's small towns. Candia is no exception.

### Current staff includes:

- Animal Control Officer
- Building Inspector
- Building Inspector Assistant,
- Police Chief and Police Sergeant (2)
- Full-time Police Officers (4 and 3 part-time)
- Police secretary
- Recycling Center Attendant (1 and 1 part-time)
- Recycling Center Operator and Assistant (2)
- Selectmen's Assistant and Secretary (2)
- Land Use Secretary
- Summer Recreation Director (1), Counselors (6) and Counselors in Training (2)
- School Staff (45)

### Other elected positions include:

- 1 moderator
- 1 town clerk
- 1 road agent
- 1 cemetery superintendent
- 1 library trustee
- 3 checklist supervisors
- 1 tax collector

Since 1998, the cost of Candia's government has steadily climbed from an approved budget of \$988,000 to the 2003 budget of \$1,537,240. This represents approximately 37% increase during the five year period. The two largest increases are associated with the police and solid waste departments. These increases reflect increases in staff to adequately meet the needs of Candia's growing population.

At the present time, it appears as though current staffing levels, supported by the willingness of local residents to participate in municipal government, are adequate. Based on the 2003 Capital Facilities Survey, the select board has not identified any significant capital expenditure for the next 6 years.

## Town Properties

Candia owns and maintains a number of properties. Properties include:

- Town Office Building, Clubhouse, Boy Scout Cabin, Salt Shed, Pavilion, and Moore Park, land and buildings
- Moore Elementary School, Land and Building (discussed under Education Section)
- Fitts Museum
- Old Smyth Public Library on High Street
- 55 High Street
- Recycling Center Land and Building on New Boston Road
- 6 cemeteries
- 0.2 acres parcel occupied by the Fire Station

In addition, the town manages about 170 acres of land, while the Candia Conservation Commission manages and is responsible for another 175 acres of town-owned property. In 2003, the Conservation Commission requested money from the general fund to develop a forest management plan. It was approved. The town has dedicated 100% of the land use change tax to the conservation fund. The fund's current balance is approximately \$200,000. At the March 2004 town meeting, the Conservation Commission will ask town voters to pass a bond article for more funds for conservation. In addition, an Open Space Committee has been formed as a result of the Natural Resources Outreach Coalition forums. It is a sub-committee of the conservation commission.

Properties Managed by the Candia Conservation Commission:

- 25.0 acres on Donovan Road
- 64.0 acres on Flint Road
- 13.5 acres on Fogarty Road
- 11.6 acres on Fogarty Road
- 29.0 acres on New Boston Road
- 1.3 acres on New Boston Road
- 14.3 acres on New Boston Road
- 16.0 acres on North Road

### **Town Office**

The Candia Town Office is centrally located near the Four Corners on High Street. The building houses the town's property records (vault), administrative records, the office of the select board, the office of the Town Clerk, the Town Treasurer, the Land Use Secretary and Building Inspector's office, the Welfare Department, the Police Department and meeting space for town boards. The basement of the building provides storage space and also serves as the food pantry storing up to 8,000 pounds of food for those in need. The 6,800 square foot building was constructed in 1990.

Although the building provides adequate space to meet current administrative and small meeting needs of the town, additional space may be necessary in the future due to population increase and subsequent increase in demands on town government. The 2003 Capital Inventory Survey did not identify any specific needs for the next 6 years.

### **Fitts Museum**

Candia is one of the only NH towns to own a museum. The museum is located on High Street near the cross roads of High Street and South Road in an historic hamlet of Candia. It was donated to the town by the Fitts family in 1885 and has an extensive collection of Candia artifacts and other historic holdings. The museum is open on Saturdays during the summer months of July and August and by appointment or special event during the other warmer months of the year.

The Fitts Museum celebrated its 100<sup>th</sup> birthday in August 2001. The museum is governed by the Trustees of the Fitts Museum and funded through annual town appropriations and gifts.

In recent years, the Museum has installed a security system, replaced the roof and shed door, improved the electrical and gutter systems. Within the next ten years, the Trustees would like to improve electrical service on the first floor, tool room, second floor and attic. The Trustees anticipate funding to be from private organizations or other sources and as yet do not have an estimate for the work.

### **Cemeteries**

As mentioned previously, the Candia Superintendent of Cemeteries is responsible for the oversight and maintenance of six cemeteries. The Commission also administers the Cemetery Trust Fund (perpetual care and lot funds) to support maintenance activities. Additional funds are appropriated annually by the town. The total expenditures in 2002 were \$11,139. A little more than ¼ of the expenditures or \$3,500 were funded by town appropriations. As noted by the superintendent in Candia's 2002 Town Report, "So little cost, for so much pleasure derived." No capital expenditure is anticipated within the next six years.

### **Old Smyth Library**

The former public library is now owned by the town. It is vacant and uses for the building are currently being discussed. It has been stated that the building needs a new electrical system as well as improved access to meet the requirements of the Americans with Disability Act.

### **Henry W. Moore School**

The Henry W. Moore School was originally constructed as a two-story building during the 1930s. It is located on a 16-acre site that includes parking, play areas, athletic fields, and leach fields. Over the years six construction projects have added space to the original building. There are 26 classrooms that vary in size from 600 to 1,100 square feet. There also are rooms for art, music, dining, library, and computer lab. According to the NHSSA *Assessment of Educational Facility Needs* prepared in November 2002, there are a number of facility and site limitations. These include:

- Too many classrooms smaller than 900 square feet in size.
- The gymnasium/cafeteria and the library/media center are too small.
- There is limited storage.
- Nurse's area is too small and not private.
- Staff room is too small to serve as work room, lunch room and copy center.
- Another conference room is needed.
- There are no facilities for technical education or family and consumer science.
- There is limited space for special education support services
- The original two-story building does not meet ADA standards.

Alternatives for addressing the facility needs include:

- Provide a new facility for grades 6-8; continue to use the Moore School for grades 5 and below.
- Construct an addition or additions to the Henry W. Moore School.
- Seek the use of community facilities to address specific school needs.
- Modify class size practices at selected grade levels.
- Add portable classrooms at the Henry W. Moore School site.
- Adopt a year-round school calendar.

Advantages and disadvantages for each alternative are presented in the NHSSA report. Further study is necessary to assess the structural integrity of the school as well as the capacity to expand at the site.

### **Smyth Public Library**

The new Candia library was completed in November 2002. It is centrally located adjacent to the Moore School and across the street from the Town Offices. The new facility is a result of a private/public partnership. As noted in the 2002 Candia Town Report, it represents Candia's commitment to excellence.

The Smyth Public Library offers a wealth of resources for the community including a collection

"On a foggy morning in late November 2002, an estimated 600 children and residents celebrated the new library's completion by forming a snaking, three-quarter mile-long line down High Street and passed hand-to-hand a dozen books from the old library to the new one. The following day, more than 100 volunteers moved the entire contents of the old building, including furniture and more than 20,000 books, into the new library in less than three hours. All materials were re-shelved by late afternoon."

*Candia Town Report 2002*

of more than 20,000 books, a wide variety of magazines, videos, books on tape and CD, art prints, and music. In addition, there is a meeting room available to Candia residents anytime between 7 am and 11 pm seven days per week. Other library services include internet access with two public computer stations, copier and fax transmissions, and pre-school story time.

Three paid employees and volunteers run the library. The library's financial report notes a 2002 annual expenditure of \$100,351. The town appropriate funds to operate the library. According to the library director, the Library does not anticipate the need for any capital expenditures within the next six years.

## **Emergency Services**

### **Fire**

The Candia Volunteer Firefighters Association (CVFA) is the town's principal emergency response provider, serving the entire community. The Fire Department is privately owned and operated with operational funding provided by the town through an annual warrant article and supplemental funding provided through fund raising activities. It has one station located on a .2 acre parcel on Route 43 at the Four Corners. The two-story building, originally constructed in 1938, is of wood construction. The station has four bays which currently accommodate three fire engines, one tanker, one rescue vehicle, a utility vehicle and a forestry unit. The garage area also contains a small workshop for repairs and maintenance, and a three-story hose tower. The building is equipped with a large meeting/training room, a full kitchen and several offices on the second floor. It is also equipped with an emergency generator for uninterrupted power supply.

The Fire Department has 32 volunteer members from every corner of Candia. The members receive no financial compensation. Recruiting volunteers continues to be a challenge due to the increased demands of calls, training and station duty versus careers and personal lives. The Fire Department responded to 342 calls in 2002, up more than 15% over 2001. The majority of calls (40%) were calls for medical emergencies. Since 1993 the call volume has risen from about 200 to nearly 350 annually (or 75 %.)

In early 2003, the CVFA requested that the administration of the Fire Department be taken over by the town. This proposal will be voted on by Candia voters in 2004. Capital expenditures have been supported primarily by town appropriation with supplemental funds raised through fundraising. Anticipated major capital expenditures for the next 6 years include:

- Chassis replacement for Tanker 1           \$125,000
- Replace Rescue 1 Vehicle                   \$200,000

In addition, the Department will be evaluating the necessity of instituting a "paid call" system, annual stipends, and/or the hiring of full time personnel for day time coverage within the next six years. The department, in conjunction with the Police Department and other agencies, will also evaluate the need for the construction of a safety complex to meet the increasing demands placed on existing facilities.

### **Police**

In 2003, the Candia Police Department's ten staff consisted of the Police Chief, Police Sergeant, four full-time police officers, three part-time officers and a police secretary. The Department reported 5,691 offenses in 2002 including citizen complaints, arrests, traffic accidents, motor vehicle warnings and motor vehicle citations. Since 1998, there has been a 14% increase in police activity. Theft, noise complaints, domestic complaints criminal trespass and juvenile complaints showed the greatest percent increase during that five-year period.

The Candia Police Station is located in the back to the Candia Town Office building on High Street near the Four Corners. As noted previously, the building was built in 1990 by the town. The police department purchased its vehicles through the general fund. The patrol fleet consists of three full-sized police cars. The life expectancy of each vehicle is about three years with an annual mileage of 35,000. The Department purchases a new cruiser annually. The vehicles are used about 50% of the time – seven days per week.

Every year the Department receives grants from the NH Highway Safety Agency for Selected Traffic Enforcement and Driving While Intoxicated Patrols. The funding provides additional coverage in an effort to make Candia's roads safer.

## **Solid Waste**

Candia residents, businesses and institutions currently dispose of their solid waste at the Recycling Center on New Boston Road. It is processed in a number of ways: Combustible waste that cannot be recycled is burned in a small incinerator. Recycling of cardboard, glass, newspapers, magazines, tin and aluminum cans, oil, oil filters, auto batteries, textiles, wood and some construction and demolition debris is mandatory at the Center- Some organic material is composted or is burned in an open area; and some items are swapped in the swap shop. Although there is no municipal trash collection, there are several private trash services that provide curbside pickup.

The Solid Waste Committee promotes all facets of community recycling, including the drop-off recycling options, and up to two hazardous waste collections each year. In 2002, 477 tons of recycled materials were diverted from disposal. In addition, more than 2,700 gallons of waste oil and approximately 200 propane tanks were recycled.

The current small incinerator is permitted for use until April 2008, at which time the town could submit an application for renewal. However, the possibility of renewal would be based on the state/federal regulations that might be in effect at that time. The incinerator, although well maintained, is getting older and at some point it may need repairs that would be cost prohibitive.

Although the Recycling Center serves its purpose, the current location and available space is far from ideal. The Solid Waste Committee would like to expand the facility's recycling opportunities to include mixed paper and plastics, but there is inadequate space for expansion. As the town grows, the current site and equipment will become major problems. If Candia converts to a different means of waste disposal, most likely a transfer station, the present site will not be suitable. Not only is space limited, the site also is not serviced with three-phase power which is the most desirable way to power commercial compacting equipment for a transfer station.

Future plans for Candia's solid waste disposal includes finding a 6 – 8 acre site near a major road, on which a transfer station could be built. In addition to the costs associated with property acquisition and transfer station construction, funds would be necessary to budget for closure costs of the existing facility.

## Human Services

The Town of Candia, like other New Hampshire communities, has a welfare department which offers its residents temporary assistance for basic needs. Annually, the Welfare Department is able to make the holidays a little more pleasant for less fortunate families in town by providing food and gifts.

Other organizations are listed in the adjacent text box. Health services and community wellness are described in the Social Infrastructure section of this inventory.

## Recreation Facilities

Candia is fortunate to have numerous recreation opportunities within its geographic boundaries. Moore Park provides formal and casual recreation through the playground; skate board park, fields, basketball courts, and clubhouse. The recreation fields located behind the school are also available to residents. There also are numerous hiking trails and a rail trail in town.

One of the more unique organizations in Candia is the Candia Youth Athletic Association, a federally and state registered non-profit. CYAA is managed by a volunteer board and hundreds of volunteer members and local businesses have helped to complete extensive capital projects. CYAA provides year-round sports and other social activities to children and adults of Candia as well as many surrounding towns. The facilities include a 42-acre parcel of land which has (2) baseball fields, (1) Tee Ball field, 2 lighted soccer fields, and most importantly a 17,500 square foot field house that encloses a full size oak basketball court, restrooms and an artificial turf indoor soccer field. Although the CYAA's primary mission is to provide sports and social activities for children, the field house has brought a number of adult programs including: soccer, basketball, lacrosse, martial arts, volleyball, rugby, walking programs for seniors and more. It has served as an event center for religious services, Halloween parties, and numerous sports clinics. The CYAA is also working towards making the field house a town emergency shelter. (additional funding will be required).

Through low fees and diverse programs, CYAA has been able to involve a very high percentage of participation of Candia children, and provide year-round social and athletic opportunities for many community residents. Primary funding for CYAA comes from sports registrations, local business support and extensive fundraising efforts. Much of the CYAA's 42 acre lot is currently unimproved and plans are in place to add fields and facilities as funding permits. In addition to the 42-acre CYAA facility, the CYAA has a primary role in the maintenance of the athletic fields at Moore Park. Although a portion of the funding comes from the town, CYAA has used its volunteer base and fundraising efforts to maintain and improve the fields, grandstands, batting cage and fencing as well as the concession stand/restrooms at Moore Park.

### Community Organizations

The Town of Candia supports several regional and not-for profit organizations providing important services to local residents. In 2002, voters supported the following organizations:

- Retired and Senior Volunteer Program
- Greater Manchester-American Red Cross
- Rockingham Nutrition & Meals Program
- Child and Family Services
- Seacoast Child Advocacy Center
- Area Homemaker Health Aide
- Rockingham County Community Action Program
- Lamprey Health Care
- Visiting Nurse Association
- Teen Center

The cost of maintaining local access to these services for the year was \$25,754

The town financially supports recreation through its Parks and Recreation budget. The budget covers the costs of the skiing and summer programs and its staff as well as the maintenance costs of Moore Park. In 2003, the town raised \$22,510 for recreation.

Other possible recreation opportunities which should be explored include the establishment of a formal trail system (with landowner approval), and the creation of recreation paths linking the Candia School, Moore Park and the Candia Youth Athletic Association. Estimated capital expenditures have not been developed for these endeavors.



## CANDIA ENERGY AND UTILITY PROFILE

### Summary of Energy Use, Demand and Affordability

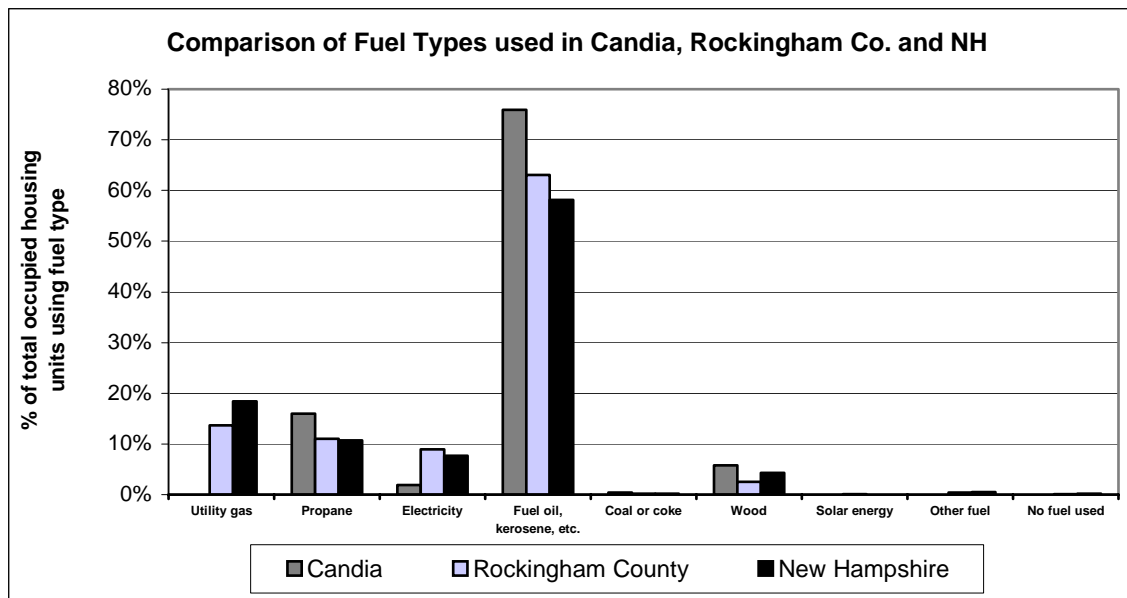
<b>Fuel Type used in Occupied Housing Units</b>						
<b>Fuel Type Used</b>	<b>Candia</b>		<b>Rockingham County</b>		<b>New Hampshire</b>	
	# of housing units	% of housing units	# of housing units	% of housing units	# of housing units	% of housing units
Utility gas	0	0.00	14,251	13.63	87,287	18.39
Bottled, tank, or LP gas	217	15.97	11,491	10.99	50,823	10.71
Electricity	26	1.91	9,311	8.91	36,223	7.63
Fuel oil, kerosene, etc.	1,032	75.94	65,947	63.09	275,827	58.12
Coal or coke	6	0.44	245	0.23	873	0.18
Wood	78	5.74	2,629	2.52	20,226	4.26
Solar energy	0	0.00	79	0.08	180	0.04
Other fuel	0	0.00	457	0.44	2,263	0.48
No fuel used	0	0.00	119	0.11	904	0.19
<b>Total Occupied Housing Units</b>	<b>1,359</b>	<b>100.00</b>	<b>104,529</b>	<b>100.00</b>	<b>474,606</b>	<b>100.00</b>

*Source: US Census Bureau 2000*

- Fuel oil is by far the most common fuel type used in Candia, as well as in the county and the state.
- While the second most commonly used fuel type in Candia and the county is bottled or tank gas, the second most common fuel for the state as a whole is utility gas.
- A relatively low percentage of Candia's homes are using electric heat (1.9%). Comparatively, the percentage of houses in the county using electric heat is 8.9%; in the state, it is 7.6%.
- While Candia has no homes powered by solar energy, there are 180 homes (.04%) in the state using solar power as their main fuel source.
- According to NH Energy Facts 2002, NH ranks 41<sup>st</sup> in the nation for energy consumption per capita and ranks 19<sup>th</sup> in the nation for energy cost per capita.

### Summary of Utilities and Communication Resources

- Candia does not have a municipal wastewater collection and treatment system. All development relies on individual in-ground septic systems.
- Candia has no municipal water system, relying instead on individual wells.
- Although Candia does not have its own television, radio or newspaper service, the Smyth Public Library, the Moore School and the Town Offices are the key sources of information. Other informal sources of local news include the Moore Park/Candia Playground, Recycling Center, Candia Youth Athletic Association, Candia Volunteer Fire Department, and the local churches.



According to “Energy Facts” (Governor’s Office of Energy and Community Services, 2002 (now NH Office of Energy and Planning (NH OEP))):

- New Hampshire generates more electricity (16.2million MWh in 1999) annually than it uses (11.5 million MWh) -- making it an exporter of electricity (4,689,000 MWh, or 28.9% of generation).
- The vast majority of the fuels used to generate the energy consumed in the state are imported, while \$1.6 billion moves out of the state for imported fuels and for uranium, oil, natural gas, coal and other non-wood, usually fossil-based, sources.
- The “native energy” generated in 1999 using wood and wood waste was 31.0 trillion Btus from 1.3 million tons of wood chips and sawmill residue costing \$24.3 million.
- Hydroelectric power (1.4 m MWh generated, for which the “fuel” is free) is also renewable energy.

