



Town of Candia  
Central Village Zoning Project  
Public Input Sessions  
September 15 & 22, 2017  
AGENDA

- I. Welcome and Introductions
- II. Explanation of the Project
- III. Questionnaire Survey (live polling)
- IV. Public Comment

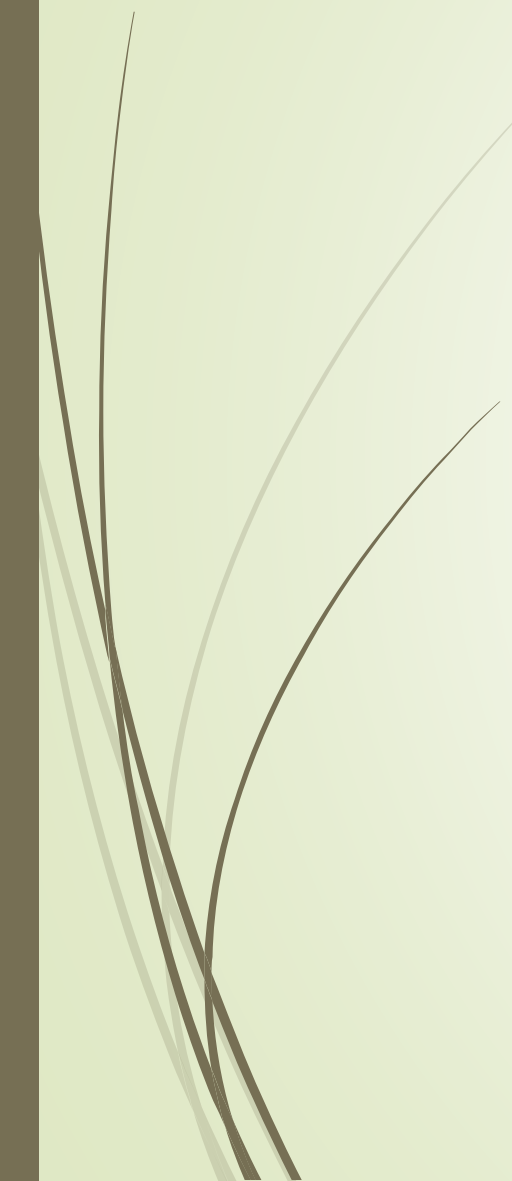
# Candia Central Village

A Master Plan  
Implementation Project





# What is the Project?

- Municipal Technical Assistance Grant
  - Funding comes from NH Housing Finance Authority
  - Administered by Plan NH
  - Town applied for and received \$10,000 in grant funding to pursue implementation of master plan goals
  - Steering Committee established to oversee the project
  - Planning Consultant hired to manage project and prepare draft land use amendments
- 



