

Planning Candia: Importance of Visioning and Master Planning



SNHPC

**Southern New Hampshire
Planning Commission**

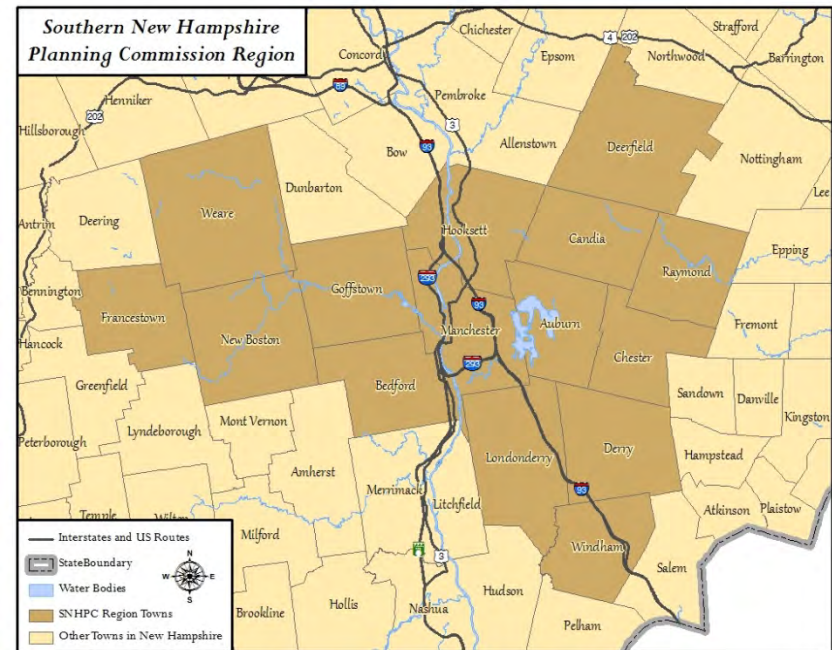
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Presentation to the Candia Planning Board, November 5, 2014



Southern NH Planning Commission

- Coordinating agency for the planning initiatives of 15 communities in the region.
- City of Manchester and 14 surrounding municipalities with populations ranging from 3,600 to 110,000
- Largest MPO in New Hampshire – Regional Transportation Planning





What is a Master Plan?

- A Master Plan is a **policy document** that helps a municipality, region, or state plan for its future
- The Master Plan is also a **tool** that a community uses to make sound decisions about its future growth and development
- It is generally recognized that a Master Plan needs to be updated every five years or so due to changing conditions
- Candia's current Master Plan is now 10 years old...it was last adopted by the PB on 11/17/04





Guiding Legislation in NH

RSA 674:2 enumerates the purpose and content of a Master Plan:

“The Master Plan shall be a set of statements and land use and development principals for the municipality with such accompanying maps, diagrams, charts, and descriptions as to give legal standing to the implementation ordinances and other measures of the planning board.”





Master Plan Contents

A Master Plan must include, at minimum, the following required chapters:

- **Vision**
- **Land Use**



Candia can simplify and reduce costs by updating these two elements of its Master Plan as required by state statutes....



What is Visioning?

- It is a community-wide dialogue – ultimate purpose to craft a **Vision Statement** – e.g. a description of what you want your town to look like and how it should grow and develop in the future....it can focus on the entire community; a specific geographic area such as the four corners; or both
- **Community Goals** are part Visioning and provide the Planning Board and town boards and officials with clear direction and guidance in specific areas – such as land use, transportation, recreation, etc.





The Visioning Process

- Visioning requires that you begin with a **“clean slate”** – that you look at what is going on in and around your community....what changes have taken place since your last master plan...what are the positive and negative forces impacting the town....
- **It begins with new input, new guidance and new thoughts and ideas!!**
- The process is all about **dialogue centered** around key topics and issues – to engage discussion and seek consensus!!



How Is It Done?

- There is an overall **facilitator** to lead the process as well as **recorders** for each topic discussion group. The visioning can be an evening event or take place over several days.
- There are generally two key questions:
 1. **What do we really want our community to be like?**
 2. **How can we get there now and in the future?**
- There are many facilitators – SNHPC; UNH Cooperative Extension; PLAN NH; consultants....