New Hampshire Energy Consumption and Cost, 1999	
Energy consumed, Btu, 1999	335.4 trillion (335.4 TBtu)
Energy consumed, Btu, 1990	270.8 trillion (270.8 TBtu)
Growth in consumption (1990-1999)	19.3% (64.6 TBtu)
National rank for energy consumed	45 <sup>th</sup>
Dollars spent for energy	
Nominal <sup>1</sup> dollars per million Btu	\$11.05
National rank	6 <sup>th</sup>
Total nominal dollars for energy:	\$2,631,100,000
National rank:	40 <sup>th</sup>
Gross State Product (GSP)	\$44,229,000,000
GSP per capita	\$36,823
Efficiency, (Btu/\$GSP)	7,573 Btu
Efficiency, GSP Dollars/TBtu	\$132,000,000
US average efficiency, GSP Dollars/TBtu	\$98,000,000

1. Dollars that have not been adjusted to account for changes in purchasing power/inflation.  
 Source: US Census Bureau web site via “Energy Facts” published by the Governor’s Office of Energy and Community Services, 2002 (NH OEP)

New Hampshire Per Capita Energy Data	
Total Energy consumed, Btu:	335.4 TBtu
Population of State:	1,235,000
Energy consumed <i>per capita</i> (Btu/person):	279,236,122
National rank:	41 <sup>st</sup>
Energy cost, nominal dollars total:	\$2,631,100,000
Energy cost, <i>per capita</i> :	\$2,190
National Rank:	19 <sup>th</sup>

Source: "Energy Facts" published by the Governor's Office of Energy and Community Services, 2002 (NH OEP)

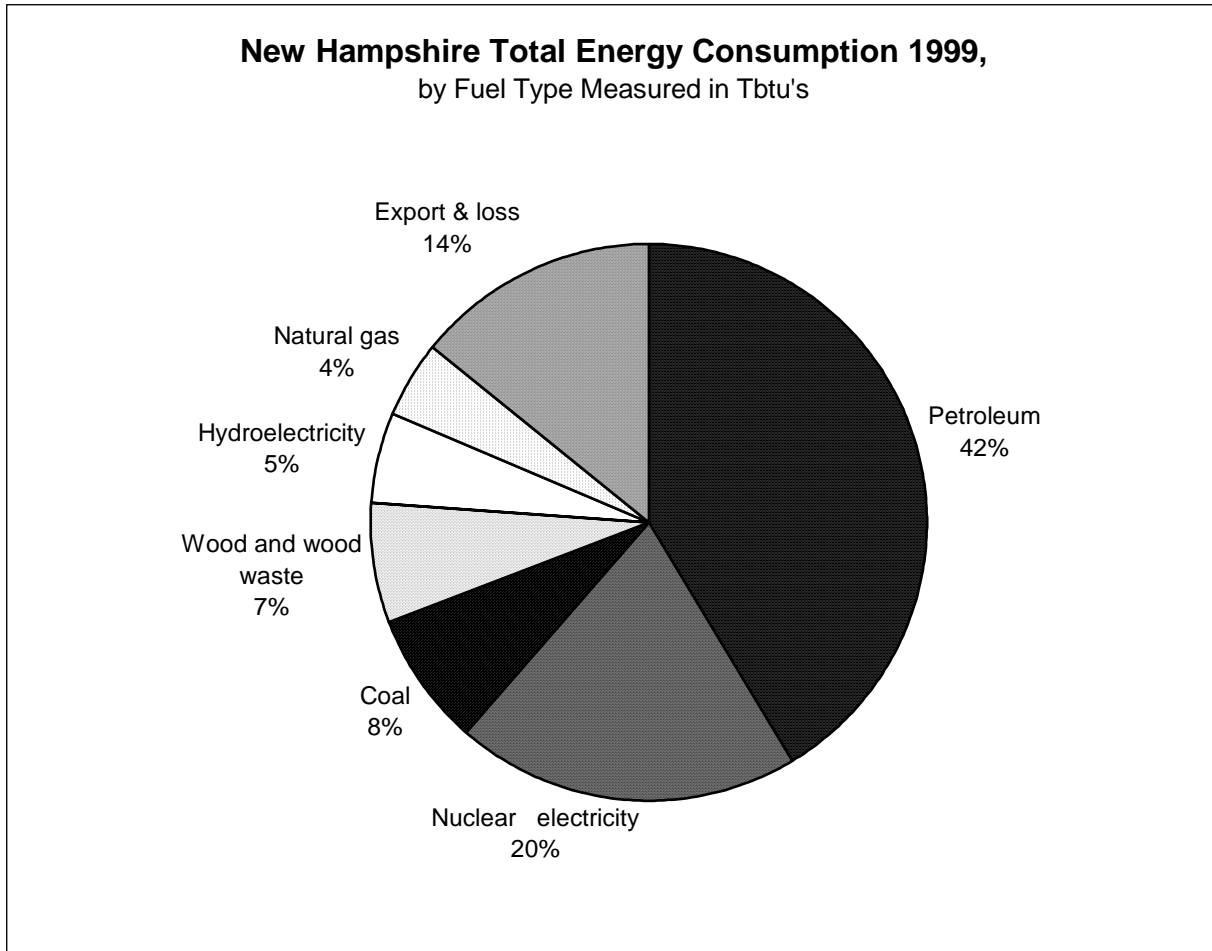
\*Most of the data sets in this document are from 1999, the most recent year for which complete data are available. Where possible, more recent information is presented when it will not skew comparisons with 1999 figures.

### Some Definitions

- **Btu** - British thermal unit. It is convenient to express various forms of energy in a single kind of energy "currency". It is defined as the amount of heat needed to raise the temperature of one pound of water by one degree Fahrenheit. Also, it is approximately the heat released by burning one kitchen match.
- **Tbtu** - One trillion Btus
- **Energy** - The ability to do work. (Work is moving a force over a distance.) E.g., throwing a ball is expending energy. Similarly, it requires the expenditure of energy to evaporate water from an ocean and to put that water into the atmosphere. In each example, work has been done.
- **Fossil fuels** - Fuels that are extracted (literally, from the Latin, fossere, to dig) from the ground. Examples are coal, crude petroleum ("oil"), and natural gas. They are the modified chemical remains of once-living organisms; thus the energy we obtain by burning them can be traced to the Sun. As we are extracting fossil fuels at a far higher rate than they are forming, they are essentially non-renewable.
- **KW** Kilowatt - A unit of **power**, equal to one thousand **Watts**. Used in the US mainly to measure electric power production and consumption.
- **MW** megawatt - Simply, one thousand **kilowatts**, therefore one million (prefix: mega) **Watts**. When a quantity is too large relative to the chosen unit size, a larger unit is often selected to reduce the size of the number that represents the quantity. Thus, NH generation capability is 2,851 MW, which is more convenient than stating that amount of power as 2,851,000 KW.
- **Power** - The rate at which energy is produced or used.
- **Watt** - A unit of **power**. Named for James Watt, who, in 1782, invented the first rotary-motion steam engine, capable of powering a variety of machinery -- including, about 100 years later, electric generators. See also **KW** and **MW**.

### Annual Total State Energy Consumption

- Petroleum-derived energy is the most-consumed form of energy in NH, comprising more than 54% of the energy used in the state, and more than 84% of energy costs.
- Motor gasoline comprises nearly half the state's energy consumption costs.
- Petroleum distillate used as both #2 heating oil and diesel fuel for transportation constitutes nearly 20%. These two fuel sources combined comprise nearly 70% of the cost and 40% of the Btus consumed in NH. Due to its use in electric generation, coal is the fourth largest source of energy in the state, followed by wood.
- Natural gas is third in cost, while propane is fourth in over-all costs (although only 10th in its Btus).



- New Hampshire is part of the Northeast Power Pool (NEPOOL), operated by ISO-New England, Inc., an organization established by utilities to manage power supply and distribution over the regional New England power grid.
- A comparison of New Hampshire generating capability and demand is shown below.

New England Generating Capability, 1999	
New England Grid's average generating capability	27,600 MW
NEPOOL projected power output, 2002	130,240,000 MWh
Record power demand(8/14/02)	25,384 MW <sup>1</sup>
New Hampshire peak (summer) actual demand, 2002	2,127 MW <sup>1</sup>
New Hampshire peak (summer) generating capability	2,851 MW
New Hampshire projected power output, 2002	10,045,000 MWh
New Hampshire projected avg. power output/day, 2002: (2002 projections from ISO-NE, 3/02)	27,451 MWh

Source: Governor's Office of Energy and Community Services (NH OEP)

In 1999, electric generating plants in New Hampshire produced more electricity than the state consumed, resulting in nearly 30% (4.69 MWh) of the power generated in the state being exported.

<b>Electricity Production in New Hampshire, 1999</b>		
<b>NH Net Electricity Production</b>	<b>MWh</b>	<b>%</b>
Utility	13,875,659	85.6
Non-Utility	2,330,264	14.4
Total	16,205,923	100.0

Source: Governor's Office of Energy and Community Services (NH OEP)

### **Renewable Energy in New Hampshire**

- Renewable energy is an important source of energy in New Hampshire. There are:
  - six wood-fired power plants in the state;
  - three landfill gas-fired facilities; and
  - two municipal solid waste-fired power plants.
- In the summer of 1999, these comprised 4.3% of the state's electric generating capability, according to "Energy Facts."
- New Hampshire consumed more hydroelectric power than it produced in 1999 by a half-million MWhs due to contributions to the New England regional grid from sources such as Hydro Quebec.
- There are nine utility-owned hydro-generation sites and 27 non-utility hydro-generation sites in New Hampshire.

## **Energy Sources and Supplies**

### **Electric Utilities**

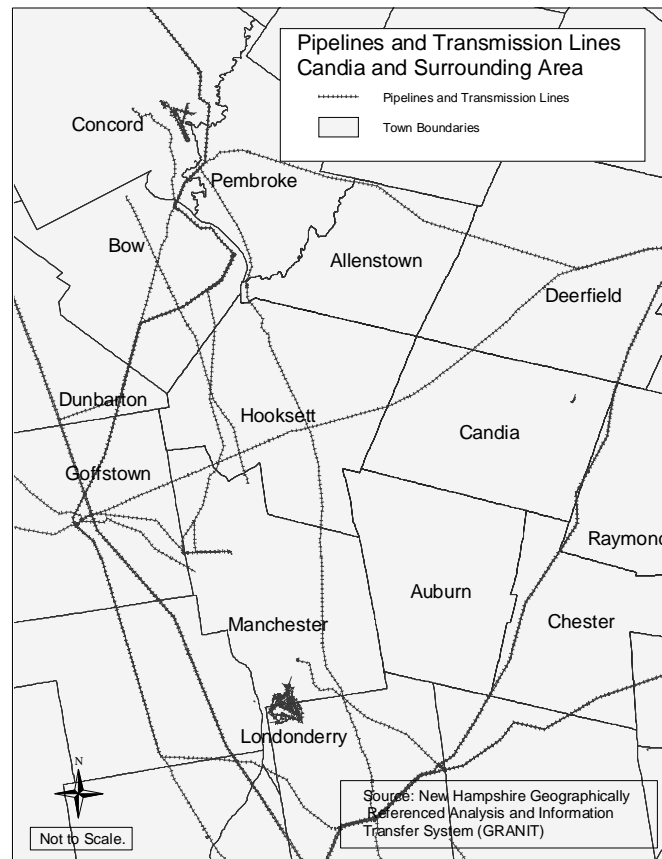
In 1995, the New Hampshire Public Utilities Commission sponsored the "Roundtable on Competition in New Hampshire's Electric Energy Industry." Also in that year, legislative committee work began at the State House on House Bill 1392, which eventually passed both the House and Senate and was signed into law by the Governor in May of 1996. HB 1392 was a directive to the Public Utilities Commission to split up the traditional utility functions and "aggressively pursue restructuring and increased consumer choice" in the electric industry. Thus, instead of utilities generating, transmitting and distributing electricity, the law in New Hampshire mandates separation of the generation from the transmission and distribution functions and the provision of generation service by the competitive market. It maintains the monopoly for delivery of electricity, both the transmission and distribution, avoiding the duplication of poles and wires. So, while Candia's local utility remains in place to deliver electricity, other companies are able to sell the consumer the generation part of electricity.

In mandating competition, the legislature's goal was to lower New Hampshire's electric rates by bringing them closer to the regional average in order to: 1) help established businesses become more competitive; 2) make New Hampshire a more attractive place to live and do business; and 3) provide financial relief to residential customers. (Source: NH Public Utilities Commission)

The local electric distribution companies used in the Candia area are **Public Service of New Hampshire** (PSNH) (a subsidiary of Northeast Utilities) and **New Hampshire Electric Cooperative** (NHEC). Public Service of New Hampshire's service territory encompasses 5,445 square miles and is broken down into

three regions: Seacoast/Northern, West Central, and Southern (of which Candia is part). These regions include 201 New Hampshire communities and 447,583 customers (as of 2002). Founded in 1939 by a group of farmers in Concord, the New Hampshire Electric Cooperative (NHEC) is a nonprofit electric utility serving approximately 75,000 members in all or part of 115 towns across the New Hampshire. Today NHEC remains a member-owned and member-controlled electric distributor. Its 5,000 miles of energized line traverse nine of the 10 counties in New Hampshire.

**Pipelines and transmission lines** in the Candia area are shown on the following map.

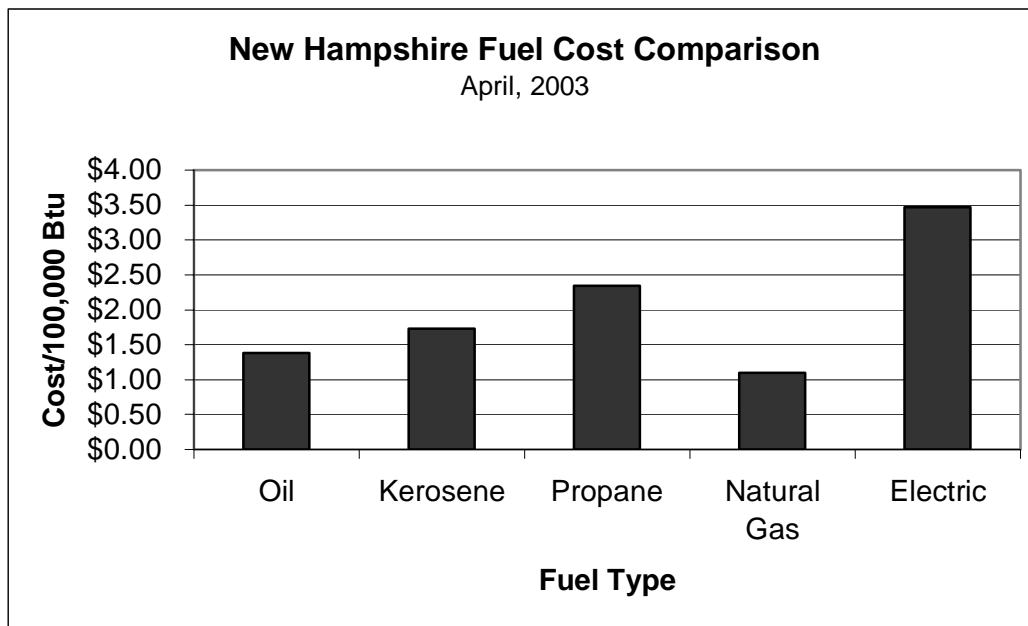


### Wood

Wood is obviously plentiful in the Candia area and is available from any number of people advertising via signs, newspapers and word of mouth. Green wood ranges from \$100-\$150 per cord; dry ranges from \$150-\$200 per cord.

### Heating Fuel

The following chart compares fuel costs in New Hampshire, as of April 2003.



Source: Governor's Office of Energy and Community Services (NH OEP)

Candia is serviced by many oil and natural gas fuel suppliers in Rockingham and Hillsboro Counties.

## Energy Conservation

### Core Energy Efficiency Programs

During the fall of 2003 the Governor's Office of Energy and Community Services was merged with the Office of State Planning to become the Office of Energy and Planning. A number of "core" energy efficiency programs were established consistent with the PUC orders 23,574, 23, 850, and 23,982 -- which require the utilities to develop a consistent set of innovative, statewide core programs available to all New Hampshire ratepayers. The goal of initiating the core programs was to increase the availability of cost-effective, energy-efficient measures and services, while providing economic and environmental benefits to the State. (Source: Governor's Office of Energy and Community Services (NH OEP)).

The five electric utilities, along with a diverse group of "interveners" (including ECS, PUC Staff, the Office of the Consumer Advocate, the Department of Environmental Services Air Resources Division, New Hampshire Legal Assistance, the Society for the Protection of NH Forests, the Conservation Law Foundation, and the Environmental Responsibility Committee of the Episcopal Diocese of NH) worked together to create a common set of statewide core programs. The programs are funded by the "energy efficiency portion" of the System Benefits Charge (SBC) that appears on customers' electric bills.

In addition to the core programs, there is a number of energy efficiency and renewable energy programs managed by NH OEP with funding from the Department of Energy (DOE) and federal oil overcharge restitution funds. These include:

- **BECI** - The Building Energy Conservation Initiative (BECI) is a program to cut energy and water costs in more than 500 state buildings by up to \$4 million annually through building upgrades and retrofits.
- **Industries of the Future (IOF)** - IOF is designed to enhance the competitiveness of New Hampshire industries through increased energy efficiency and productivity.
- **Rebuild NH** - Rebuild New Hampshire is affiliated directly with the US Department of Energy's Rebuild America program, a broad national initiative to reduce energy use and costs in buildings, now active in every state.
- **Energy Codes** - ECS is active in fostering increased compliance with New Hampshire's residential and commercial energy codes.

### **Energy Assistance Programs**

The Office of Energy and Planning administers a number of Energy Assistance Programs with the goal of reducing energy bills and advancing the economic independence and dignity of low-income households. These are:

- New Hampshire Fuel Assistance Program
- Statewide Electric Assistance Program
- Weatherization Assistance Program.

### **Energy Programs**

The Office of Energy and Planning operates several Energy Programs in partnership with both private and public entities to promote a sustainable, environmentally sound and least-cost energy future of New Hampshire, as well as to encourage conservation and renewable resource use.

## **Public Utilities**

### **Public Sewer**

Candia does not have a municipal wastewater collection and treatment system. All development relies on subsurface waste disposal systems. Future development in Candia may require community systems.

### **Public Water**

Candia has no municipal water system, relying instead on individual wells. There are, however, six active "public" water systems, and nine inactive "public" water systems. A public water system is "a system for the provision to the public of piped water for human consumption, if such system has at least fifteen service connections or regularly serves an average of at least twenty-five individuals daily at least 60 days out of the year (RSA 485:I-a,XV).

## **Communication and Information**

### **Newspapers**

Candia does not have its own weekly newspaper, but is covered in the weekly *Hooksett Banner*, which also covers Hooksett, Suncook, Pembroke, Auburn and Raymond. It is published on Thursdays and is distributed at several area locations. The statewide newspaper is the *Union Leader* (published in Manchester) and home delivery is available.



**Television**

There is not a separate television market for southern New Hampshire, according to the industry's official definitions as used by the FCC and by ratings companies such as Nielsen. Since most of the state receives its CBS, NBC, Fox, UPN, and WB service from Boston, southern New Hampshire is usually counted as part of the Boston market. WMUR (Channel 9) carries school cancellations and delayed-opening announcements for Candia. Public access channels are located in Bedford (Bedford Community Television), Londonderry (Access Center), and Manchester (Community TV).

Cable television (as well as internet connection) is provided by Comcast in Candia. The town receives a franchise fee of 3% of gross revenue, which does not include internet services. The Comcast contract with Candia expires in 2007.

While most households use cable for televisions reception, there are satellite television companies based in Manchester.

**Radio**

Numerous radio stations can be received in the Candia area, including Boston and Portland stations. WGIR, WZID, WKXL, WFEA, WOKQ, WEVO, WJYY, and WNNH all carry school cancellations and delayed-opening announcements for Candia.

**Telephone**

Verizon is Candia's local telephone company. Rates vary depending on the consumer's service preference. Consumers can choose their long-distance provider from any number of companies.

Verizon Wireless is the most widely used cellular phone service provider in the Candia area. Many Candia residents do, however, utilize services from cell phone companies who provide service in the Manchester area.

There are seven cell towers in Candia, located at 230 Tower Hill Road (Crown Castle International), Patten Hill Road (Crown Castle International), Tower Hill Road (Northeast Utilities Service Company), 606 North Road, 26 Old Manchester Road (Telecorp.), Diamond Hill Road (Cellular One), High Street (FAA), 437 Patten Hill Road (Omnipoint Communications Inc). (Source: NH OEP).

**Internet**

In an effort to inform New Hampshire businesses about providers of broadband services, the NH Department of Resources and Economic Development and the NH Public Utilities Commission have compiled a list of providers who have stated that they offer data services (Source: Public Utilities Commission; last revised 4/23/02).