TOWN OF  
*Candia, New Hampshire*

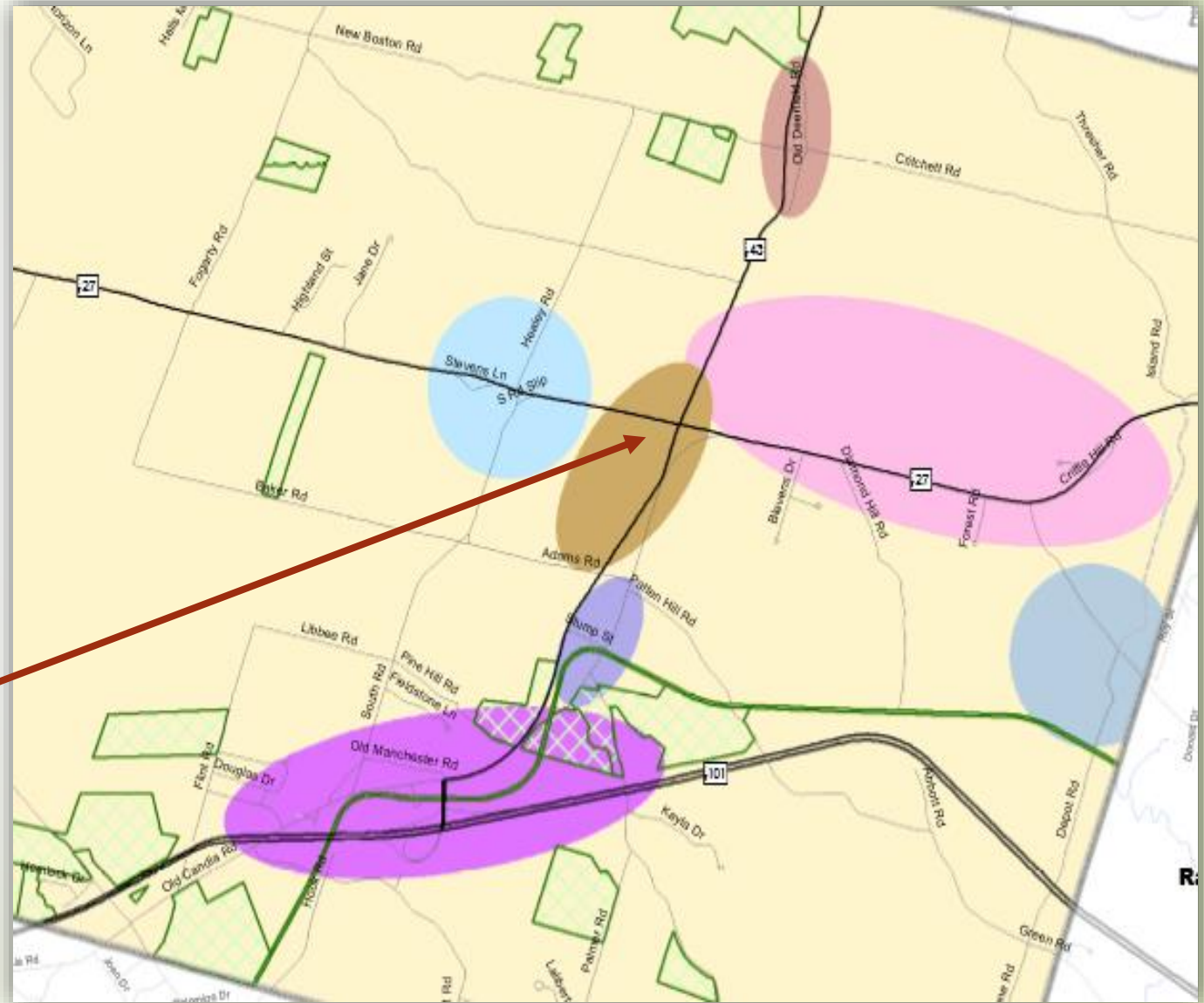


**Our Town Vision:  
Candia 2017-2027 Master Plan**



# Master Plan Excerpts

- Master Plan identified several Important Planning Areas
- Focus of this project is on the Four Corners Area



# Important Planning Area Area # 1– The Four Corners Area – Town Center

## Opportunities:

- Historic patterns of compact development patterns/mixed use
- To create a true “town center” for the community including public spaces/community center
- To connect public facilities, school, parks and CYAA through walking paths
- To improve traffic flow and safety at major intersections
- To expand residential to west and east (e.g. The Hill) and establish new design and architectural standards

## Constraints:

- No sidewalks
- Large minimum lot size
- Lack of on-site sewage capacity
- Limited commercial & mixed use
- Limited residential housing
- Brownfields Sites
- Increasing through traffic to Deerfield and Raymond, and unsafe intersections