Digital Subscriber Line (DSL) is an *always-on* internet connection that normally terminates in a socket on your wall, one that looks much like a phone socket. In the US, the socket is exactly a phone socket, and, for the popular residential DSL, (ADSL), the same housewiring does indeed carry both phone and data. DSL is available to only about one-half of phone lines in Candia.

**Town Information**

The Smyth Public Library, the Moore School and the Town Offices are the key information sources in Candia. Other informal sources of local news include the Moore Park/Candia Playground, Recycling Center, Candia Youth Athletic Association, Candia Volunteer Fire Department, and the local churches.

**Web**

There is a notable lack of information about Candia on the Web. The New Hampshire Association of Regional Planning Commissions ([www.nharpc.org/datacenter.php](http://www.nharpc.org/datacenter.php)) provides community profiles, including Candia, on its data center web page. The Southern New Hampshire Planning Commission ([www.snhpc.org](http://www.snhpc.org)) provides general information on its member communities, including data on population, employment, housing, health care options, transportation, among other things. The Greater Manchester Chamber of Commerce web page ([www.manchester-chamber.org/default.asp](http://www.manchester-chamber.org/default.asp)) includes general information that pertains to Candia. The “Candia, New Hampshire’s Unofficial Home Page” ([www.nh1.com](http://www.nh1.com)) sponsored by PowerTronics, lists churches, businesses, organizations, that have requested to be listed on this site (listing is free). Candia itself has not created its own “official” web page, although at public forums in the past years, participants have repeatedly suggested developing a local web site to improve communication and community involvement.

New Hampshire’s Department of Resources and Economic Development also maintains a website that provides information about Internet availability ([www.technologynh.com](http://www.technologynh.com))

## CANDIA TRANSPORTATION PROFILE

### Summary

- Single-occupancy vehicles are by far the dominant mode of transport in Candia.
- The greatest number of local workers commute to Hillsborough County, with 31% driving to Manchester.
- On average, ½ mile of Candia's local road network has been reconstructed each year for the past 13 years. If this annual upgrade program is continued for the next 8-10 years, it is anticipated that no substantial improvements will be required for the subsequent 20 years.
- Traffic on Route 101 has increased 50%-60% between 1995 and 2002. Traffic on other roads is increasing as well.
- Traffic is projected to increase nearly 60% on routes 27 and 43 between 2000 and 2020, which is well above the projected increase of 40% on Route 101 during the same period.
- Candia has 11 "Scenic Road" segments (designated under RSA 231:157) that provide protection of features located within rights-of-way.
- Candia contains approximately 4 ½ miles of Rail Trail – which runs from Manchester to Newfields. It enters the town from Auburn in the vicinity of Hook Road and runs northeast to Raymond.

### Commuting Patterns

Automobiles are, obviously, the dominant mode of transportation in Candia. Compared with the county and state as a whole, Candia residents are more likely to drive a single-occupancy vehicle to work and less likely to walk or take transit (including taxi service). Local residents are more likely to carpool than residents of the county, however, the rate of carpooling is slightly below that of the state as a whole.

<b>Means of Travel to Work 2000</b>			
<b>Mode of Travel to Work</b>	<b>Candia</b>	<b>Rockingham County</b>	<b>New Hampshire</b>
Drove Alone	86.5%	84.8%	81.8%
Carpooled	9.4%	7.8%	9.8%
Transit	0.5%	0.8%	0.7%
Walk	0.3%	1.7%	2.9%
Other	0.2%	0.8%	0.8%
Work at Home	3.1%	4.1%	4.0%
Mean Travel Time (1 direction - minutes)	28.3	28.6	25.3

Source: US Census 2000

The mean travel time of Candia residents' commute is greater than the state as a whole and comparable to that of the county. Local residents travel to jobs in 65 municipalities, including 21 cities and towns in

Massachusetts. The greatest number of local workers is employed in Hillsborough County, however, with 31% commuting to Manchester.

## Road and Highway Network

Given the dominance of the passenger automobile for local transport, roads and highways are the key transportation facilities in Candia. The town is served by 20.9 miles of state highway (NH 101, 27 and 43) and 50.72 miles of maintained (Class 5) town roads. An additional 10.83 miles of Class 6 town roads are not maintained on a year-round basis by the municipality, although private landowners maintain some segments of Class 6 roads.

State and local roads serve different transportation functions depending upon their design. The functional classification<sup>1</sup> of a particular road is defined by the degree of access to adjacent land, the mobility it provides, and particularly in the case of rural highways, the region or area it serves. A simplified functional classification system applicable to Candia includes arterial highways, collector roads and local roads. These may be described as follows:

- **Arterial highways** are designed to provide regional and statewide routes, generally linking cities, larger towns, and other major traffic generators. Generally, providing direct access to abutting properties is a secondary function of arterials. In Candia, the approximately 10 miles of Route 101 (counting both east-bound and west-bound segments) serve as the only arterial.
- **Collector roads** serve primarily the local community and links to neighboring towns and region, rather than statewide travel, and consist of routes on which distances are generally shorter than on arterials. Collector roads also provide access to abutting properties, although such access may undermine the transportation function of busy collector routes. Both NH 27 and NH 43 are defined as collector routes in Candia.
- **Local roads** provide access primarily to adjacent land and roads of higher classification and provide for travel over relatively short distances when compared to collectors. Local roads offer the lowest level of mobility. This classification includes all of Candia's Class 5 roads.

Mileage Summary of State & Local Roads			
Classification	Arterial	Collector	Local
Class 1 (state highway)	10	0	0
Class 2 (state highway)	0	10.91	0
Class 3 (recreational roads)	0	0	0
Class 4 (town/city streets)	0	0	0
Class 5 (rural highways)	0	0	41.45
Class 6 (unmaintained)	0		10.83

Source: NHDOT

## State Highways: Needs and Conditions

Route 101 serves as the principal east-west route in Southeast New Hampshire, providing access between Manchester and the seacoast. A single interchange access to that highway is located in Candia. The road recently underwent reconstruction and expansion and no further improvements have been planned.

<sup>1</sup> The Candia subdivision regulations define arterials, collectors and local ("minor") roads somewhat differently, based upon average daily traffic and geometry. For the purposes of this plan a regional classification system was used.

Routes 27 and 43 serve as collector roads, providing access to neighboring towns and serving most of the community's commercial land uses. No functional deficiencies have been identified relative to either of these highways and no improvement projects are included in the region's five-year Transportation Improvement Program (TIP).

No high accident locations have been identified along state highways, although local concern has been expressed regarding safety at the intersection of NH 43, Main Street and Raymond Road. A combination of travel speeds and geometric alignment has resulted in chronic accidents. Developing a plan for improving safety conditions at the intersection, through redesign, realignment or signalization, has been identified as a state highway priority of the Police Department and Road Agent.

No commuter park and ride facility is located in Candia, although given the large commuter population and reliance on single occupancy automobiles one may be warranted.

### Town Roads: Needs and Conditions

Candia has been undergoing a comprehensive program of reconstructing the town's road network over the past 13+ years. On average, ½ mile of road has been reconstructed annually. For the past five years voters have allocated \$100,000 annually to fund reconstruction efforts which, to date, has resulted in substantial upgrade of Class 5 town roads.

According to the Town Road Agent, the reconstruction program should be completed within the next eight to 10 years at a total cost of \$1,983,000. It is anticipated that the amount of annual reconstruction funds requested will increase to \$150,000 beginning in 2004. Once the program is complete, no further substantial road construction, other than resurfacing and related maintenance, is anticipated before 2030.

In addition to road reconstruction, some bridge deficiencies have been identified. These include:

- A box culvert on the Old Bean Island Road. Due to the limited traffic on this short section of road (10 average annual daily trips in 2002), an option of removing the culvert to create a dead-end road from Island Road and a private driveway serving a single home from Route 27 may be explored.
- The Old Stone Bridge in Candia Village is limited to a vehicle weight of five tons. With that restriction replacement or major reconstruction should not be required in the foreseeable future. Replacement of the bridge could have a dramatic impact on traffic conditions and the character of the surrounding area due to the existing bridge's historic character and the resulting traffic calming function.
- The western approach to the New Boston Road Bridge over the North Branch is settling and may need attention in coming years.
- It is noteworthy that two historic granite culverts are still in use. Located under Patton Hill Road and Currier Road, both culverts, which are inspected annually, appear structurally sound.

Candia Road Reconstruction Projects	
South Road	\$410,000
Old Manchester Road	\$75,000
Patten Hill Road	\$500,000
Depot Road (1/10 <sup>th</sup> mile)	\$65,000
Currier Road (southeast section)	\$220,000
Tower Hill Road	\$446,000
Critchett Road (2.2 mile section)	\$160,000
Old Deerfield Road	\$30,000
New Boston Road (1/10 <sup>th</sup> mile)	\$25,000
Podunk Road (paved section)	\$52,000

Source: Candia Road Agent 7/2003

## Traffic

Traffic volumes on local roads and highways have generally increased in recent years, although irregular traffic counting has made the identification of trends difficult. It appears, however, that:

- Traffic on Route 101 has increased considerably (between 50 and 60%, depending upon the counter location) between 1995 and 2002. There appears to be a corresponding increase in the number of vehicles accessing the state highway at Exit 3 in Candia.
- Although annual fluctuations are common, it appears as though traffic on Routes 27 and 43 has increased in excess of 20% between 1996 and 2001.
- Traffic counts on local roads are too infrequent to identify clear trends, although the limited data and increases in traffic on state routes likely indicate increasing traffic on many local roads.

Selected Traffic Counts								
Average Annual Daily Trips (AADT) 1995-2002								
	1995	1996	1997	1998	1999	2000	2001	2002
NH 101 Raymond town line(between Exit 3/4)	21,078	23,137	23,727	25,486	27,249	29,229	30,987	33,701
NH 101 at Auburn town line (between Exit 2/3)	28,000	31,000		33,000	36,000	36,000	40,000	42,000
NH 43 (Deerfield Road) at Deerfield town line	2,500		3,800		4,200		3,800	
NH 43 (Deerfield Road) south of Adams Rd	6,600		7,300	7,600	7,300		8,300	
NH 27 (High Street) at Raymond town line		3,200	3,100			3,100		
NH 27 (High Street) west of Blevins Rd	4,300	5,400	4,200	4,900	5,000			5,200
NH 27 (High Street) west of NH 43				2,100			3,000	
NH 27 (High Street) at Hooksett town line			2,400	2,600	2,800	4,500	3,300	
New Boston Rd west of Deerfield Rd		500	490			590	550	
Langford Rd at Raymond town line		600					750	
Langford Rd south of NH 27		1,000			1,200			
Patten Hill Rd over NH 101		700		750	780			840
Old Deerfield Rd east of NH 43/over N. Branch		290		260				350

Source: NH DOT and SNHPC

The Southern New Hampshire Planning Commission (SNHPC) developed regional traffic forecasts as part of the preparation of the Regional Transportation Plan. This involved breaking communities into “traffic zones” in order to conduct computer modeling. The number of zones was based on road mileage, population and land use, and geographic features. Candia included four traffic zones. Traffic projections were made for the primary highway within the specific zone. Projections were made based upon a scenario that all currently planned highway improvement projects, including the I-93 expansion, would be constructed (“build”), and a scenario in which they would not be constructed (“no-build”).

- The difference between anticipated increases under the “build” and “no-build” scenarios are negligible, although this appears inconsistent with land use projections made as part of the I-93 EIS, which indicated that the interstate expansion would result in a population increase of 25% between 2000 and 2020 (1,016 new residents) and an increase in local employment of 50% (152 new jobs).

- Regardless of the scenario, traffic is projected to increase nearly 60% on Routes 27 and 43, and well above 40% on Route 101.

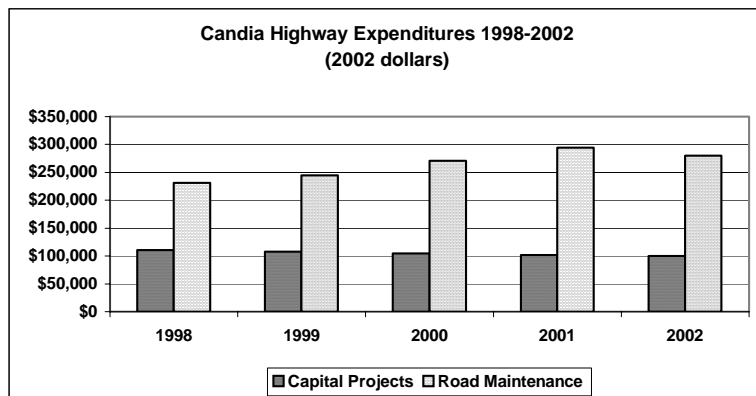
Traffic Projections (with and without regional highway improvements)					
	1995	2010 (no build)	2010 (build)	2020 (no build)	2020 (build)
Route 101 at Auburn TL	30,354	38,175	38,538	44,279	44,729
Route 101 at Raymond TL	22,683	27,771	28,236	31,972	32,533
Route 27 at Hooksett TL	4,838	6,035	6,363	7,659	7,662
Route 43 at Deerfield TL	6,605	8,803	8,805	10,442	10,485

Source: SNHPC

### Town Road Maintenance

Candia’s roads are maintained by private contractors hired by the town. The work is overseen by a Road Agent elected by local voters to a three-year term. The costs of providing maintenance are based upon fixed rates established by NHDOT.

In addition to local funding through the property tax, New Hampshire provides highway block grants to communities to assist with maintenance. The amount of funding is based upon highway mileage. In fiscal year 2003 (which ended June 30<sup>th</sup>), Candia received \$88,878 in state highway assistance. This constitutes approximately 30% of the annual maintenance budget. Other state assistance is available for bridge repair and reconstruction.



The town owns a sand pit that provides materials for winter maintenance, but gravel for surfacing unpaved roads must be purchased from commercial vendors. Current policy calls for maintaining unpaved roads to the extent practical given road conditions and traffic volumes.

### Road Standards

All new roads built to serve development in Candia must be constructed to town standards and turned over for acceptance as town roads. Road construction standards are set forth in the Candia Subdivision Regulations, and the Town Road Agent and Town Engineer inspect roads to determine compliance with such standards.

#### Class 6 Roads

Class 6 roads – which are located within town-owned rights-of-way but are generally not maintained for year-round travel – may be upgraded to serve development, provided such upgrade meets the town’s standards and is paid for by the developer. Presently, no specific policy exists to guide development of land served by Class 6 roads, although subdivisions are discouraged unless the road is brought up to town standards.

**Scenic Roads**

Candia has designated 11 road segments as “Scenic Roads” under RSA 231:157, which provides protection of features located within the right-of-way that contribute the road’s scenic character. Designated scenic roads segments of:

- Libbee Rd.
- Pine Hill Rd.
- Adams Rd.
- Lane Rd.
- Depot Rd.
- New Boston Rd.
- Baker Rd.
- North Rd.
- Patten Hill Rd.
- Critchett Rd.
- Crowley Rd.

**Access Management**

The frequency, location and design of highway accesses – or curb cuts – have a direct bearing on the safety and efficiency of both town roads and state highways. The design of curb cuts also is important with regard to stormwater management and road maintenance. Managing access can improve safety and better maintain highway capacity over time. Several techniques may be applied through local zoning regulations, road policies and ordinances, and additional land use regulations (e.g., subdivision regulations). These include requirements for:

- minimum sight distance at a driveway or street intersection;
- maximum number of driveways per lot;
- mandatory shared driveways;
- maximum width of curb-cuts;
- minimum and maximum driveway lengths;
- minimum or maximum on-site parking, shared-parking, and parking design;
- minimum area for loading and unloading; and
- landscaping and buffers to visually define and enhance access points.

**Traffic Calming**

Techniques to maintain relatively slow traffic speeds in settled areas, enhance pedestrian safety, and improve the overall environment are often referred to as “traffic calming.” Such techniques include narrow vehicle traffic lanes, wide sidewalks, medians, on-street parking, roundabouts, raised and/or textured crosswalks, bulb-outs, street-tree plantings and street furniture. Traffic calming is especially important in hamlets and villages, and where pedestrians may be present.

**Pedestrian & Bicycle Circulation**

There are no sidewalks or bicycle paths in Candia, with the exception of the East Rockingham Recreation Trail, a 28-mile multi-purpose trail built on a discontinued Boston & Main Railroad bed as part of the national Rails-to-Trails program. The trail – which runs from Manchester to Newfields – enters town from Auburn in the vicinity of Hook Road and runs northeast into Raymond.

A regional bicycle and pedestrian plan was prepared by SNHPC in May 2003, which includes a regional network of designated bikeways following existing road corridors. Suggested bicycle routes in Candia include portions of:

Old Candia Road    Chester Road  
 Patten Hill Road    Abbott Road  
 Main Street High Street  
 Chester Turnpike



To date, the Town Planning Board has not endorsed or adopted the regional plan. One safety concern that has been raised regarding the suggested bike routes is the lack of shoulders along several sections.

The regional bicycle and pedestrian plan includes a range of strategies to:

- improve transportation facilities to better accommodate bicyclists and pedestrians;
- foster greater community support for bicycle and pedestrian facilities and programs;
- educate the public regarding the benefits of such programs;
- enhance safety through education and enforcement of existing laws; and
- encourage concentrated development and discourage sprawl.

In addition to bicycle lanes and the greenway, sidewalks may be warranted within existing village centers. This is especially true in the Four Corners area, where better connections between the school/library, the recreation park/town offices and the CYAA facilities, including defined crosswalks, are needed.

## **Transit and Public Transportation**

**Transit** There is no local or regional public transportation system serving Candia

**Intra-Regional Bus Service** Concord Trailways, which provides regional bus service between Concord, NH and Boston, MA, stops at locations in Manchester and Londonderry. Greyhound/Vermont Transit provides service between Hanover, NH and points west in Vermont and Canada, as well as Boston, with several stops in Manchester.

**Rail Service** No commercial passenger rail service operates within the region. A 1999 feasibility study examined the potential to establish a rail link between Manchester and Nashua, and on to Lowell, MA. Limited freight service exists along this route, and to the east between Boston and Portland, ME.

**Air Transport** The Manchester Airport is the nearest commercial airport. Served by six major airlines, four regional carriers and six freight and cargo airlines, Manchester has experienced some of the fastest growth in the number of passengers served in the nation in recent years. In 2001, 3,223,555 passengers arrived or departed the airport – up from 777,258 in 1990. More than 166 million pounds of cargo also went through the airport, up from 45 million pounds in 1990.