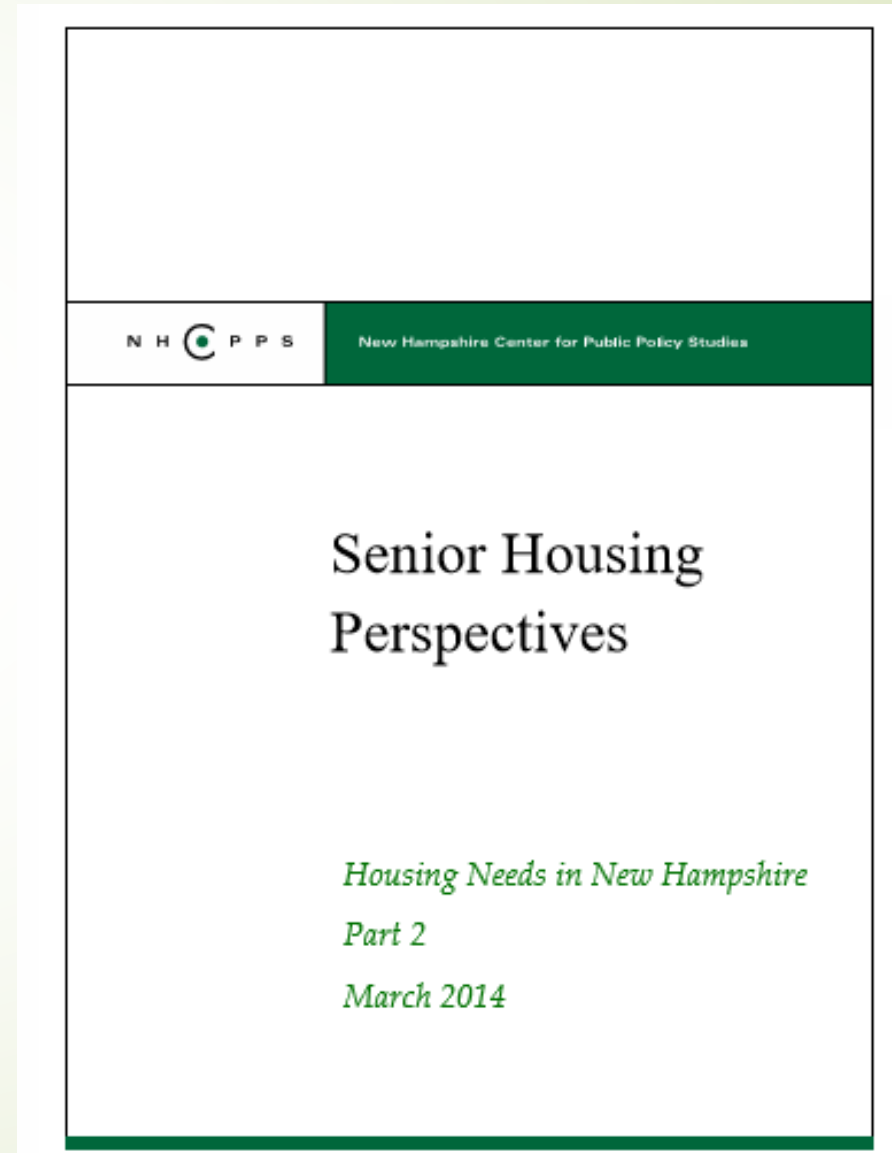
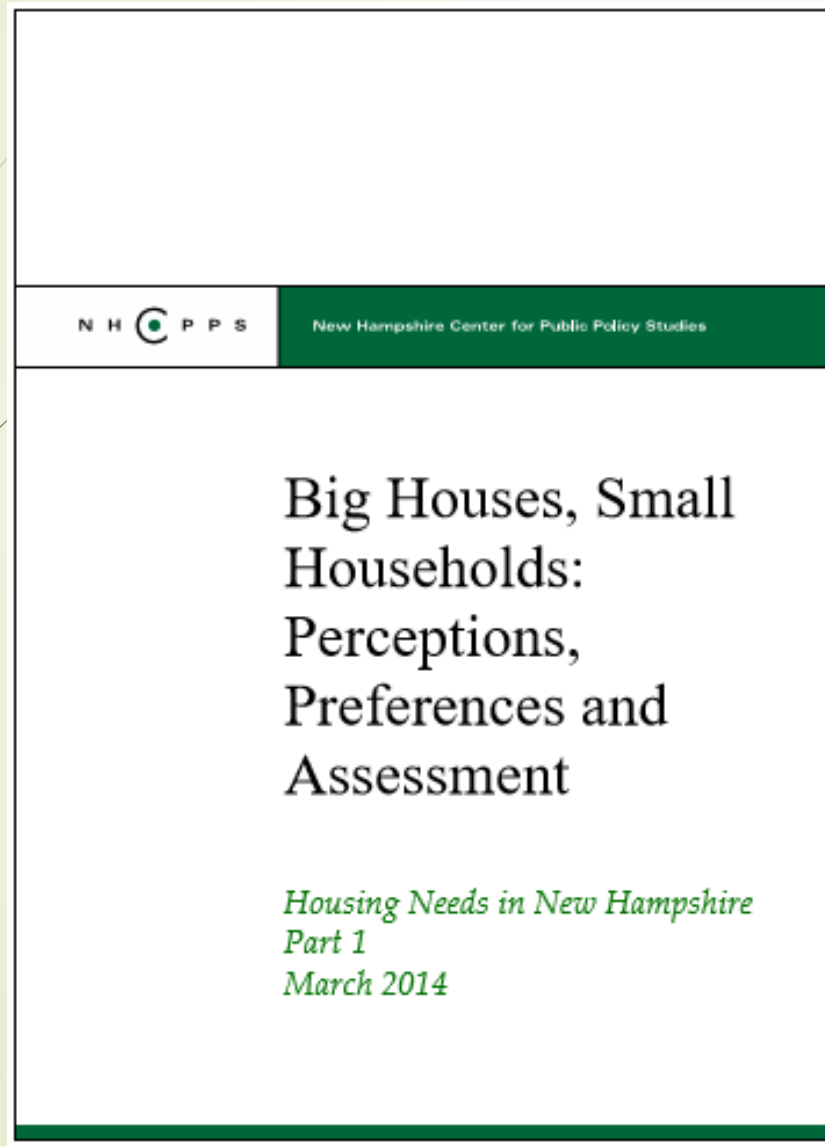