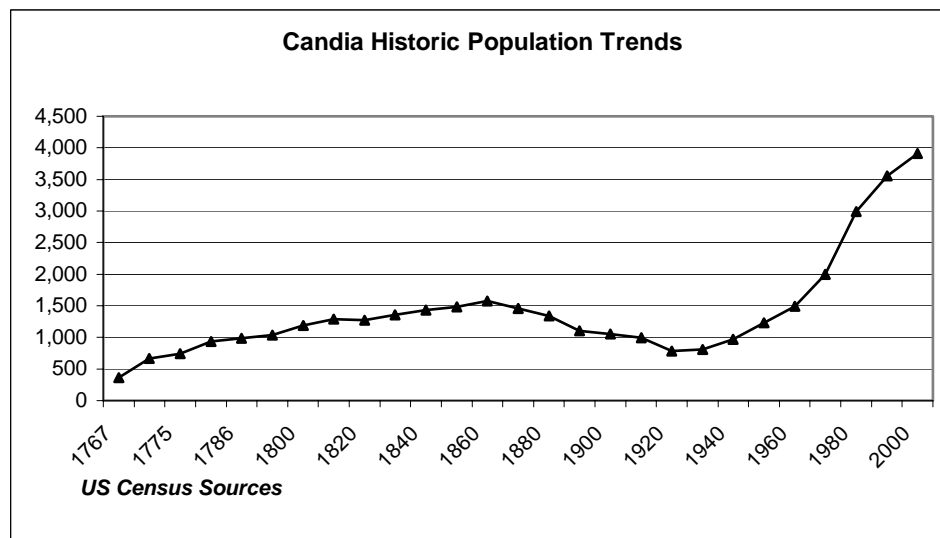
## CANDIA COMMUNITY PROFILE

### Overview

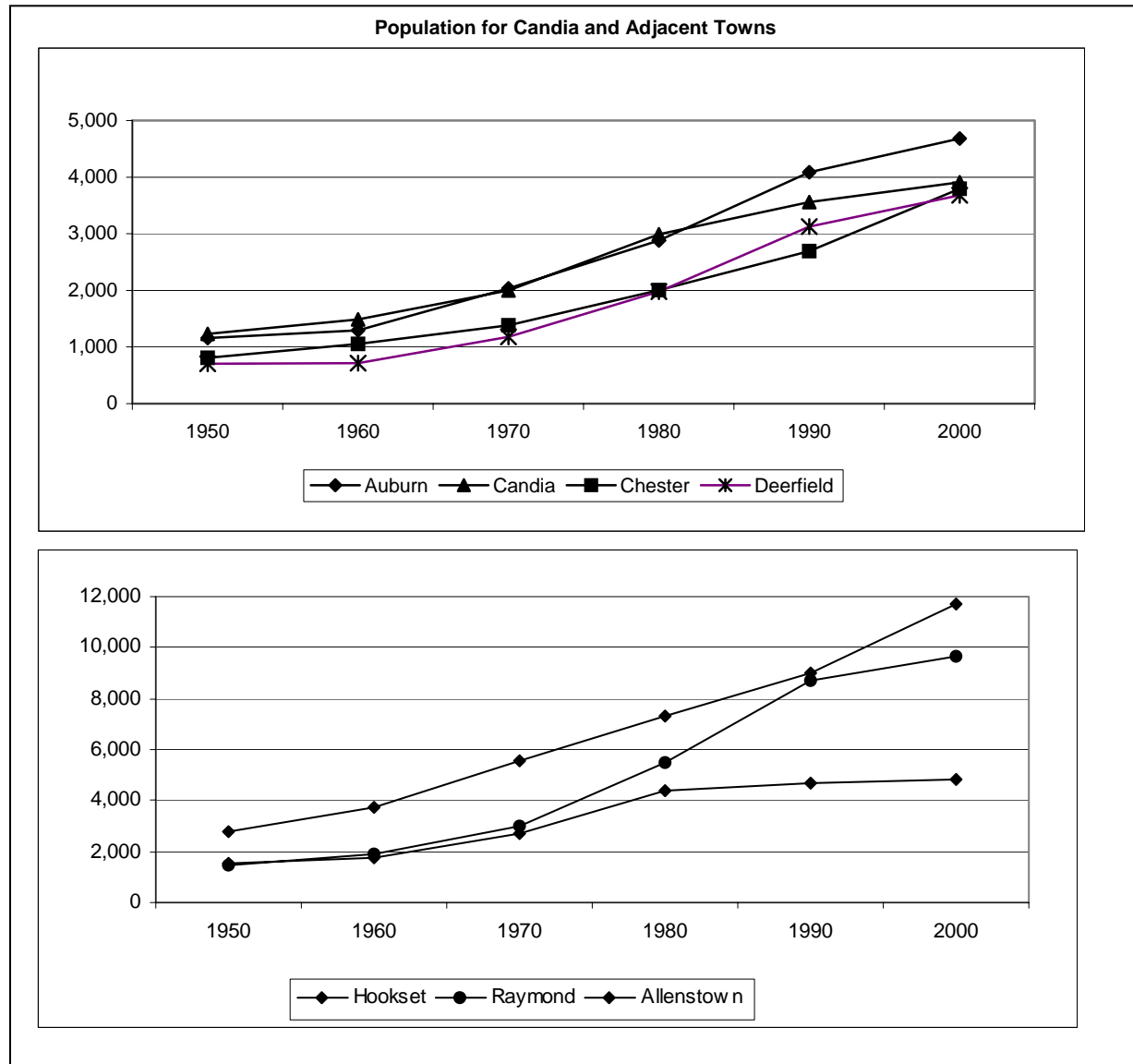
- Since the 1990s, Candia's growth seems entirely from natural increases, with little or no immigration.
- Population is projected to increase, although not likely natural increases (as Candia's population is older than the average child-bearing age).
- Candia has a lower percentage of seniors than the State. This is expected to change over the next two decades.
- Population is less diverse than the county and state in terms of race, education and age. It seems the entire town is inhabited by "baby boomers" who moved in during the 1970s.
- Household and family income is comparatively high, although per capita is low. This may be due to the larger household size, greater percentage of family households and few senior households.
- Candia, like the many communities in the rest of the State and nation, does not provide for many opportunities for walking or cycling. Recent research shows the wellness of a community is significantly improved if walking and bicycling facilities are available.

### Population Trends

Like many communities in New England, Candia reached its historic peak population in 1860, prior to the great migration west in search of better soils and a higher quality of life. From the high of 1,575, the town's population declined to 780 by 1920. Candia surpassed this historic high during the 1960s and had reached 1,997 by 1970. The population continued to grow, experiencing a 50% increase in population between 1970 and 1980, and a 19% increase from 1980 to 1990. According to the US Census, the population reached 3,911 in 2000, a 10% increase from 1990.



Other communities in southern New Hampshire have experienced similar rates of growth – generally experiencing a historic high between 1840 and 1860 with population declining significantly during the later part of the 19<sup>th</sup> century and the first half of the 20<sup>th</sup> – before beginning the current trend of population increase in the 1940s or 1950s. The Town of Chester experienced the most significant decline in the surrounding region, sinking from 2,173 in 1840 to 1,301 in 1850, a 40% decrease. An exception was Manchester, whose population increased steadily during this time. Manchester has experienced two dips in population, one in 1930 and one in 1970. The low of 1930 mirrors what was occurring in the region, including in Candia, while the decline from 88,282 in 1960 to 87,754 in 1970 was converse to Candia’s 50% increase during that time.

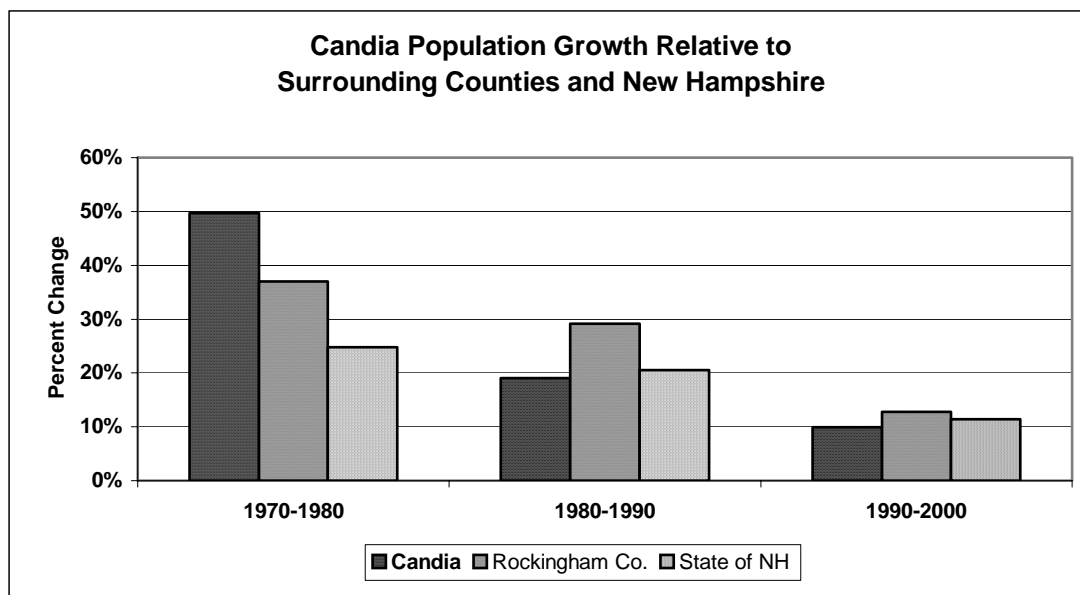


Source: US Census

Of the towns immediately adjacent to Candia:

- Raymond experienced the fastest growth in the 1970s with an 82% increase since the 1960 Census;
- Deerfield and Raymond experienced the fastest growth in the 1980s with increases of 60% and 58%, respectively.
- Population growth slowed down significantly from 1990 to 2000 in the area, with all rates of growth decreasing for these towns with the exception of Chester and Hooksett, which grew by 50% and 30%, respectively, during the 1990s.
- With the exception of Allentown, Candia’s rate of population change during the 1990s was the slowest (10%) experienced in the immediate vicinity.

Candia's population growth relative to the three surrounding counties and the state mirrors the trends noted above, including a decrease in the rate of population growth for the decade from 1990 to 2000. After rapid growth during the 1970s, Candia’s rate of population growth has lagged behind that of the county and state over the past two decades.



Source: US Census

Historic Population of Candia and Adjacent Towns													
	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Auburn	719	631	682	637	652	735	807	1,158	1,292	2,035	2,883	4,085	4,682
<b>Candia</b>	1,340	1,108	1,057	993	780	812	965	1,234	1,490	1,997	2,989	3,557	3,911
Chester	1,136	958	861	818	652	653	702	807	1,053	1,382	2,006	2,691	3,792
Deerfield	1,569	1,220	1,162	917	746	635	749	706	714	1,178	1,979	3,124	3,678
Hooksett	1,766	1,893	1,665	1,528	1,828	2,132	2,273	2,792	3,713	5,564	7,303	9,002	11,721
Raymond	1,053	1,131	1,100	1,203	1,050	1,165	1,340	1,428	1,867	3,003	5,453	8,713	9,674
Rkghm Co.	49,064	49,650	51,118	52,188	52,498	53,750	58,142	70,059	98,642	138,950	190,345	245,845	277,359
State of NH	346,638	376,175	410,938	430,376	442,716	463,898	491,320	533,110	606,400	737,578	920,475	1,109,117	1,235,550

Source: US Census

### Components of Population Change

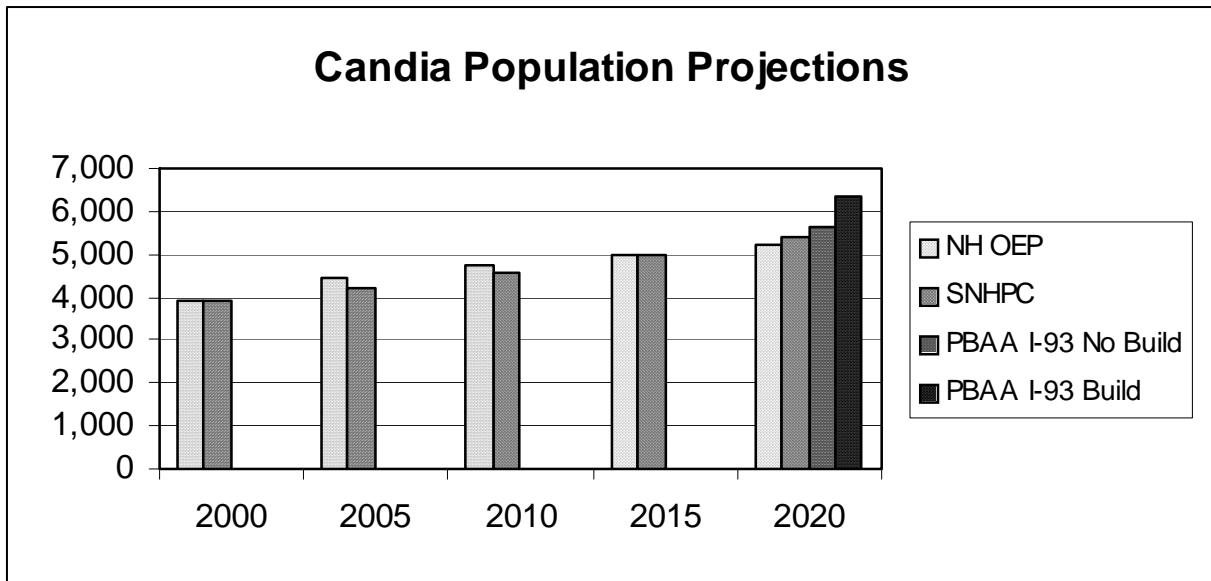
Surprisingly, Candia’s *natural population increase* (the number of births less deaths) during the 1990s was relatively high. It appears as though the natural increase exceeded the actual increase, which would indicate some migration out of town to other communities during that period.

Candia Population Change – 1990-2000												
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Total
Births	49	63	43	61	59	36	52	46	61	45	45	560
Deaths	19	24	13	16	18	15	14	19	16	25	19	198
Net Change	30	39	30	45	41	21	38	27	45	20	26	362

Source: NH Department of Health and Human Services

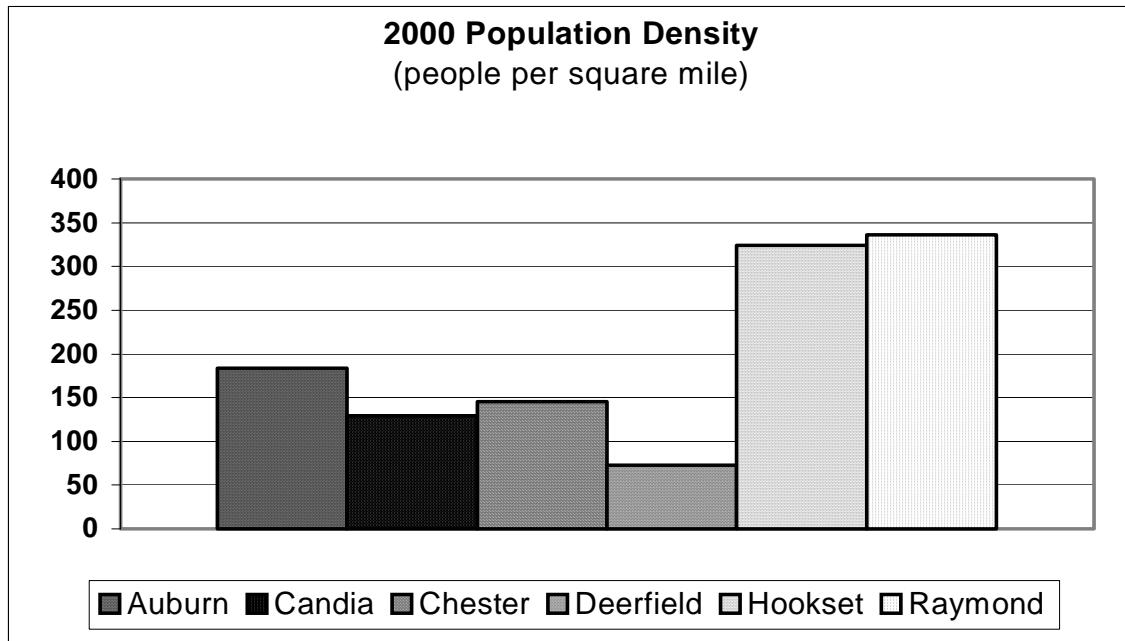
### Population Projections

According to population projections prepared by both the Southern New Hampshire Planning Commission and the New Hampshire Office of State Planning, Candia’s population is projected to increase by 27.2% by 2015 (an increase of 1,062 people). Most of this increase, however, is projected to occur by 2010.



## Population Density

The total number of people per square mile in Candia in 2000 was the second lowest of the towns in the immediate vicinity, with only Deerfield having a lower population density. There are 129 people per square mile in Candia with 30.3 square miles of land area. Raymond is the most densely populated adjacent town with 335.8 people per square mile.



Source: US Census

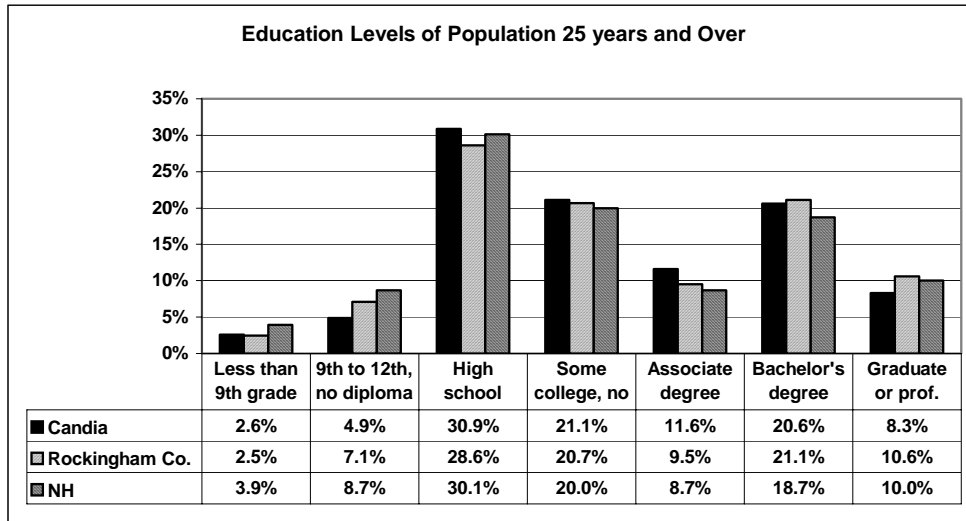
## Age Distribution

Candia's population is aging. Between 1990 and 2000:

- The percentage of the population of prime child-bearing age (18-34) decreased from 24.1% of the population to 18.5%.
- The percentage of "baby-boomers" in the 35-65 age category saw the most significant increase, from 39.9% of the population to 47.6%.
- The number of school aged children decreased slightly – the fact that the percentage of the total population comprised of children (17 years of age and younger) decreased slightly is likely due to the relatively high rate of child births (and natural population increase) during the 1990s).
- The percentage of seniors grew slightly, but to still comprise a smaller percentage of the population than in the county and state.
- A much greater percentage of Candia's population is comprised of "middle-aged" residents between 35 and 65 than the county or state, indicating that the emerging senior population will be a dominant feature of future populations.
- Despite the smaller senior population, Candia's median age (37.6) is slightly higher than the county (37.2) and state (37.1), due to the especially large percentage of 35-64 year-olds.

### Educational Attainment

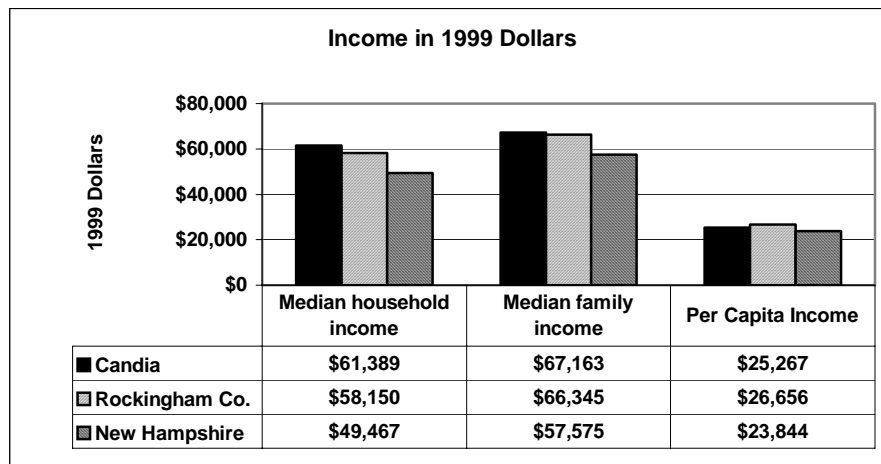
Candia’s population, compared with the county and state, has more formal education as indicated by the percentage of the adult population who have completed high school and some college, although the percentage with graduate and post-graduate education is lower than the county and state as a whole. In this regard, Candia’s population is less diverse than the county and state.



Source: US Census

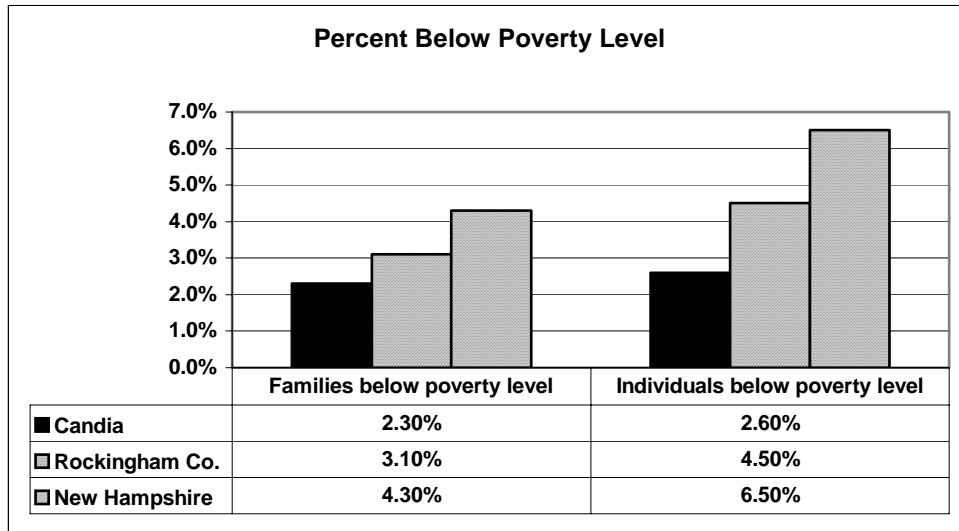
### Income and Poverty

Candia is relatively affluent, although not significantly more so than the county as a whole. Median household and family incomes in Candia are slightly higher than in the County and State, although per-capita incomes are slightly lower than in the county. This may be due to the composition of households in Candia, the greater percentage of households comprised of families, and the smaller percentage of households headed by seniors.