# Master Plan Excerpt

Future Land Use –

- Mixed Moderate Density Residential and Small Scale Commercial Compatible with a Village Setting

# A Brief Word About Housing





# Findings:

- Overall homeownership demand in New Hampshire is declining
- New construction will likely be limited in a projected era of slower population growth
- Seniors Will Occupy a Growing Proportion of the State's Housing Units
  - Percentage of people over 65 expected to double by 2025
- Seniors Prefer to Age in Place

# Findings:

- There is a Housing Mismatch. New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups (In other words – both the older and the younger generations want the same kind of housing: smaller homes close(r) to services, walkable.
- New construction has not met evolving preferences.
  - Will zoning allow rehabilitation/reuse of existing homes?
  - Will zoning allow smaller lots to accommodate smaller homes?

# Candia School Enrollment Data

Report For The  
Candia School District

Subject:  
Demographic  
Analysis/Enrollment  
Projections

Prepared by:  
New Hampshire School Administrators Association  
Dr. Carl M. Ladd  
Mr. Keith R. Burke

January 27, 2017

**TABLE 1**  
**Comparison of Candia Enrollment and Town Population**

Year	School Enrollment	Town Population	Student Enrollment (K –12) as a % of Town Population
2007	670	4,189	15.99%
2008	651	4,193	15.53%
2009	623	4,203	14.82%
2010	601	3,909	15.37%
2011	629	3,906	16.10%
2012	596	3,919	15.21%
2013	573	3,922	14.61%
2014	542	3,920	13.83%

**TABLE 3**  
**Projected K – 12 Enrollments 2017 – 2027**  
**Using 1 Year Cohort Method**

School Year	Grades K – 12	Difference from Previous Year	Percent Change
2017-2018	484	-12	-0.28%
2018-2019	471	-13	-2.69%
2019-2020	469	-2	-0.42%
2020-2021	466	-3	-0.64%
2021-2022	461	-5	-1.07%
2022-2023	454	-7	-1.52%
2023-2024	455	1	0.22%
2024-2025	453	-2	-0.44%
2025-2026	455	2	0.44%
2026-2027	463	8	1.76%

Illustrates a finding of the Housing Studies: that young families are in decline in New Hampshire.

# Related NH News Headlines

NH employers are urged to address region's housing shortage

By KIMBERLY HOUGHTON      Union Leader Correspondent – August 3, 2016

The changing face of NH: What it means to have the 2<sup>nd</sup> oldest population in the nation

By GRETCHEN M. GROSKY      New Hampshire Union Leader – August 13, 2016

In New Hampshire: When did the state get old?

By GRETCHEN M. GROSKY      New Hampshire Union Leader – August 13, 2016

Where are NH's seniors going to live?

By GRETCHEN M. GROSKY      New Hampshire Union Leader – August 14, 2016

## And Beyond...

In Recovering Housing Market, the Starter Home Remains Elusive - Reuters

As Demographics Change, McMansions don't look so appealing - the Washington Post

# For Detailed Information:



Directory

Calendar

Agendas & Minutes

Documents & Forms

Contact Us

## Town Hall News

- › Candia Central Village Zoning Steering Committee: Share your ideas at the Public Input Sessions.
- › DMV and Candia Town Clerk to close office in early October due to software upgrade
- › Sep 26 - Zoning Board Public Hearing

RIGHT TO  
**KNOW**  
CANDIA, NH

REPORT  
SUSPICIOUS  
ACTIVITY



# Next Steps

- Steering Committee to review comments from the two sessions
- Begin drafting zoning language
- Public information meetings to present zoning concepts – TBA

Questions/Comments: Carol Ogilvie  
ogilvie.klein@gmail.com



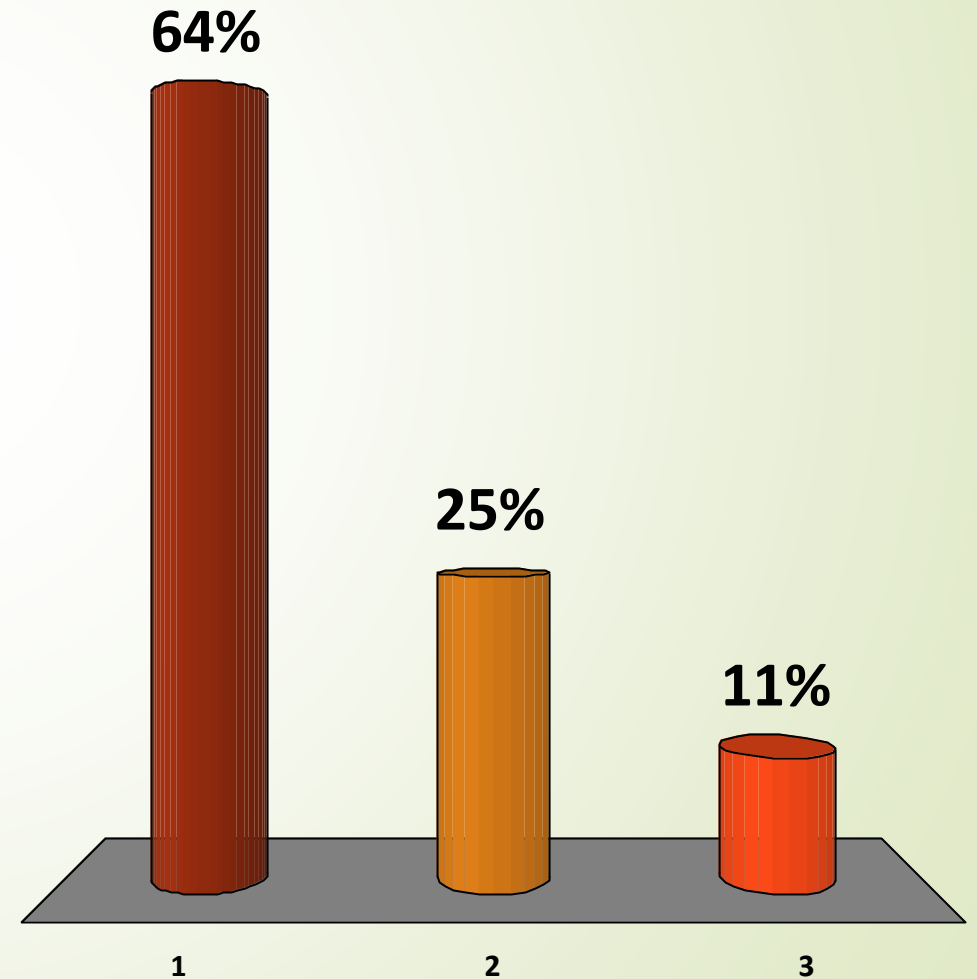
# Results of Live Polling for the Questionnaire Survey at the September 22, 2017 Public Input Session