Source: US Census

Candia’s population is characterized by a much smaller rate of poverty than the county and state as a whole, which is consistent with the relative affluence and general lack of diversity with regard to educational attainment and age breakdown.

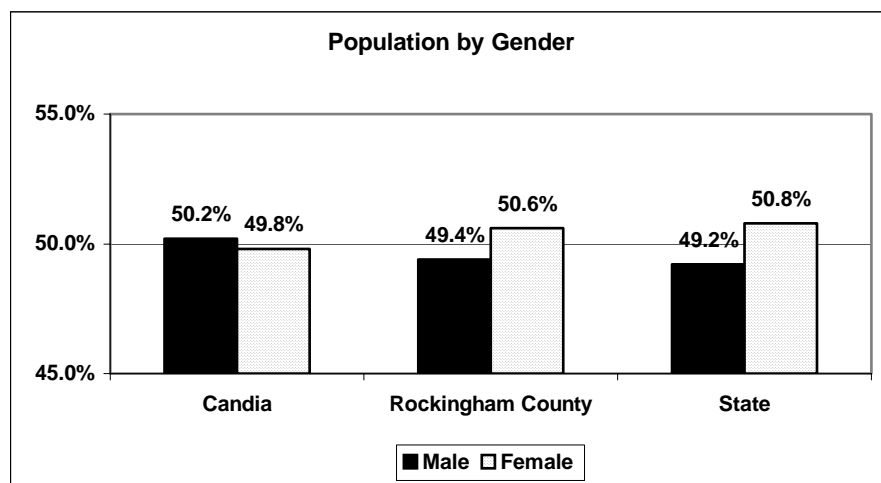


Source: US Census

### Race and Gender

Candia’s population is slightly *less racially diverse* than the county and state as a whole. According to the 2000 Census, Candia’s population is 98.1 white, compared to 96.8% of the county’s population and 96% of the state’s population. Residents of African American, Native American and Asian descent each comprise approximately 0.5% of the town’s population.

Candia’s population is proportionately more male compared with the county and state, or the nation as a whole.



Source: US Census



## Community Wellness

Candia is one of the nine communities in the Manchester Healthcare Service Area (HSA). Observations on the status of the area's current health, according to the 1999 NH Health Insurance Coverage and Access Survey, include:

- 94.8% of the HSA population under age 65 had a health status of "good," "very good," or "excellent" (the same as the State average).
- Manchester Healthcare Service Area** consists of: Auburn, Bedford, Candia, Chester, Deerfield, Goffstown, Hooksett, Manchester and New Boston.
- 4.1% of the HSA population under age 65 had a chronic condition lasting more than one year (significantly less than the State average of 5.9%).
  - 1.8% of residents between 16 and 64 in the Manchester HSA, not including the City of Manchester, had a disability and were not in the labor force. The State rate was 2.9%.
  - The rate "premature deaths" in the Manchester HSA, not including the City of Manchester, was 1.9 per 1000 population ages 18 to 64 which was significantly lower than the State rate of 2.6 per 1000 population.
  - The rate of heart disease and cancer mortality (all cancers) in the Manchester HSA, not including the City of Manchester, were not significantly higher than the State rate (heart disease mortality was 4.2 per 1000 population vs. 3.9 per 1000 population 25 and older and mortality from all cancers was 2.9 per 1000 population vs. 3.2 per 1000 population 25 and older).

In addition to the aforementioned observations, the 1999 NH Health Insurance Coverage and Access Survey, notes that:

- 9.6% of the HSA population under age 65 did not have health insurance coverage which was comparable to the State rate of 9.3%.
- 22.2% of the HSA population under age 65 did not have dental coverage which was not significantly different from the State rate of 25.7%.

Candia, in general, seems as healthy as other communities in the State. Many of the health problems that affect the State – such as cancer, heart disease, stroke, and injuries – are rooted in behaviors that residents and the community can change. A century of public health and biomedical advances has allowed an understanding that a healthier, more active quality of life is within grasp. Tobacco use, diet, inactivity, and alcohol use together may account for more than 40% of all deaths. Other factors play a role in health as well. Everyone benefits from access to quality health services and safe environments in which to live, work and play.

Research indicates that the way communities are built also has an impact on health and even a small shift in the health of the overall population can have important public health implications. In addition changes to the built environment can have an effect that lasts far beyond individual resolve to diet or exercise.

The Center for Disease Control is developing a *Guide for Community Preventive Services*, which is gathering evidence from case studies and other research to highlight some of the most effective. A few primary strategies are listed below:

- Invest in better walking and biking facilities;
- Calm traffic;
- Create safe routes to school
- Design village-areas sensitive to the needs of non-motorists;
- Retrofit sprawling communities;
- Educate about and encourage healthy lifestyles;
- Rigorous traffic education; and
- Strict enforcement of strong traffic laws protecting pedestrians and cyclists.

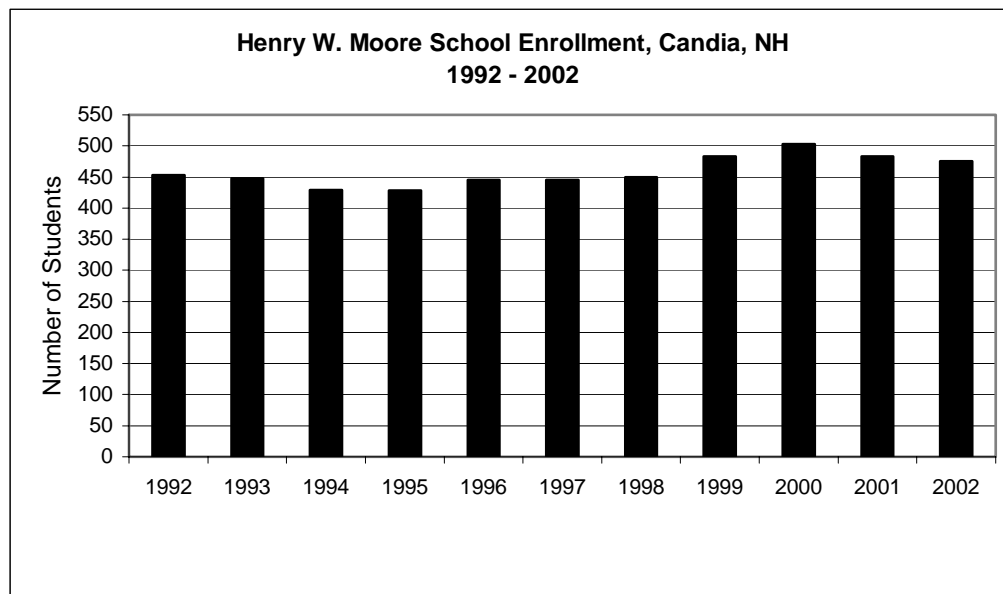
## CANDIA EDUCATION PROFILE

### Overview

Candia children in kindergarten through eighth grade may attend the Henry W. Moore School located near the intersection of Route 27 and 43. The Candia School District maintains this facility which during the 2002-03 school year educated 460 students. Candia does not have a public high school. The District has a long-term tuition contract with Manchester. Approximately 170 ninth through 12<sup>th</sup> graders attended Manchester Central High School in 2002-03. Students also attend other regional high schools.

The Candia School Board, a five-member board elected by Town residents, governs the Henry W. Moore School. In the fall of 2002, the Board contracted with the New Hampshire School Administrators Association (NHSAA) to complete an independent investigation of the “educational facility usage, create an enrollment projection and develop a long-range space needs plan.” This November 25, 2002 report *Assessment of Education Facility Needs*, provides information concerning Candia’s school. The NH Department of Education and Candia Town Reports are also a valuable source of data.

### Enrollment Trends



Source: NH Department of Education.

Note: Numbers include kindergarten, which started in 1999-2000

According to NH Department of Education data:

- Candia’s grade 1-8 enrollment has seen very minor fluctuations during the past ten years. In 1992, 453 students attended Henry W. Moore School. Ten years later the number of grade 1 through 8 students has dropped to 444 students (less than 2% decrease).

- During the same ten year period the town's population increased by almost 13%. However, the percentage of the population of prime child-bearing age (18-34) decreased from 24.1% of the population to 18.5% which may have moderated the enrollment figures.
- As noted in the NHSAA report, student enrollments in towns throughout the State of New Hampshire have generally been increasing. The number of students increased by 6% between 1996 and 2001, significantly more than Candia's 1.3% rise during the same time period.

<b>Elementary School Statistics, Candia 1997-2002 School Years</b>						
	<b>1997-1998</b>	<b>1998-1999</b>	<b>1999-2000</b>	<b>2000-2001</b>	<b>2001-2002</b>	<b>2002-2003</b>
<b>Kindergarten</b>			40	35	32	31
<b>Elementary</b>	445	450	443	468	451	444
<b>Home schooled</b>	16	18	19	22	18	21
<b>Total elementary-aged children</b>	461	468	502	525	501	496
<b>Students receiving Title I services</b>	13.7%	15.2%	11.6%	10.9%	11.2%	TBA
<b>Students eligible for free or reduced lunch</b>	8.8%	9.6%	4.1%	4.5%	8.4%	8.6%
<b>Attendance</b>	96.1%	95.8%	95.8%	95.9%	95.9%	TBA
<b>Students per teacher</b>	11	11.2	11.8	12.5	11.4	10.9

Note: Kindergarten started at Henry W. Moore in 1999. It is a half-time program.

Source: New Hampshire Department of Education.

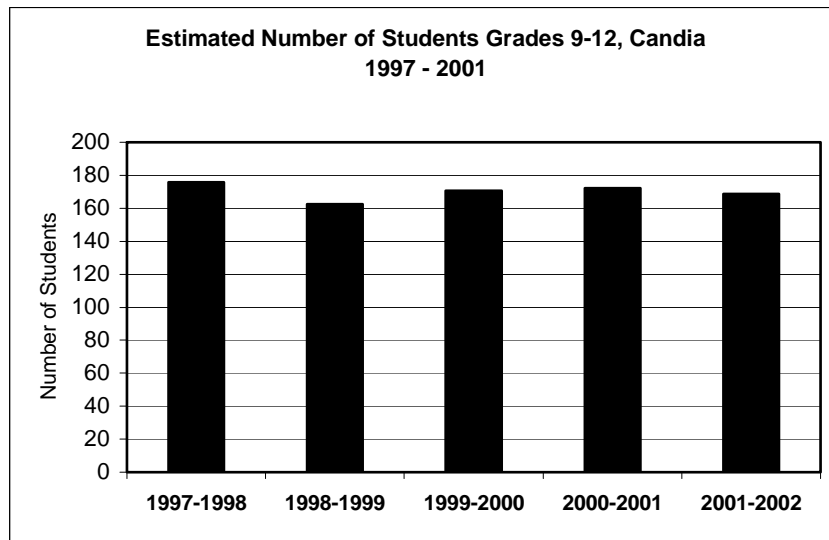
- Kindergarten was added in 1999 increasing the total number of students at the Moore School by about 3.5%. The kindergarten program is half-time.
- Home schooling accounts for about 4% of the total elementary-aged population and like Moore School enrollment, has seen slight fluctuations in the last six years. During the same six-year period, approximately 1.5% of elementary-aged students were home-schooled in New Hampshire.
- The percentage of the elementary-aged students receiving Title I services has remained relatively constant since 1997. Title I provides opportunities for children to acquire the knowledge and skills to meet the State proficiency standards. These opportunities include supplemental support through enriched and accelerated education programs; and instructional personnel to participating schools with substantial opportunities for professional development. As part of the federal No Child Left Behind Act (NCLB) of 2001, districts shall arrange for the provision of supplemental educational services (such as tutoring, remediation, or academic intervention).
- According to NH Department of Education, Candia has a student to teacher ratio of 11:1. However, upon detailed review of enrollment figures and staffing, the actual student to teacher ratio is approximately 25:1.

- The number of students enrolled in first grade generally exceeds enrollment figures in subsequent grades. The 1994-95 first grade class of 65 students graduated in 2003 with 44 students. The trend of declining class size over time may be partially explained by the readiness program, transfers to the Christian schools or Derryfield, home schooling and relocation.

<b>Enrollment by Grade 1992-2002</b>											
<b>Grade</b>	<b>1992-1993</b>	<b>1993-1992</b>	<b>1994-1995</b>	<b>1995-1996</b>	<b>1996-1997</b>	<b>1997-1998</b>	<b>1998-1999</b>	<b>1999-2000</b>	<b>2000-2001</b>	<b>2001-2002</b>	<b>2002-2003</b>
1	58	61	64	65	71	70	63	68	85	64	65
2	56	53	42	47	57	51	56	56	52	73	51
3	52	58	52	50	46	52	55	53	61	54	77
4	55	48	59	49	57	45	58	51	57	61	51
5	57	50	49	58	52	61	49	56	50	58	58
6	54	56	47	53	59	53	63	52	57	47	57
7	67	55	52	52	53	58	46	59	47	51	41
8	54	67	54	54	50	55	60	48	59	43	44
<b>TOTAL</b>	<b>453</b>	<b>448</b>	<b>419</b>	<b>428</b>	<b>445</b>	<b>445</b>	<b>450</b>	<b>443</b>	<b>468</b>	<b>451</b>	<b>444</b>

*Source: New Hampshire Department of Education.*

- Like the Moore School enrollment trends, the high school enrollment figures have been flat for the past five years.



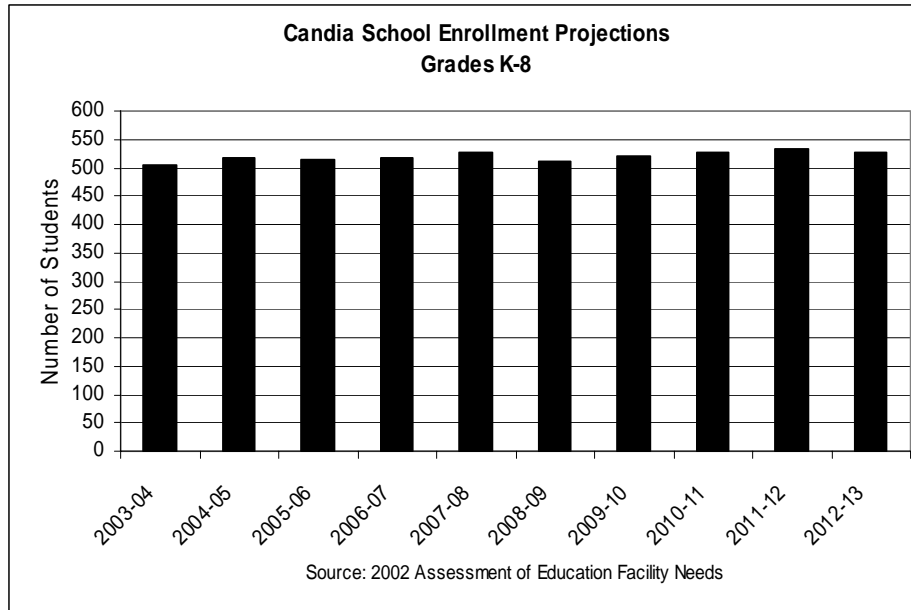
*Source: Manchester High School estimates based on tuition received from Candia.*

- New Hampshire Department of Education does not have figures for Candia high school students.

## Enrollment Projections

Student enrollment projections were developed using the five-year average progression method as described in the NHSSA report. According to the report:

- Student enrollment at the Moore School will rise slightly and then remain relatively flat for the foreseeable future.

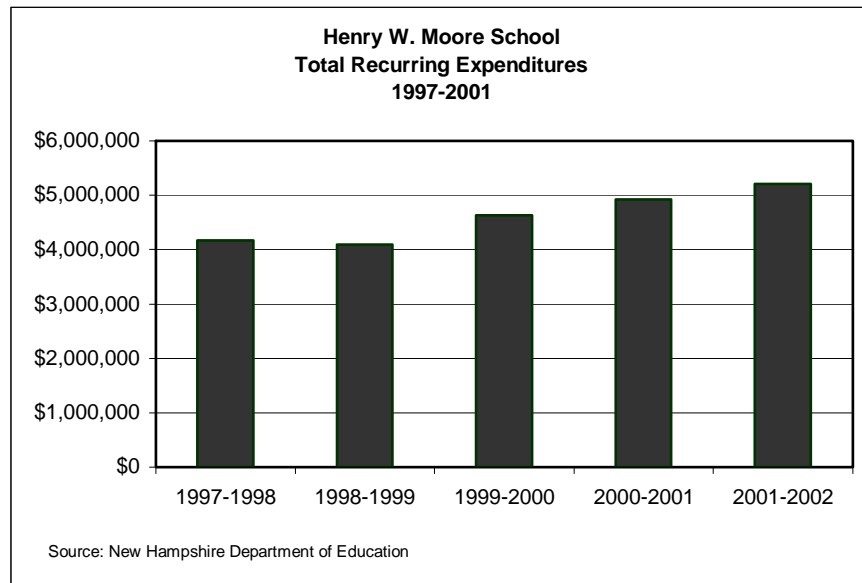


- It is recommended that the Candia School District revisit these projections on an annual basis using the most current information available including birth data and building permit activity and population projections based on I-93 expansion proposal.
- It is anticipated that high school enrollment will remain constant for the foreseeable future, like the enrollment projections for K-8.

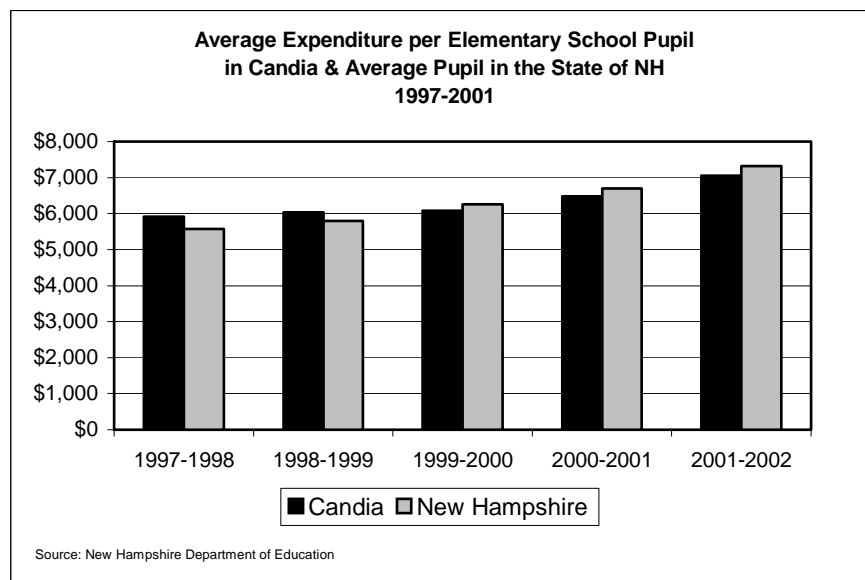
### Education Costs

Like most school districts in New Hampshire and across the nation, the Candia School District has seen an increase in the total recurring expenditures at the Henry W. Moore School during the past five years.

- The total recurring costs at the Moore School increased by 24.6% between 1997 and 2001 from \$4,172,324 to \$5,204,577. The 1997 figure does not include \$1,373,770 facility construction cost nor have the figures been adjusted for inflation.

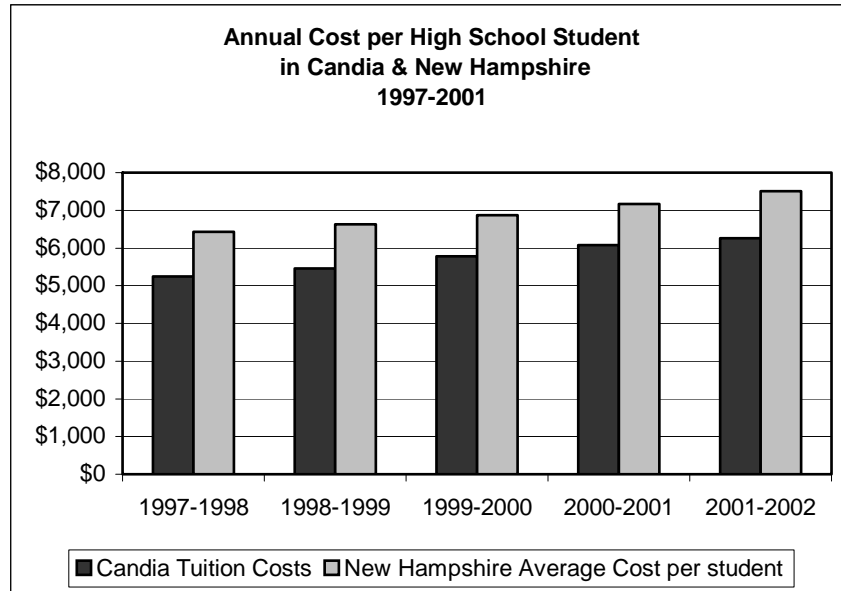


- During the same period of time, the average cost per student increased from \$5,915 to \$7,059 or just 16% in five years.
- Candia's costs per student since 1999 have been lower than the State's average by roughly 4%.



As noted previously, Candia's public high school students attend Manchester Central High School under a tuition agreement which was finalized in July of 2003.

- Candia's cost per high school pupil has increased from \$5,243 per year in 1997 to \$6,260 per year in 2001. This 19% is comparable to the State average per pupil increase of 16%.
- However, the 2001 State average costs per student were 20% more than Candia's tuition costs.



Source: New Hampshire State Department of Education & Manchester High School

### Other Educational Opportunities

In addition to public education opportunities in Candia, there are two private schools. M and C child care center offers kindergarten to 15 students annually. The Jesse Remington High School has 45 students from grades 7-12 per year. There also are more than 100 private schools in the county (mostly preschools). Drivers' education programs are offered at the Moore School during the evenings.

Adult education offerings are available in Manchester and Durham through the State university system, as well as through other private institutions. The internet also has made lifelong learning opportunities more accessible to Candia residents.



## CANDIA ECONOMIC PROFILE

### Summary

**Labor Market Area:** Manchester  
**Tourism Region:** Merrimack Valley

	1992	2002	Change	
			Actual	%
<b>Resident Labor Force*</b>				
Civilian Labor Force	2,006	2,329	323	16.1
Employed	1,819	2,229	410	22.5
Unemployed	187	100	(87)	(46.5)
Unemployment Rate	9.3%	4.3%		

	1992	2002
<b>Covered Employment</b>		
Avg. Annual Employment:	N/A	\$658
Average Weekly Wage:	N/A	\$622

#### **Largest Private and Public Employers**

##### **50-99 Employees**

Henry W. Moore School  
Severino Construction

##### **20-49 Employees**

American Oil Burner Service  
Candia Fire Department  
Charmingfare Farm  
High Speed Technologies, Inc  
Pasquale's Restaurant  
Nations Rent  
Vigilant Inc.

##### **10-19 Employees**

ATS Rental  
Car World  
Chandray Pet Care Center  
Precision Truck  
Swain Plumbing & Heating

**Source:** NHNetwork Database, 2003 (data provided by InfoUSA®) *Candia Community Profile*, NH Employment Security/Economic & Labor Market Information Bureau, 5/2003 & Local Sources

\* Note: numbers differ slightly from those reported by the U.S. Census Bureau

### **Overview**

Candia's economy has evolved over time from a resource-based economy dependent on the export of forest and agricultural products, to a manufacturing center specializing in the production of shoes for the Massachusetts wholesale market, to a bedroom community that exports workers within larger labor market areas. Candia, however, also continues to support a variety of small businesses – over 140 businesses are listed in the local business directory.

As reported in Candia's 1986 master plan, the town's resident work force during the 1970s and 1980s grew faster than the rate of local population growth – the result of both an increase in the working age population (16-65 years), and also the fact that more women were entering the labor force. As shown in the accompanying data, these trends continued, albeit at a slower rate, through the 1990s. Local unemployment rates, however, declined during the 1990s, an indication of an increasingly tight labor market. The vast majority of Candia residents continue to be employed in the private sector, however the percentage of residents who are self-employed increased during the 1990s.

## Candia's Resident Labor Force

The U.S. Census provides information on Candia's resident labor force, defined as town residents 16 years and older who had worked in the year prior to the census year. Census information includes the employment of town residents by sex, class, occupation, industry.<sup>2</sup>

<b>Candia's Resident Labor Force 1990-2000</b>				
	<b># Residents</b>		<b>Change</b>	
	<b>1990</b>	<b>2000</b>	<b>Actual</b>	<b>Percent</b>
Civilian Labor Force	2056	2337	281	13.67
Employed	1886	2290	404	21.42
Unemployed	170	47	(123)	(72.35)
Females in Labor Force	942	1062	120	12.74
Employed	873	1050	177	20.27

Source: US Census.

According to US Census data:

- Candia's resident labor force continued to grow during the 1990s – on average, increasing by 28 workers (or 1.4%) per year. This was slightly higher than the rate of local population growth, which averaged 1.0% per year over the same period.
- The local unemployment rate decreased – from 8.2% in 1990 to 2.0% in 2000 – suggesting an increasingly tight labor market (4% is generally considered full employment).
- The 2000 unemployment rate was higher for men (2.7%) than women (1.1%).
- Women continue to make up less than half of the town's work force. The percentage of women in the labor force decreased slightly, from 45.8% in 1990 to 45.4% in 2000.
- More women than men work part-time. In 1999 23.2% of the resident labor force (10% of men and 38.4% of women) worked less than 35 hours per week.
- As reported in 2000, 56.1% of local teenagers between 16 and 19 years of age worked, representing 4.7% of the town's labor force.
- As reported in 2000, 33 residents 65 years of age or older continued to work beyond standard retirement age, representing 1.4% of the local labor force.
- 10.1% of the local work force will reach retirement age (65 years or more) by the year 2010.
- The reported median earnings in 1999 for Candia's full-time, year-round workers were \$39,172; median earnings were significantly higher for men (\$43,260) than women (\$31,127).

<sup>2</sup> As calculated from reported sample data [2000 SF3 files].

<b>Class of Worker 1990-2000</b>				
<b>Class</b>	<b># Workers</b>		<b>Change</b>	
	<b>1990</b>	<b>2000</b>	<b>Actual</b>	<b>Percent</b>
Private Wage & Salary	1519	1768	249	16.4
Government	252	275	23	9.1
Self-employed [unincorporated businesses]	115	247	132	114.8
Unpaid Family	0	0	0	---

Source: US Census

- While the majority of Candia residents continue to be employed in the private sector (77.2% in 2000), the percentage of self-employed residents increased significantly during the 1990s – from 6.1% of the local work force in 1990 to 10.8% in 2000.
- The percentage of Candia residents working for federal, state or local government, declined slightly over the same period – from 13.4% in 1990 to 12.0% in 2000.

<b>Place of Work, 2000</b>				
<b>Location</b>	<b># Workers</b>		<b>Change</b>	
	<b>1990</b>	<b>2000</b>	<b>Actual</b>	<b>Percent</b>
Home	80	67	(13)	(16.3)
Rockingham County	489	501	12	2.5
Other NH County	1141	1424	283	24.8
Outside NH	149	204	55	36.9

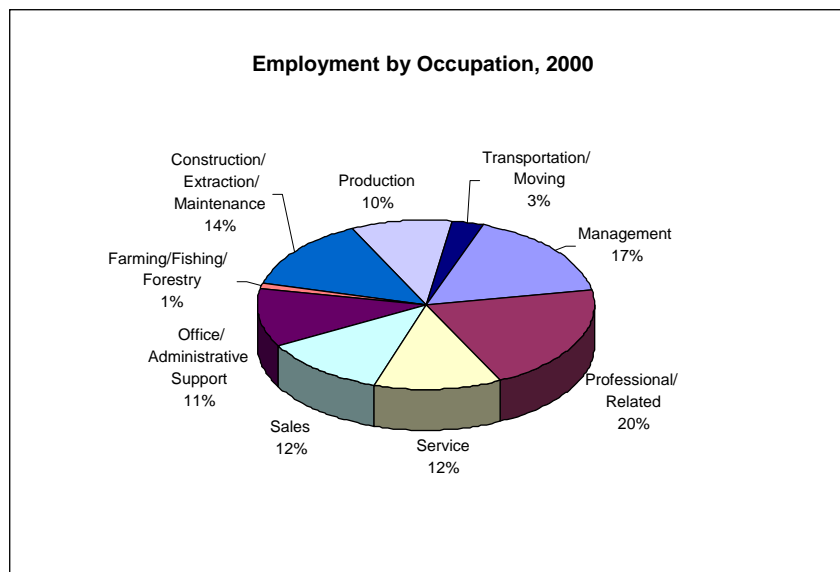
Source: US Census

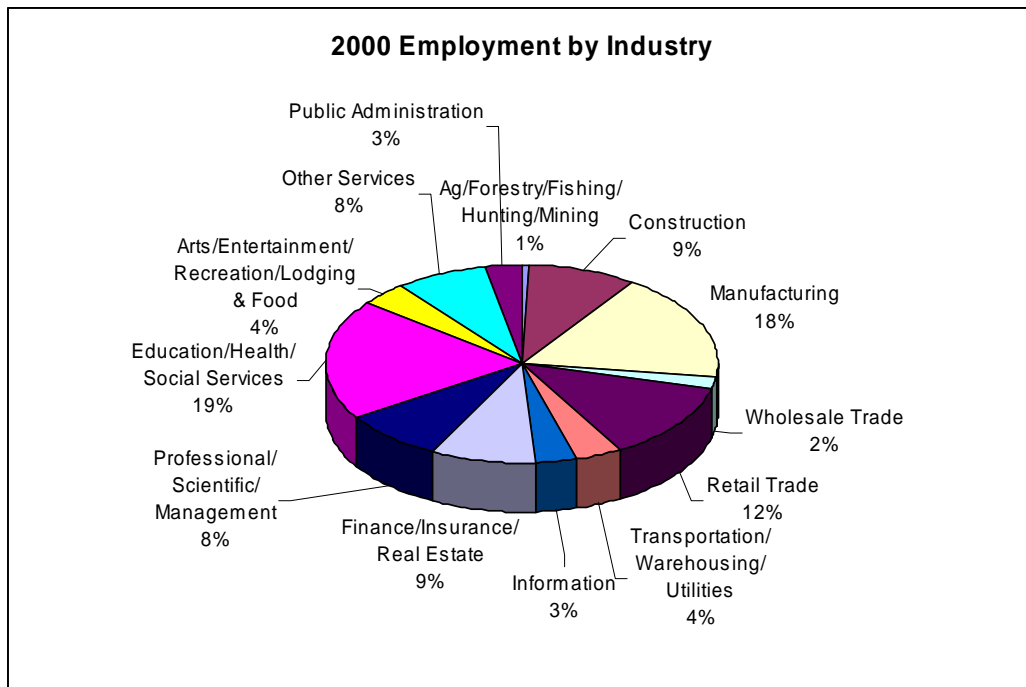
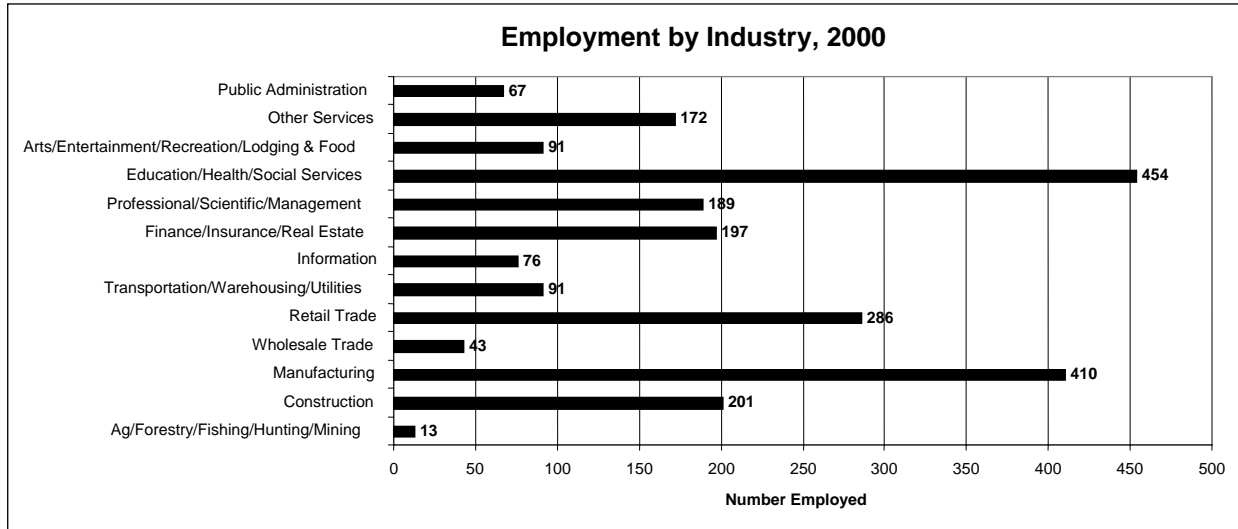
Candia has been a bedroom community, exporting workers to surrounding job centers, for many years. Since at least 1980, 70% of local residents have worked outside of Rockingham County – primarily within the greater Manchester area. Recent census information about where Candia residents work is not yet available, however as initially reported:

- A majority of Candia residents (62%) continue to work in New Hampshire, outside of Rockingham County, though the number and percentage of residents who commute out of state (8.9%) has increased since 1990.
- The percentage of Candia residents who work at home has decreased – from 4.2% in 1990 to 2.9% in 2000.
- The average commute time in 2000 was 28.3 minutes.



Occupation and industry classifications used in the 2000 U.S. Census differ from those used in 1990 and prior decades. Unfortunately, as a result these data are not directly comparable. It is clear from the above information, however, that the majority of Candia workers continue to be employed in traditionally “white collar” management, professional and administrative jobs.





As reported in 2000:

- The three top occupational categories for Candia workers were: professional and related occupations (20%), management (17%), and construction (14%).
- The three principal industries in which local residents were employed were: health, education and social services (19%), manufacturing (18%), and retail trades (12%).

<b>Resident Work Force Comparison, 2000</b>										
			<b>% Employed</b>							
			<b>Place</b>	<b>Occupation</b>					<b>Industry</b>	
<b>Geographic Area</b>	<b>Population (16+ yrs) in Labor Force (%)</b>	<b>Unemployed (%)</b>	<b>Working Outside County of Residence</b>	<b>Management/ Professional/ Related</b>	<b>Service</b>	<b>Sales/ Office</b>	<b>Farm/ Fishing/ Forestry</b>	<b>Construction/ Extraction/ Maintenance</b>	<b>Agric/ Forestry/ Fishing/ Hunting</b>	<b>Manufacturing</b>
Allenstown	75.5	2.5	39.9	21.8	14.1	29.8	0.3	15.7	0.3	19.0
Auburn	79.3	2.5	66.5	37.3	11.3	25.6	0.5	10.1	0.5	15.7
<b>Candia</b>	<b>78.0</b>	<b>2.0</b>	<b>74.1</b>	<b>37.3</b>	<b>12.1</b>	<b>23.1</b>	<b>1.2</b>	<b>13.5</b>	<b>0.6</b>	<b>17.9</b>
Chester	78.0	4.2	48.9	40.5	9.3	26.7	0.4	10.7	0.6	19.4
Deerfield	73.9	2.0	58.6	41.1	12.4	21.6	0.5	13.9	1.3	15.9
Hooksett	77.3	8.8	67.8	34.7	9.7	33.1	0.1	8.9	0.0	13.9
Raymond	75.2	1.4	44.7	21.6	12.8	25.1	0.3	15.5	0.7	25.1
Rockingham Co.	73.5	2.7	47.1	38.4	11.5	27.4	0.4	9.3	0.6	18.2
State of NH	70.5	3.8	33.3	35.8	13.0	26.6	0.4	9.4	0.8	18.1

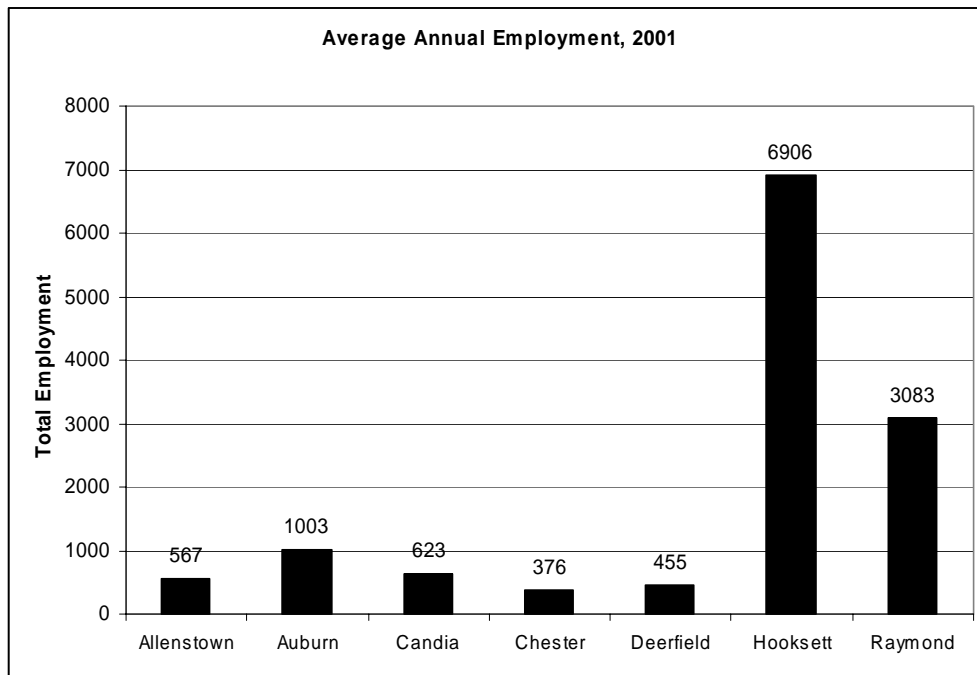
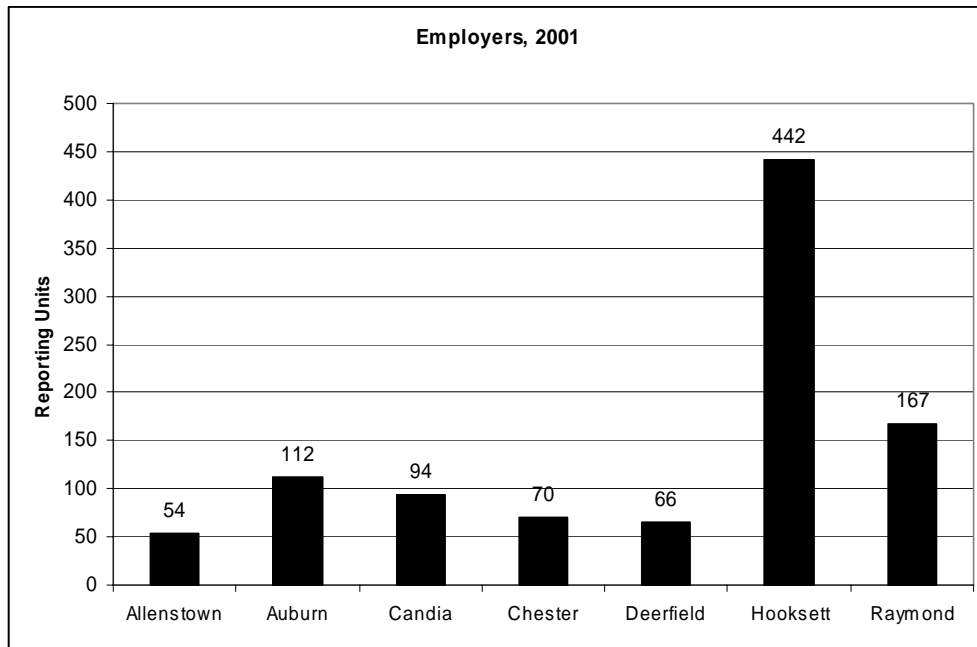
Source: 2000 US Census.

Regional data comparisons indicate that Candia's resident work force is generally very similar to that of surrounding towns, the county and the state; however as reported in 2000:

- Candia had a relatively lower unemployment rate than the state, county and surrounding towns.
- A much higher percentage of employed Candia residents worked outside of the county.
- A higher percentage of Candia workers were employed in resource-based farming, fishing and forestry occupations, though the overall percentage remained very low.