# Do you think that a Central Village should be established around the Four Corners Area?

1. Yes

2. No

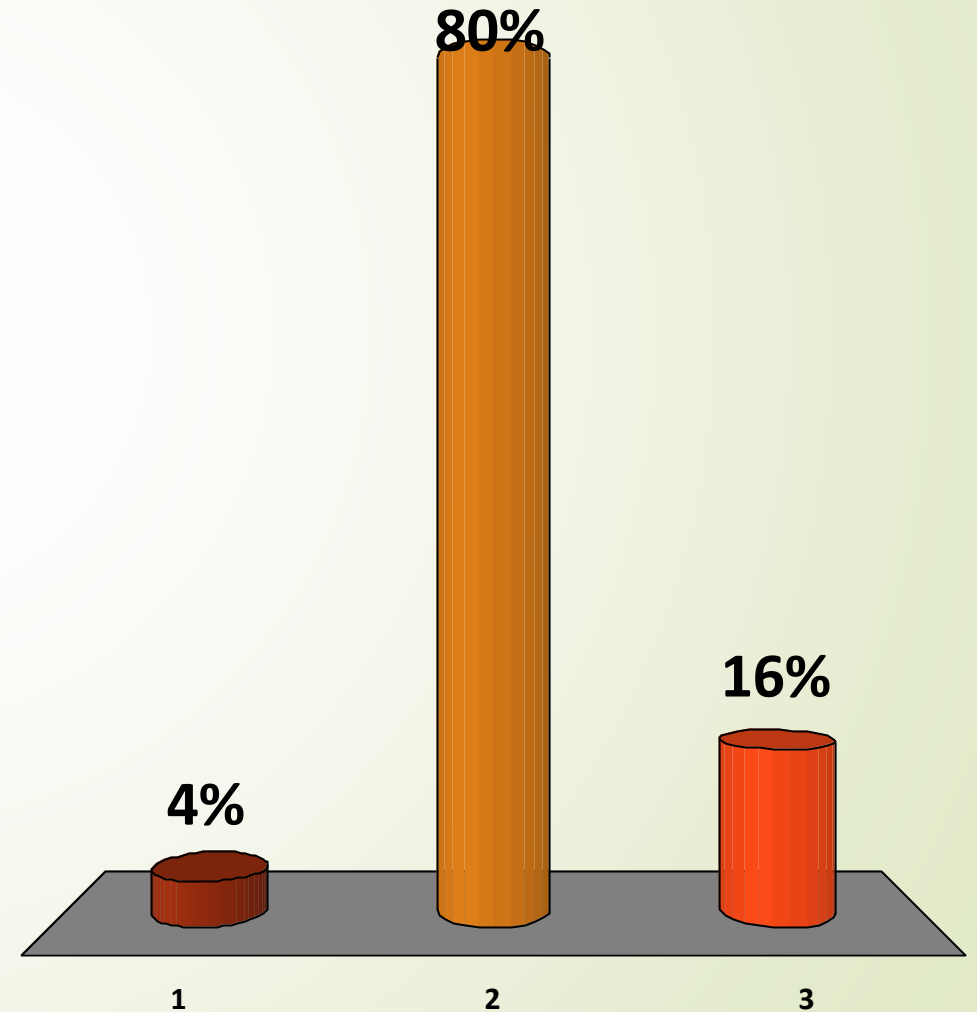
3. No Opinion





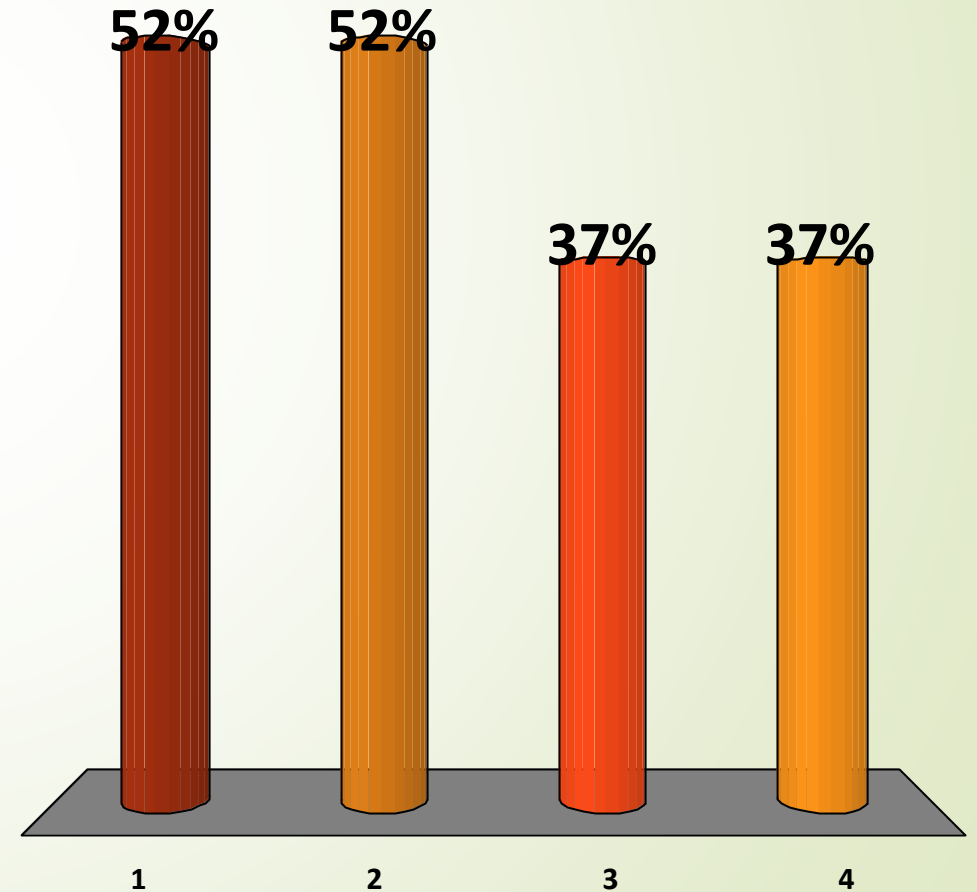
# Is there another location besides the Four Corners you would prefer?