### **Employment (Jobs) & Wages**

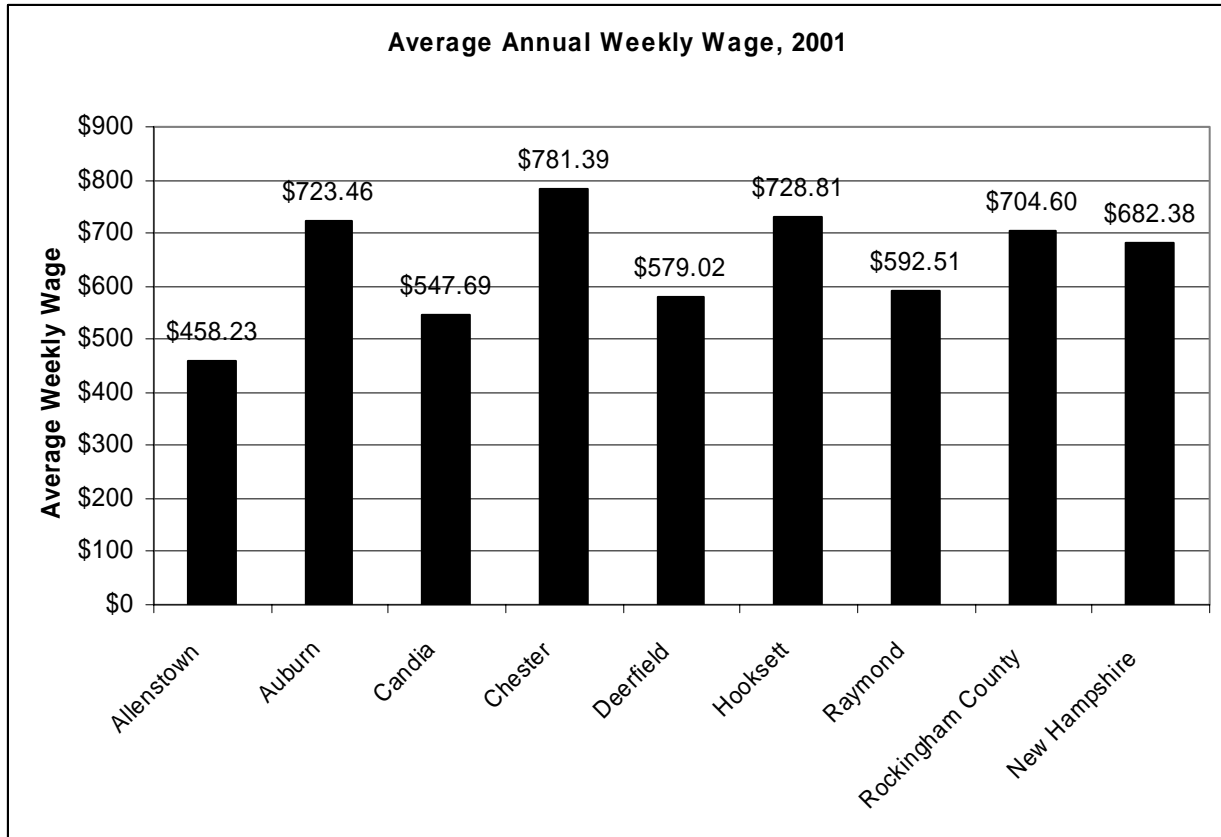
The state of New Hampshire compiles limited information regarding local employment and wages by industry, for jobs covered by unemployment insurance. The number of reporting units gives some indication of the number of employers locally, however this excludes self-employed persons, and those otherwise not required to be covered. As a result it generally under reports both total employers and total employment. Also, no distinction is made between full- and part-time employment.



Candia, as a bedroom community, is not a major job center in relation to surrounding towns. In 2001:

- There were 94 reporting units (employers) in Candia, representing less than 1% of the total for Rockingham County (9,490 units).
- Candia’s average annual employment of 623 jobs represented 4.7% of the total employment reported for the county (130,960).

- The average annual employment per unit (an indicator of general business size) for Candia was 6.63 employees per unit, compared with 13.8/unit for the county, and 14.5/unit for the state.



Jobs in Candia, on average, also paid significantly less than jobs in some neighboring communities. The reported average annual wage of \$547.69 for Candia in 2001 was:

- 78% of the average wage of \$704.60 as reported for Rockingham County, and
- 80% of the average wage of \$682.38 as reported for the state.

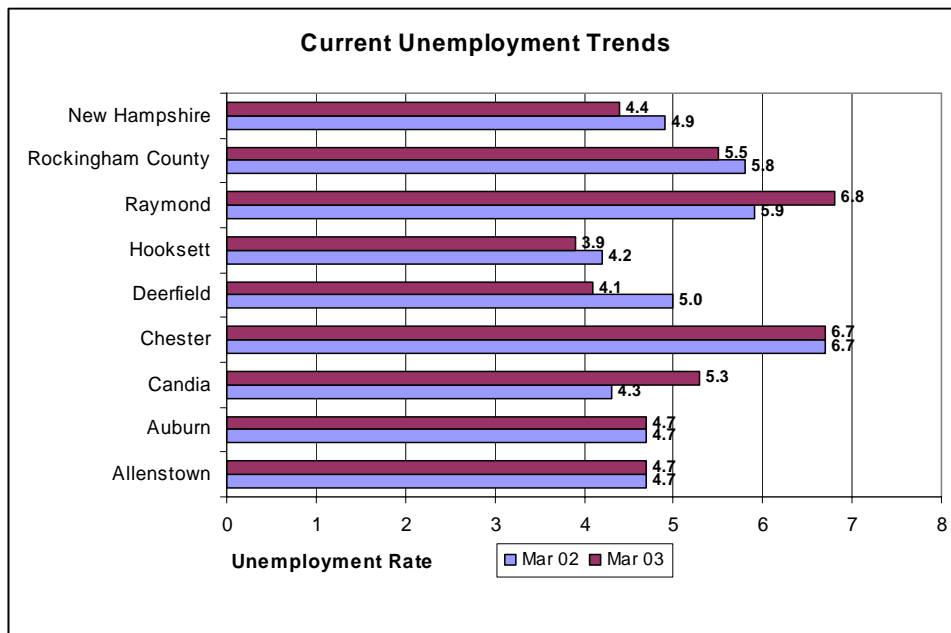
Sector	Units	Avg. Annual Employment	Avg. Annual Weekly Wage
Private	90	502	\$560.55
Goods	28	158	\$857.92
Services	63	344	\$424.38
Government	4	121	\$494.21
Federal	1	3	\$813.57
State	1	9	\$590.98
Local	2	109	\$477.63
Total	94	623	\$547.69

Source: New Hampshire Employment Security, Economic and Labor Market Information Bureau.



As reported by the state in 2001:

- Candia had 94 employers, accounting for 623 jobs locally, which paid an average annual weekly wage of \$547.69.
- 80.5% of jobs were in the private sector; the majority of which (68.5%) were in lower paying service industries.
- Production jobs and federal employment paid the highest wages – 157% and 149% of the local average, respectively.
- The largest employers locally were municipal government (town, school) – averaging 54.5 employees per establishment.



The state also provides unemployment rate information, based on estimates of the civilian work force by place of residence. Reported unemployment rates for Candia have increased from that reported in the 2000 U.S. Census (2.0%), reaching 5.3% in March of 2003. This was higher than the state rate, but slightly less than that of the county.

## **CANDIA SOCIAL CAPITAL ASSESSMENT: FINAL REPORT**

### **Prepared by New Hampshire Charitable Foundation ~ June 27, 2003**

This report presents the results of the Candia Social Capital Assessment, undertaken from April-June 2003 as part of the Town's Master Plan update. The assessment, sponsored by the New Hampshire Charitable Foundation, aimed to evaluate Candia's existing social capital, predict possible changes, and generate ideas for preserving and developing the Town's community vitality. This report addresses each of these subjects in turn based on citizen responses from a town-wide survey and a participatory forum held June 12, 2003. It concludes with recommendations for how the Master Plan Committee can incorporate social capital into its planning.<sup>3</sup>

### **Social Capital Assessment Summary**

The assessment found that while Candia's social capital is generally as high as or higher than other rural NH communities, residents reported somewhat lower levels of trust and markedly lower levels of informal socializing. Although the picture is generally positive, certain trends suggest that social capital planning deserves particular attention in Candia. In particular, the expansion of I-93 threatens to flood the town with new residents without roots in the community. Population growth has the potential to place pressures on public services, while simultaneously undermining the community's ability to collectively address these problems.

Based on these findings, this report recommends that the Master Plan Committee take the following steps to incorporate social capital considerations in its planning.

1. Continue to provide residents with information about social capital through a follow-up presentation and participation of NHCF representatives in Master Plan Committee meetings.
2. Include social capital considerations as a factor in Town planning processes and decisions, for instance in the upcoming Plan NH charrette exercise at the Four Corners.
3. Develop ways to more effectively integrate newcomers, through intergenerational programs, social events, and other concerted efforts to include new residents in Town activities.
4. Consider using the Master Plan to chart a course for implementing long-term Town goals related to social capital, such as development of a website or newsletter and construction of a community center or gazebo.

### **Social Capital in Candia**

The Social Capital Assessment examined levels of trust and participation among Candia residents, identified how and where residents meet and interact, and considered obstacles to forming social connections in the Town.

#### **Findings from the Social Capital Survey**

The Social Capital Survey, conducted in May 2003, found that like most rural NH towns, Candia possesses high levels of social capital. Comparing responses in Candia to the results of the year 2000 nationwide Social Capital Community Benchmark Survey, the Town ranks particularly high in terms of

---

<sup>3</sup> The report serves as a supplement to the detailed survey analysis document presented at the forum. A separate memo evaluates the social capital assessment process and makes recommendations for improvements.

electoral participation and involvement in clubs and associations. Candia ranks somewhat lower than other rural NH towns on several measures of trust, particularly trust for neighbors and those of different races. The Town ranks lower than other rural communities, the state of NH, and the nation as a whole, in terms of informal social interaction, measured by how often residents visit with friends at home.

**Findings from the Social Infrastructure Map**

Social infrastructure refers to the associations, services and facilities supporting the formation of social capital. The social infrastructure map, developed by Meredith Cooper based on data from the survey, provides a graphical representation of the places where residents gather for formal meetings or encounter one another by chance. The map shows that social infrastructure in Candia clusters around the Four Corners areas. Public facilities and those developed through a combination of private initiative and public support are crucial to Candia’s social capital, as the table below demonstrates.

**Social Infrastructure Facilities Most Frequently Mentioned by Candia Residents**

Formal Meetings	Informal Encounters
Henry W. Moore School Candia Town Offices Smyth Public Library Moore Park/Candia Playground Candia Youth Athletic Association	Smyth Public Library Town Dump/Recycling Center Candia Post Office Moore Park/Candia Playground Candia Youth Athletic Association

The mapping exercise also demonstrated that Candia residents rely on facilities outside of town for some of their formal and informal interactions, such as church attendance and meeting acquaintances while grocery shopping.

**Findings from the Social Capital Forum**

The Social Capital Forum gathered approximately 42 participants, including residents and observers from organizations assisting with the Master Plan. Through a combination of presentations and discussions in six small groups, the forum considered existing social capital, predicted changes, and generated ideas for addressing social capital through the Master Plan. At the close of the forum, participants had the opportunity to identify those ideas they found most promising. Appendix A includes a complete record of the ideas generated at the forum. The remainder of this report interprets these responses.

***How and where do Candia residents meet and form connections and trust?***

According to forum participants, Candia residents form connections and trust primarily through encounters at certain places in town, meetings, and community projects. To a lesser degree, residents develop relationships through social events, clubs, and volunteering. One group noted that Candia residents tend to form connections while taking care of other business, whether visiting the dump or post office, or collectively responding to a community challenge.

### Most Commonly Cited Means for Forming Social Capital in Candia

Category	# Ideas Mentioned	# Groups Mentioning Category
1. Encounters at Places	10	5
2. Formal Meetings	5	3
3. Community Projects	5	1
4. Social Events	4	1
5. Organizations	2	2
6. Transportation	1	1

#### *What are the obstacles to forming meaningful social connections in Candia?*

The most frequently cited obstacles to forming social connections in Candia are difficulties with integrating newcomers, limitations of town facilities, and general busyness. Residents also cited concerns about commuting, land use, financial pressures, low participation, lack of social/cultural events, lack of sidewalks, and lack of jobs in town.

### Most Commonly Cited Obstacles to Forming Social Capital in Candia

Category	# Groups Mentioning
1. Newcomer Integration	4
2. Facility Limitations	4
3. Time Pressures	4
4. Commuting	2
5. Land Use	2
6. Financial Pressures	2
7. Low Participation	2
8. Limited Social Events	2
9. Lack of Sidewalks	1
10. Lack of in Town Work	1

### Predicting Changes in Candia's Social Capital

#### *How will I-93 expansion and other anticipated changes affect social networks?*

One reason for conducting a Social Capital Assessment in Candia concerns the impending expansion of Interstate 93. The NH Department of Transportation anticipates that the expansion will attract an additional 1,017 residents to Candia, which, combined with normal population growth, will swell the Town's population to 6,425 by the year 2020, an increase of more than 60 percent. Social capital researchers believe that the expansion could result in diminished social capital by increasing the proportion of newcomers in the population, encouraging long-distance commuting, and changing southern NH towns' rural character. Moreover, if newcomers are systematically different from local residents, they may not begin to participate at the levels of old-timers, even as they assimilate over time.

At the forum, few small groups addressed these concerns directly in their discussions. Two groups expressed concerns about social capital changes due to the highway expansion. One of the groups noted that positive social capital changes are also afoot in Candia. In addition to the growing awareness of social capital signified by the assessment process, relatively new community projects, such as the Candia Youth Athletic Association and the Smyth Library are gradually impacting community connections in positive ways.

## Preserving and Developing Social Capital in Candia

### *What are Candia's priorities in terms of preserving and developing social capital?*

Forum participants generated a broad array of ideas for preserving and developing social capital, whether through events, land use, commercial development, or improvements in communications. The tables below present ideas mentioned by the greatest number of small groups, as well as the ideas that received the most votes from participants at the close of the forum. Each participant had the opportunity to vote by putting stickers next to the top three ideas of their choice, posted on easels. For a complete account of ideas by category, see the appendix to this report.

Ideas related to improving town communication through a website, newsletter, or bulletin board; building a gazebo; and changing zoning to reflect Town values; received particular attention. These ideas correspond to priorities developed during Envision Candia in October 2001.

### Ideas Mentioned by the Greatest Number of Small Groups\*

Idea	Frequency Mentioned by Small Groups	Number of Votes
1. Newsletter/website	5	8
2. Intergenerational activities – Senior Center	3	0
3. Gazebo/Park	2	7
3. Zoning changes, general	2	6
3. Higher density, smaller lots in villages	2	5
3. Community Center	2	3
3. Town facilities (pool, tennis courts)	2	2
3. Reach out to newcomers – welcome wagon, etc.	2	0
3. Social Events, general	2	1
3. Sidewalks and connecting paths, walk & bike	2	0
3. Bring back 4 <sup>th</sup> of July Events	2	0

\* All other ideas listed once.

### Top Vote Winners\*

Idea	Frequency Mentioned by Small Groups	Number of Votes
1. Preserve democratic small town traditions (i.e. Town & School Meetings)	1	10
2. Traffic calming/maintain dirt roads	1	9
3. Newsletter/website	5	8
4. Gazebo/Park	2	7
5. Zoning changes, general	2	6
5. Commercial development consistent with community values (i.e. no Wal-Mart)	1	6
5. Expand opportunities for adults, including adult education	1	6
6. Higher density, smaller lots in villages	2	5
7. Maintain traditions (i.e. Old Home Day)	1	4
8. Community Center	2	3
8. Grocery store in town	1	3
9. Town facilities (pool, tennis courts)	2	2

\* All other ideas received one or zero votes.

## Recommendations

Based on these findings, this report recommends that the Master Plan Committee take the following steps to incorporate social capital considerations in their planning.

1. *Continue to provide residents with information about social capital through a follow-up presentation and participation of NHCF residents in Master Plan Committee meetings.*  
As the discussion at the close of the forum indicated, some Candia residents and Master Plan Committee members continue to feel ambivalent about the role of social capital in the Master Plan. Many feel that the Town needs more time to digest the concept and reflect on its implications. The NH Charitable Foundation is prepared to assist Candia as it provides information to its residents and considers social capital in Master Plan Committee meetings. Some Committee members have suggested a follow-up presentation to explain the ultimate results and recommendations included in this report. As part of this on-going process, this report and the other handouts presented at the forum could be made available to residents, perhaps by posting copies at the Smyth Library and other locations.

NHCF would be glad to assist in this way at the Committee's invitation. While the ideas generated at the forum are valuable, more effective strategies may arise as Town residents have the opportunity to absorb the social capital concept over time.

2. *Include social capital considerations as a factor in Town planning decisions, for instance in the upcoming Plan NH charrette exercise at the Four Corners.*  
Incorporating social capital decisions in planning does not mean that all decisions revolve around preserving and developing social relations in town. Rather, as the Three Infrastructure philosophy suggests, social capital is a resource worthy of consideration in Town planning decisions, much like natural resources and the built infrastructure. Only by considering all three aspects of community well-being, can decision-makers make fully informed decisions.

The Assessment project has demonstrated the relevance of social capital for Town planning. Many Candia residents, for instance, come to know and trust their neighbors through chance encounters at the recycling center and the post office. If we recognize that these types of interactions contribute to Candia's small town character, then they deserve attention when weighing the value of changing to home trash pick-up or mail delivery. The same is true for many planning decisions related to zoning, commercial development, and transportation.

In late summer or early fall, the Master Plan Committee will consider the advice compiled through the Plan NH charrette exercise at the Four Corners. As the social infrastructure map indicates, this intersection represents the social capital center of Candia. Through the Plan NH project, Candia has the opportunity not only to improve the Four Corners from an aesthetic standpoint, but also to consider how it can be made more hospitable to social interactions among residents. NHCF is willing to assist the Committee in coordinating with Plan NH to make this synergy possible.

3. *Develop ways to more effectively integrate newcomers, through intergenerational programs, social events, and other concerted efforts to include new residents in Town activities.*  
Forum participants voiced concerns that newcomers brought different values to Candia, whether in the way they drove or in their willingness to participate in Town affairs. Four small groups cited problems with integrating newcomers as a major obstacle to social capital formation in Candia. Two small groups generated ideas for how the Town could better integrate these

residents. Despite this shared recognition of a problem, no participants voted to make integrating newcomers a priority in Town planning.

The Social Capital Assessment demonstrates that this issue deserves greater attention from Town leaders. Over the next seventeen years, experts predict that Candia's population will grow by more than 60 percent – an additional 2,625 residents in total. Changing the proportion of newcomers in Town could drastically change the process and content of decision-making. According to forum participants, preserving rural democratic traditions, such as Town Meeting, is crucial to their vision for Candia. To fulfill this vision, Candia residents must ensure that newcomers understand these traditions and feel welcome to participate.

At the forum, participants suggested reaching out to newcomers through a Welcome Wagon program or through intergenerational programs designed to enable interaction between longer-term residents, many of whom are older, with grown children, and newcomers, many of whom are younger, with small children. Both ideas have promise and have been implemented elsewhere successfully, yet neither seemed to generate much enthusiasm from residents.

To design a program that more directly responds to Candia's concerns, the Master Plan Committee could interview several newcomers to determine any obstacles they perceive to participation and what could be done to address these problems. Newcomers may arrive in Candia with somewhat different values, but they also move to Candia because they appreciate what the Town offers. By working with new residents, perhaps through existing Neighborhood Associations in some of the new housing developments, Candia may identify ways to capitalize on the influx of skills and energy. Newcomer integration would likely involve volunteer efforts, a relatively low cost option for bolstering the Town's social capital, with a significant payoff in terms of attracting new volunteers committed to preserving the Town's traditions.

4. *Consider using the Master Plan to chart a course for implementing long-term Town goals related to social capital, such as development of a website/newsletter and construction of a community center/gazebo.*

Many of the social capital priorities identified at the forum, correspond to long-term community concerns identified during the Envision Candia process in October 2001. Residents recognize that the lack of a regular way to distribute Town news complicates outreach efforts for any Town event or project. They also feel that existing facilities do not offer a hospitable place for residents to gather casually. Both during Envision Candia and during the Social Capital forum, residents suggested a website or newsletter and a community center or gazebo as ways to address these problems.<sup>4</sup> The Social Capital Assessment provides another source of information to suggest that these measures could contribute to achieving the Town's long-term goals. The Master Plan update may offer an opportunity to chart a course for implementing these measures.

The Candia Social Capital Assessment project was an unprecedented attempt to incorporate social capital considerations in a town Master Plan. If Candia can continue to include social capital in its process and implement some of the ideas developed during the forum, the Town will position itself on the vanguard of local planning, offering a valuable example for communities across the world, while enhancing its own community vitality in the long-term.

---

<sup>4</sup> Both Bow and Deerfield have gazebos/bandstands. It may be worth meeting with Town leaders there to discuss their experience with this type of facility.

**APPENDIX A****Candia Social Capital Forum**

Approximately 42 participants

Participant Observers:

Lew Feldstein, NHCF

Donna Dunlop, NHCF

Meredith Hatfield, NHCF

Abby Williamson, Project Manager

Joanna Whitcomb, Burnt Rock

Meredith Cooper, Livable Walkable NH & Minimum Impact Development

Thad Guldabrandsen, UNH

Ansel Sanborn, NHDOT

Facilitators:

Large Group Facilitator: Rachel Stuart

Blue Group Facilitator: Al Couch

Green Group Facilitator: Ricia Velasco

Orange Group Facilitator: Michele York

Yellow Group Facilitator: Meredith Cooper

Red Group Facilitator: Chris Closs

Black Group Facilitator: Betsy Kruse

**Small Group Discussion I**

1. *What are some examples of how SC works in Candia? How and where do Candia residents meet and form connections and trust?*<sup>5</sup>

## Orange Group:

- Senior Women's Club playground project
- Library trustees, etc. – books passed from old to new library
- Ill residents – neighbors help
- Ill teacher – spaghetti supper fundraiser
- CYAA Center – cooperation between residents and town to develop and sustain
- Recycling center
- Potential shopping center (?)
- Park & Ride (carpooling there) (?)
- School

## Red Group:

- Town Meeting
- Dump
- CYAA
- Newcomers have neighborhood association

## Blue Group:

- School Meeting

---

<sup>5</sup> Unfortunately, I am missing small group notes for the first three forum questions from the Black Group. Their ideas for preserving and developing social capital are included here.



- Town Meeting
- Planning, ZBA Meetings (poorly attended)
- Recycle Center
- Library
- Stubby's Restaurant
- Fred's Auto
- CYAA Athletic Fields
- Post office
- In general: Public Meetings            Public places            Committee and volunteer work

Note: Public buildings are key.

Note: People form social capital while they are fulfilling other needs, not just visiting people. It's not intentional socializing → need comes first. Develop relationships with people while doing other things.

Green Group:

- School activities (musicals, sports, holiday activities)
- Social clubs
- Library
- Old Home Day
- Lights on a Hill (church)
- Strawberry Social
- Socializing happens more in warm weather when people are walking, biking, etc.

Note: Most places don't attract crowds: SK occurs on small scale

Yellow Group:

- Town School District Meetings
- School
- CYAA
- Attending meetings and church
- Volunteering
- General store
- Dump
- Gas Stations

Note: Build relationships over time, learning who community leaders are

Note: Does SK necessarily imply interaction? Note: Using SK to develop a variety of relationships

## 2. *What are the **obstacles** to forming meaningful social connections in Candia?*

Orange Group:

- Lack of small & spacious meeting places
- Quality of space
- Working time
- Commuting time

Red Group:

- Lack of workforce housing
- Large lot zoning may be obstacle to forming meaningful social connection.
- Newcomers and lack of integration
- Newcomers changing community values (ex with horses)

## Blue Group:

- Lack of Sidewalks – no safe place to walk from place to place due to dangerous traffic
- Dispersed settlement is a mixed blessing
- Lack of meeting place or gathering place to use for Old Home Day
- Lack of cultural activities (need something more than TV) – but is there interest?
- Failure to integrate newcomers
- Massive subdivision of land
- Lack of diversity
- Lack of widespread participation in public meetings (always the same old people)
- “Urban mentality – people leave the cities to come here but don’t know how to participate”
- Some groups have strong bonding social capital but lack bridging social capital – lack generalized civic commitment

## Green Group:

- Many people don’t know neighbors
- Working hours
- High resident turnover
- Commuting time
- Lack of in-town jobs where you’d meet other people
- New people not involved
- Lack of money – no one wants to pay more taxes
- Lack of meeting spaces
- Resistance to change

## Yellow Group:

- Lack of time
- No community center
- Opportunities elsewhere
- Financial constraints
- Division between those with young children and those without

3. *How is social capital changing in Candia? How will I-93 expansion and other anticipated changes affect social networks?*

## Red Group:

- I-93 expansion will increase commuting patterns – Candia will become more of a bedroom commuter town
- Composition of population is changing

## Yellow Group:

- Heritage commission – ice skating pond
- Envision Candia process
- SCIA process – developing appreciation for SK
- Events at new library
- CYAA Field House
- I-93 Expansion – more opportunities, more businesses possible, some resentment

Note: Some increasing SK and some decreasing

## 4. What are Candia's priorities in terms of preserving and developing SC?

Idea	Frequency Mentioned by Small Groups	Number of Votes
Commercial:	5	11
• Business Association	1	0
• Commercial development consistent with community values (i.e. no Wal-Mart)	1	6
• Barber shop and other small businesses	1	1
• Grocery store in town	1	3
• Employment in town to reduce commuting	1	1
Events:	12	9
• Town-wide Yard Sale	1	1
• Clean-up Day	1	1
• Increase events at library	1	1
• Social Events, general	2	1
• Music/Dances	1	1
• Fundraising events	1	0
• New activities – skating, etc.	1	0
• Maintain traditions (i.e. Old Home Day)	1	4
• Take a friend to the Dump	1	0
• Bring back 4 <sup>th</sup> of July Events	2	0
Facilities:	7	12
• Town facilities (pool, tennis courts)	2	2
• Community Center	2	3
• Gazebo/Park	2	7
• Convert old library space into meeting space	1	0
Efforts to Connect People:	6	6
• Reach out to newcomers – welcome wagon, etc.	2	0
• Intergenerational activities – Senior Center	3	0
• Expand opportunities for adults, including adult education	1	6
Land Use:	6	12
• Higher density, smaller lots in villages	2	5
• Intentional planning for growth that incorporates values	1	0
• Address affordable housing and costs	1	1
• Zoning changes, general	2	6
Town Functioning:	5	10
• Preserve democratic small town traditions (i.e. Town & School Meetings)	1	10
• Expand volunteer base	1	0
• Spread responsibility for revitalizing town activities	1	0
• Tax reform – not based so much on property	1	0
• Create new, low budget opportunities that don't require public expenditures	1	0
Transportation Infrastructure:	3	9
• Traffic calming/maintain dirt roads	1	9
• Sidewalks and connecting paths, walk & bike	2	0
Information/Communication:	6	9
• Local cable TV	1	1
• Newsletter/website	5	8

## APPENDIX A

### Summary of Candia Public Forum Results November 13, 2003

More than sixty Candia residents met at the Moore Elementary School on November 13th, 2003 for a forum sponsored by the Candia Master Plan Committee to answer the question: "What type of development would you like to see in Candia and where should it be located?"

After a brief overview of the draft master plan and a development patterns presentation, Burnt Rock staff asked participants to write on post-its specific types of development they would like to see in town. The participants then stuck the post-it on one of two, three by four foot maps of Candia. More than 200 post-its were attached to the two maps. Betsy Kruse, Ingrid Byrd & Scott Tierno read and recorded the development types and location on flip charts. Burnt Rock summarized the findings and posted four pages of land uses by category on the wall. Participants were given four sticky dots as ballots to cast their vote for the development type and location that the Town should address in the next 5 years. The top items from each group were presented in the general session at the end of the meeting.

Four colors were used to indicate four land use categories: residential, commercial, industrial and public/quasi-public. Below there is the summary which was prepared on-site with associated votes (or green dots) in parentheses. The complete list of comments are presented following the summary.

#### **Some notes on the process:**

Although the process used at the forum has been shown to be valuable for increasing creativity and dialogue, a few words of caution are in order. The results of this idea-generating meeting are neither a poll nor a consensus decision. They may be used as the basis for building consensus, but not before a more complete airing of issues and their implications.

The tabulation of votes from each land use type and location may be helpful in getting a sense of the importance people place on different issues. But because only four dots were issued to each person and not everyone at the meeting stayed to vote, the combined results, although interesting, should not be taken as definitive.

**Summary of Development Types & Location that the Town Should  
Address in the Next 5 Years  
Participants of November 13, 2003 Candia Public Forum**

**1. Residential Development**

**Single Family Housing:**

**Multi-family Housing:**

No cluster (7)	Near Route 101 (1)
Five-acre lots (7)	Non-sensitive areas
Cluster (3)	Limited multi-family
Three-acre lots (2)	2/4 units per building, toward Deerfield
Traditional neighborhoods (1)	Above retail
Higher density (1/2 to 1 acre lots)	In East Candia
Candia Village – 50 units	Candia Village – 25 units
In village	Mixed use apartments over businesses
Existing roads/no cul de sacs	
Auburn/Chester – upscale	
North Road	
<b>Senior/Elderly Housing:</b>	<b>Affordable/Work Force Housing:</b>
“Community style” on High Street, new road (6)	No trailer parks (1)
Gated community, near crossroad (1)	Cluster with modest priced homes
Near center of town - Four Corner (1)	Affordable for seniors, young families near High Street
On smaller lots	Managed work force housing
	At Four Corners, in Village – 25-units

## 2. Commercial

### Exit 3

### Four Corners/Villages

Large grocery store (e.g. Super Shop & Save) (7)	General stores/neighborhood retail/mom & pop (1)
Starbucks/Dunkin Donuts (franchise) (1)	Farmers market, artisans (2)
Multiplex theater (1)	Mixed use (commercial/residential) (2)
Bookstore (e.g. Barnes and Noble)	Local restaurants/businesses (2)
Restaurant	Home-based businesses
Video	Krispy Crème
Retail	Café
Office	
Plaza (office/stores)	<b>NO Commercial</b>
Bank	No big stores/super stores (10)
Medical/Professional park	No strip development (5)
No fast food	
<b>Route 27</b>	
Commerce along Route 27 and 43	
Office park at Route 27	

### 3. Industrial Development

<b>Exit 3</b>	<b>North Road</b>
Light industry (4)	Home-based businesses
Non-resource intensive industry	Factory space
Gas station toward Auburn	
Factory space	<b>Other</b>
	Small industrial park east of downtown
<b>Route 27</b>	Develop existing industrial buildings, discourage additional ones
Light industrial (8)	High technology medical/technology park
Continue industry (1)	

### 4. Public/Quasi-Public Facilities

<b>Four Corners</b>	<b>Other</b>
Teen center (2)	Protect sensitive areas/open space (10)
Senior center (1)	Protect large un-fragmented land (10)
Walkways	Regional high school (4)
Cemetery/recreation at Moore Park	Control light pollution (3)
Safety complex	Develop/maintain trail network (3)
Skating rink	Senior center at the old library (1)
Tennis courts	Swimming area (1)
Health center	Park and ride
Fitness center	Preschool, not daycare
<b>Exit 3</b>	
Transfer station	
Town/state highway	
Park & ride	
Tollgate	

**Types and Location of Development Proposed  
Participants of Candia Public Forum  
November 13, 2003**

**1. Residential Uses** (total = 84 post-its on the maps)

**Single Family** (29 post-its)

Single family in Village	Single family on existing roads
Single family units in village areas	Single family along existing roads
Higher density housing on ½ to 1 acre lots, sidewalks at Four Corners	Single family or attractive duplexes on new and existing roads
Traditional neighborhood at Four Corners	Single family on existing roads
Plan presented at charrette	Single family on new roads
Flexible zoning – denser development in town centers	Single family off road development- well hidden
Cluster development for modest priced home in villages, keeping land in open space	Not on existing major roadways – would like to see new approach to developments.
Single family and duplexes – 1 acre zoning	Single family – upscale developments
1-acre zoning	Single family on 3+ acres – as is now
Mixed use zoning – apartments over businesses	Single family on 3+ acres
Single family – 75 units-East Candia, 50-Bean Island, 50-Candia Village, 25-Candia Depot, 100-Four Corners, 25-Candia Depot	Single family on 2-3 acres with lots left on each road to connect with other roads.
Dispersed single-family on all roads at a ratio of 25% of village population with 500’ of frontage, 250’ front setback, in woods not fields, siting to be lot specific	Single family on 5 acre minimum – Slow the growth!

**Senior Housing** (27 post-its)

Senior housing – 125 units-East Candia, 50-Bean Island, 25-Candia Village, 150-Four Corners, 50-Candia Depot	Apartments, residential-community style (not a nursing home) on a new road
Senior housing at Four Corners	Senior housing at Route 43/Route 27
Senior housing at Four Corners (30 – 50 units)	Elderly housing on Rte 27
Senior housing at Four Corners	Senior housing on Route 101
Senior housing at Four Corners	Senior retirement community with health care
Senior housing at Four Corners & Village	Senior housing in clusters



**Senior Housing** (continued)

Elderly housing at Four Corners	Housing for over 55 year-olds – development
Senior housing – very small number of units near Four Corners	In duplexes, single story, only houses on small lots
Senior housing in duplexes in village areas	Senior housing on new roads
Elderly – over 50- at Four Corners area	Elderly/low income housing at Four Corners
Homes for over 55 in gated community near crossroads	Elderly housing on Route 27 near Four Corners
Housing for 55+, gated community at Four Corners	

**Workforce Housing** (10 post-its)

**Multi-family Housing** (11 post-its)

Affordable housing for young people – 20-40 unit at Four Corners	High-density housing at Four Corners & Village
Workforce housing at Four Corners	Limited multi-family at Four Corners
Workforce housing – 25 units @ Four Corners	Multi-family residential near Route 101
Housing for 1 <sup>st</sup> home – young people	2 or 4 per building along Routes 27/43 toward Deerfield
Workforce housing – single family	Multi-family park of 4-family units along existing roads
Managed workforce housing	Multi-family in mixed-use zone (above retail) – in East Candia or above current retail
Workforce housing – 75 units-East Candia, 150-Bean Island, 25-Candia Village, 75-Candia Depot	Multi-family – 25 units-East Candia, 100-Bean Island (2 story max.), 25-Candia Village, 50-Four Corners (2 story max.), 25-Candia Depot

**“NOs”** (7 post-its)

No trailer parks or condos	No multi-family housing
No trailer parks	No more cul de sacs!
No new roads – denser in existing areas	I would like to see all of the people who want community centers to move to a town where this already exists and leave the rest of us alone!
Cluster is not here! Deerfield can have it.	

## 2. Commercial Uses (total = 75 post-its on maps)

### Four Corners (18 post-its)

### Exit 3 (22 post-its)

Retail neighborhood store	Some retail such as grocery, restaurant, etc. – no big box!
Small business section/mom & pop stores	Quality grocery with competitive price, good meat/fish selections
Small grocery store	Large supermarket
Natural food store like Wild Oats chain in Colorado	Grocery, retail, office space
Retail/service i.e. toystore (mom & pop)	Grocery, restaurants, video & coffee shop
Small business	Grocery and shopping center
Quaint New England-type shops	Super Stop & Shop or other major chain (not Market Basket)
Small shopping mall	Grocery store/shopping plaza (Super Stop & Shop)
Farmers' market and local artisans	Shopping plaza
More restaurants with quality comparable to Pasquales's	Large shopping center with various spec. stores
Café	A bookstore (Barnes & Nobles, Borders)
Café	One chain restaurant (Bugaboo Creek, Macaroni Grill, etc.).
Krispy Cream donut shop	Star Bucks, Dunkin Donuts
Café	Office
Café	Bank
Another B& B	Medical/Professional low density
Office park	Multiplex theater (stadium seating)
UNH/NHTI or Votech school	Cinema multiplex
	Gas station towards Auburn to underpass
	Office and retail
	Commerce/Commerce park

## 2. Commercial Uses (continued)

### Located in Villages (6 post-its)

Small neighborhood retail/commercial (e.g., café, cleaners, daycare, etc.)
Small general store (Depot, East Candia, Bean Island, Four Corners)
Small area zoned for commercial development – to be revisited in 10 yrs. We can't fill and sustain what little we have!
Develop existing commercial buildings. Discourage more commercial development
Home-based profession, artisan, antiques, books, mail order (small) to be parallel road in villages
Condense commercial zones to one (St Pauls Church to Mobile Station) deepen zone

### Town Wide (4 post-its)

### Route 27 (9 post-its)

Encourage cottage industries all over town	Commercial along Route 27 & 43 (old 101)
Home-offices in mixed use zones	Another bank on Route 27
Home-based professional	Another good restaurant in town on Route 27
A children's indoor play center (i.e. children's museum or Little Berries type of place) Not sure of location?	Coffee shop or cybercafe-type place on Route 27
	Commerce along Route 27
	Office park on Route 27
	Commercial uses along Routes 43 & 27
	Commercial uses on Raymond Road
	Mixed use commercial and residential off road development

### "NOs" (16 post-its)

No big box	No big box stores!!!
No chain grocery	No fast food
No strip development	Not fast food
No large grocery store	No WalMart
No large grocery store	No big stores
No big box	No super stores!
No WalMarts or large strip malls – leave them in beautiful Hooksett!!	Have a plaza with office space – didn't rent. Don't need more that won't rent.
No big box – don't need large grocery store – have several close by. Support local groceries.	No commercial mixed with residential on Route 43

### 3. Industrial Development (39 post-its on maps)

#### Exit 3 (17 post-its)

#### Town Wide (9 post-its)

High tech. medical at Exit 3	Encourage home-based business
Industry – strip mall of local artisans and crafters near Exit 3	Home-based industries
Light industry – office – clean	Home-based industries
Light industry- town pit on Brown Road, Exit 3 at JC Boat and Raymond Road at east end	Home-based industries
Continue industrial development areas west of Exit 3 toward Auburn	Limited in home industry
Area near highway for light industrial	Home-based businesses
Perhaps some light industry at Exit 3	Home-based businesses throughout town
Any industry along southern Exit 3 area	Home-based industries
Develop currently existing industrial buildings, and discourage new industrial development	Light industry, low environmental resource area (locations where environment is not so sensitive)
Technology park/transient office rental space	<b>Route 27 (8 post-its)</b>
Industrial park at Exit 3	Light industry on Route 27
Industrial park at Exit 3	Industrial development off Route 27
Industrial uses at Exit 3	Higher tech. industry along Route 27
Along Route 43 at Exit 3 north and south	Small industrial park (s) along 27 east of downtown
Non-resource intensive industrial at Exit 3 (industry without high water use, etc.) Cargo/truck facility, light manufacturing	Office park (professional services, something with longevity (i.e., law firm, relocating business, etc.))along Route 27
Light manufacturing (industrial park) at Exit 3	Factory space on Route 27 north of Four Corners
Light industry	Industry park on Route 27 east end of town
	Small industries or home-based industries on Route 27

#### “NOs” (4 post-its)

#### Four Corners (1 post-it)

No heavy industry	Incubator –office facility at Four Corners
No large land users	
No large sand and gravel operations	
No industrial park or manufacturing. Put it in Deerfield!	

#### 4. Public/Quasi-Public Facilities (53 post-its on maps)

##### Four Corners (20 post-its)

##### Town Wide (16 post-its)

Create a town center	Town-owned open space
Public facility for Town Hall, Police, & Fire	Conserve un-fragmented blocks of land
Safety complex – police and fire together	Greenways for animal habitat
All public buildings	Protect sensitive wildlife areas
Health (medical) center	Protect large, un-fragmented land
Senior center, mixed use commercial retail and post office	Continue to encourage conservation space for trails, etc.
Fitness center	Town-owned open space – accessed by railroad tracks
Senior center	Trails connecting school, library, town offices
Senior center	Recreation areas scattered through town
Senior center	Keep some agricultural areas
Senior center	Try not to destroy the old beauty of Candia!
Teen center	Control light pollution
Teen center	Town band
Cemeteries and recreation at Moore Park	Town water and sewer for commercial zones
Recreation center – open to all various night functions (i.e., bingo, dances, craft fairs, etc.)	Maintain/develop network of trails all over town – connecting villages and facilities
Overall, want to see a town village center with trails/sidewalks connecting café, library, school, teen & senior center	Hike/bike/horse trails connect Bear Brook to Four Corners (no ATVs)
Walkways from school to CYAA	New school?
Walkways at crossroads - school/library/CYAA	Public/private facilities school – regional high
Skating rink/park	High school on a new road or a cooperative one with another town
Revitalize pond at library for skating and picnics	

**Exit 3 (12 post-its)****Route 27 or 43 (3 post-its)**

Town and state highway department	Doctors' offices (dentist, pediatrician, family practice, geriatric care) along 43 or Route 27
Relocate transfer station (dump) with paved access	Senior center where groups can get together for social interaction – old library on Route 27
Relocate dump (transfer station)	Pre-school (not day care) on Route 27
Transfer station, water pumping station, sewage treatment plant	
Park and ride	<b>“NOs”</b> (2 post-its)
Toll gate on 101	We don't need new school – have great high school contract.
Health center near Exit 3 or Route 27	We already have a health center – Curves!
Health center near Exit 3	
Multi-town high school	
Solid waste transfer station south of Four Corners on Route 43	
Need regional high school located in an area easily accessible to both towns	
High school with Hooksett and Auburn	