1. Yes
2. No
3. No Opinion



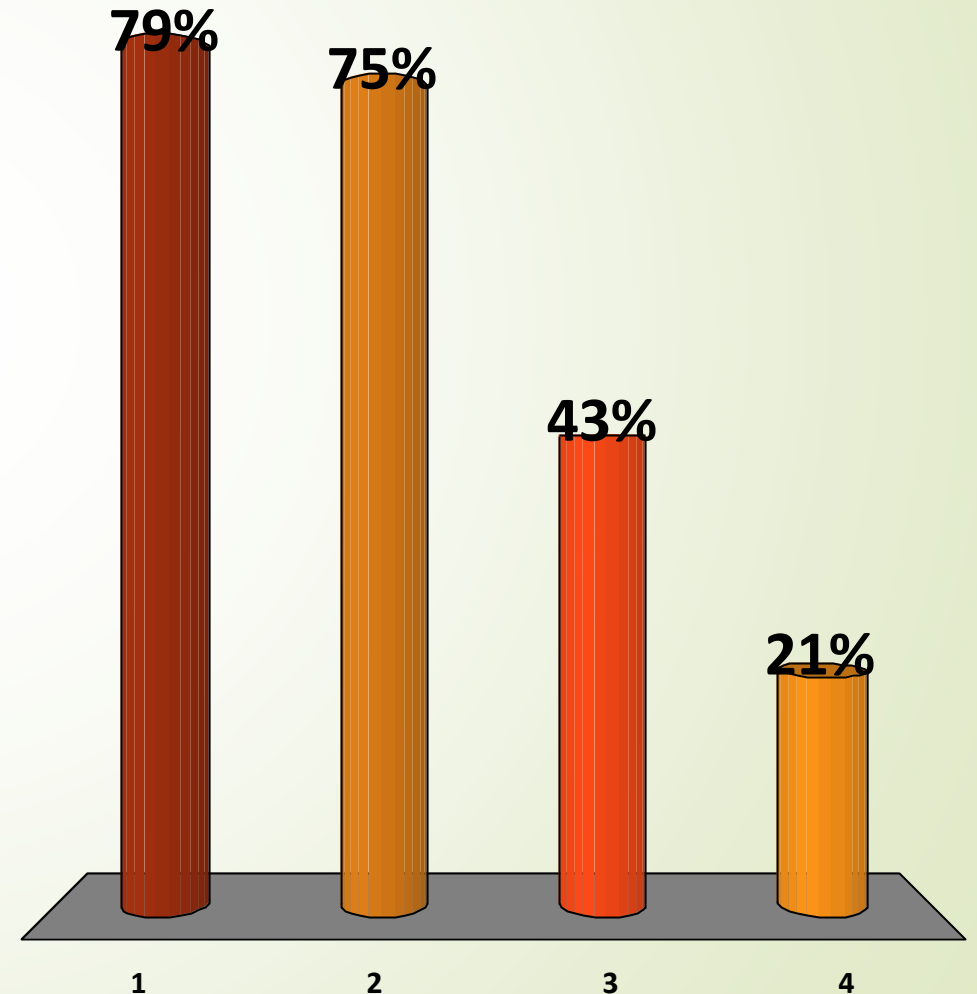
If a Central Village were established, what types of land uses would like to see there? (Click all that apply.)

1. Single-family homes
2. Two-family homes
3. Multi-family homes
4. No Residential Uses



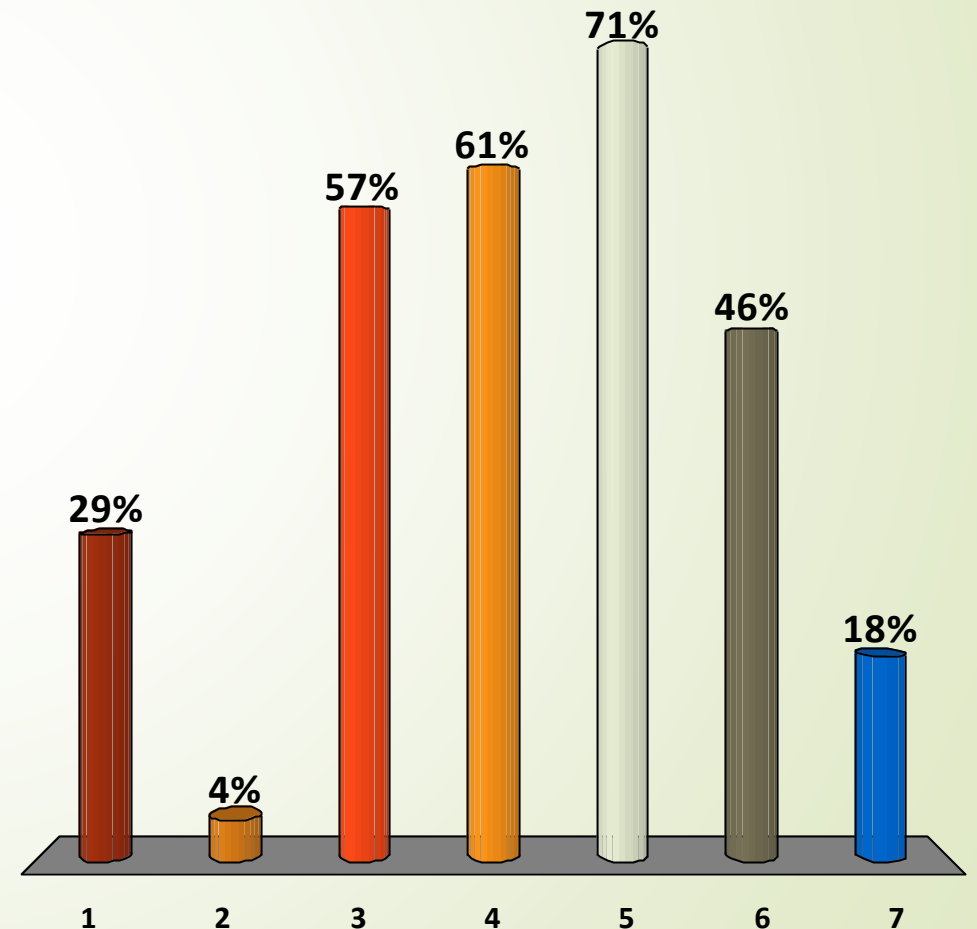
If a Central Village were established, what types of land uses would like to see there? (Click all that apply.)

1. Retail
2. Restaurants
3. Lodging
4. None of the Above



If a Central Village were established, what types of land uses would like to see there? (Click all that apply.)

1. Convenience Store
2. Gas Station
3. Recreation
4. Personal Services
5. Professional Services
6. Public/Semi-Public
7. None of the Above

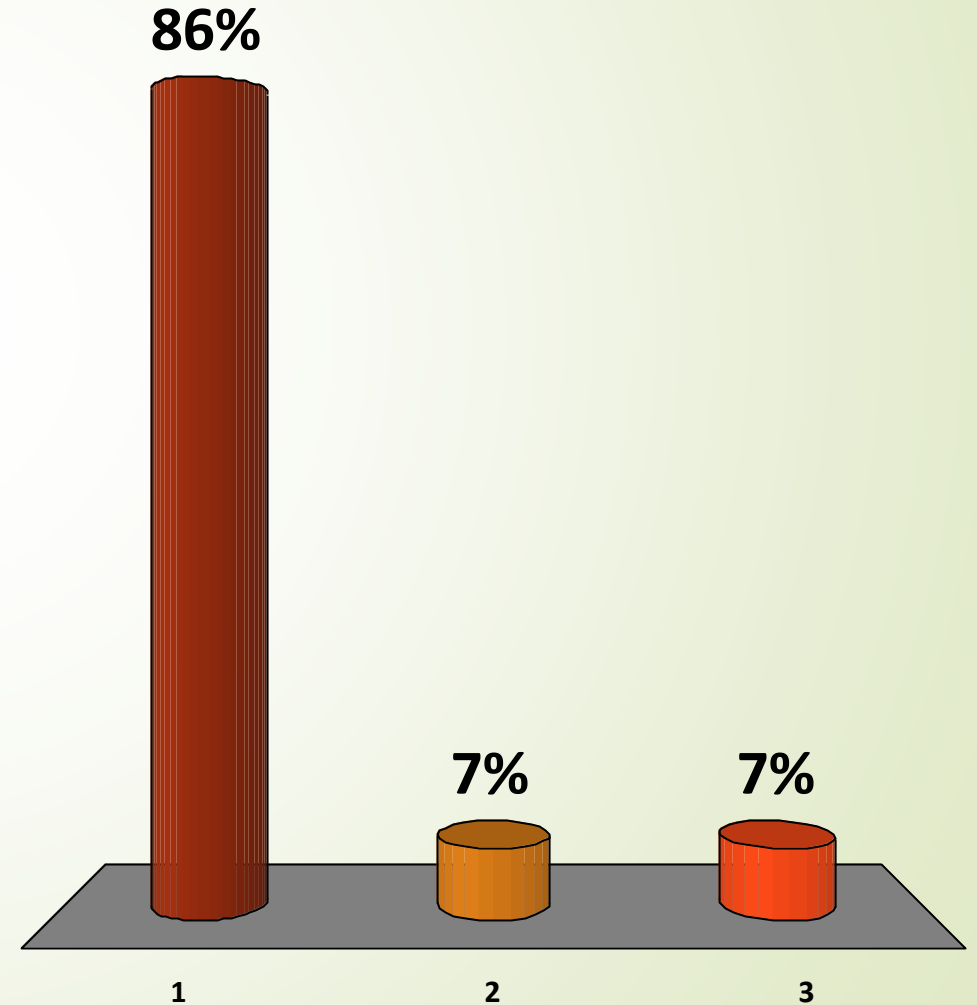


If a Central Village were established, do you think some sort of building design standards would be important for new construction?

1. Yes

2. No

3. No Opinion



# How important to you is walkability in a central village?

1. Very important
2. Somewhat important
3. Neutral
4. Not important