Land Use Planning

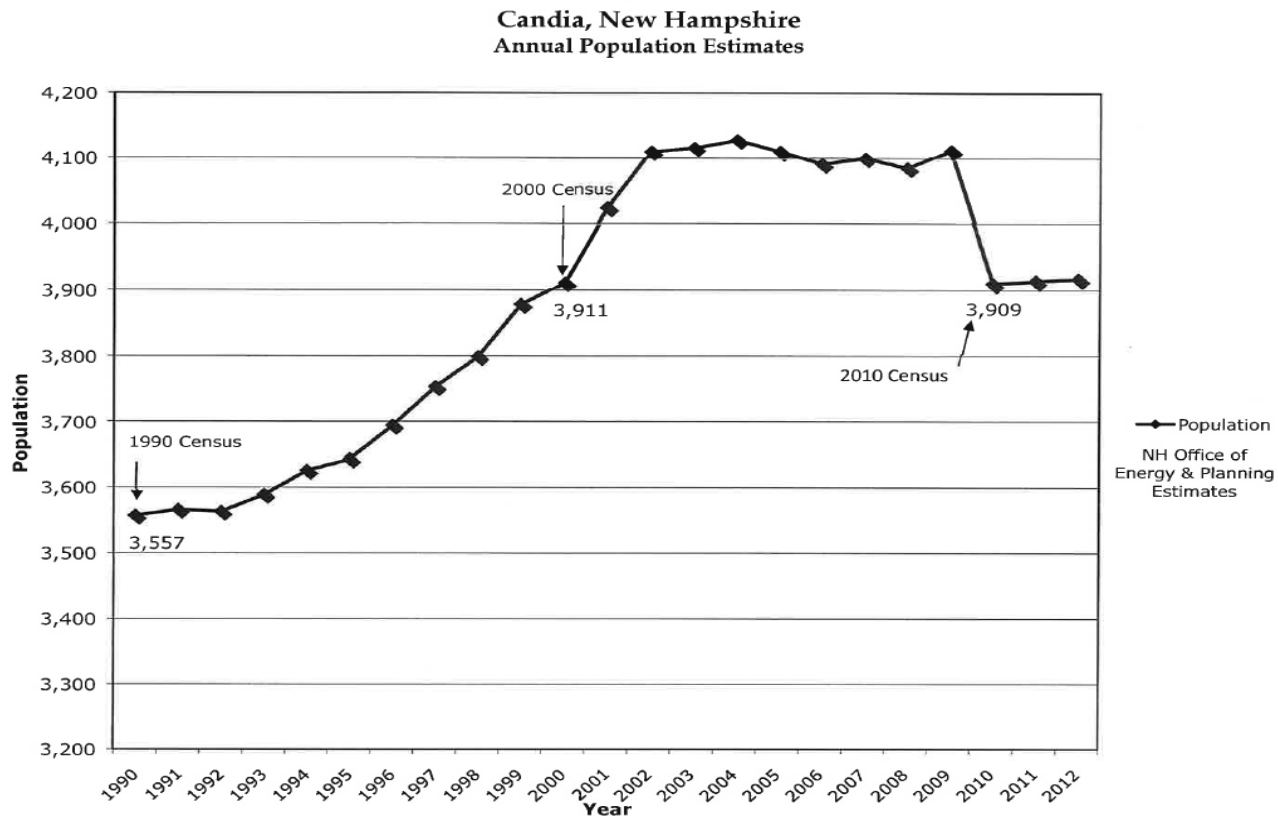
- Why Land Use Planning is Important?
- It drives local zoning and regulatory decisions....it is needed to implement the town's **Vision**
- It requires an analysis of facts and trends and community supported goals to guide and change local zoning

It provides an opportunity to take a look to see how the town's zoning ordinance is working or not....what needs to be updated; changed; improved....



Why Should Candia Care?

Population Growth:

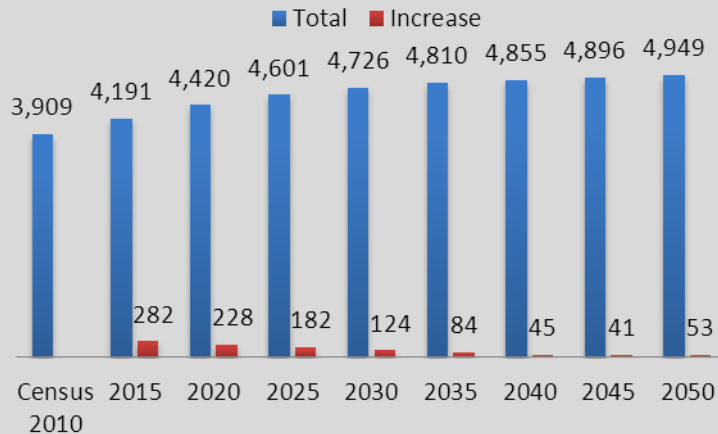




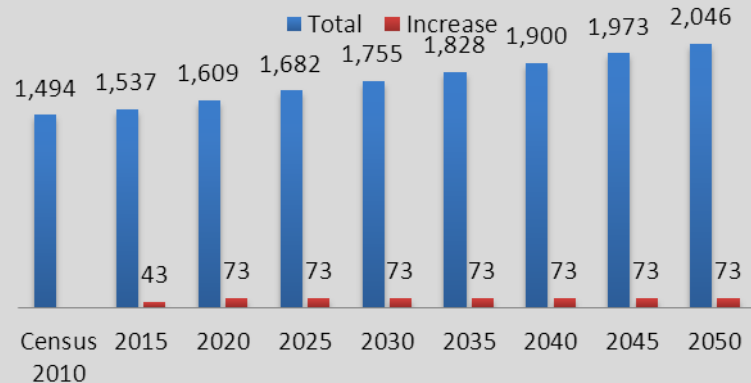
Why Should Candia Care?

SNHPC Population & DU Projections:

Candia Population Projection



Candia Dwelling Unit Projection



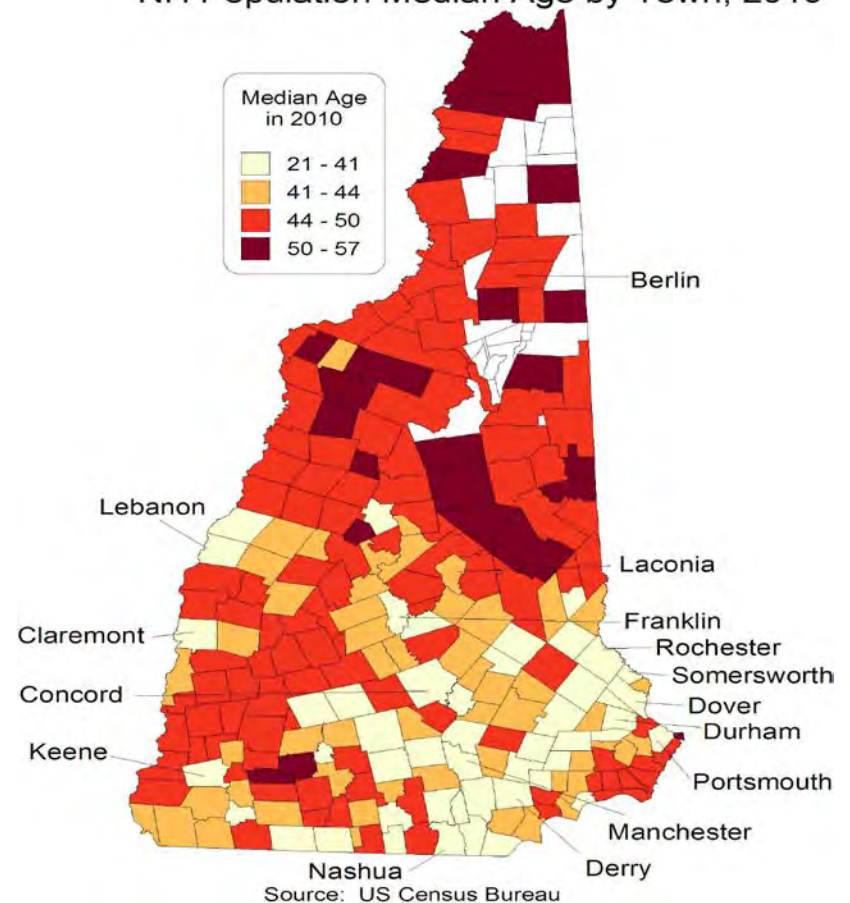


Why Should Candia Care?

Slowing and Aging Population:

Town	Median age 2000	Median age 2010
Auburn	36.8	43.5
Bedford	39.2	42.3
Candia	37.6	44.5
Chester	35.7	40.6
Deerfield	36.2	42
Derry	33.6	38.2
Goffstown	35.4	39
Hooksett	35.3	39.8
Londonderry	35	40.5
Manchester	34.9	36
Raymond	36.2	39.9
New Boston	34.4	39.9
Weare	34.1	39.1

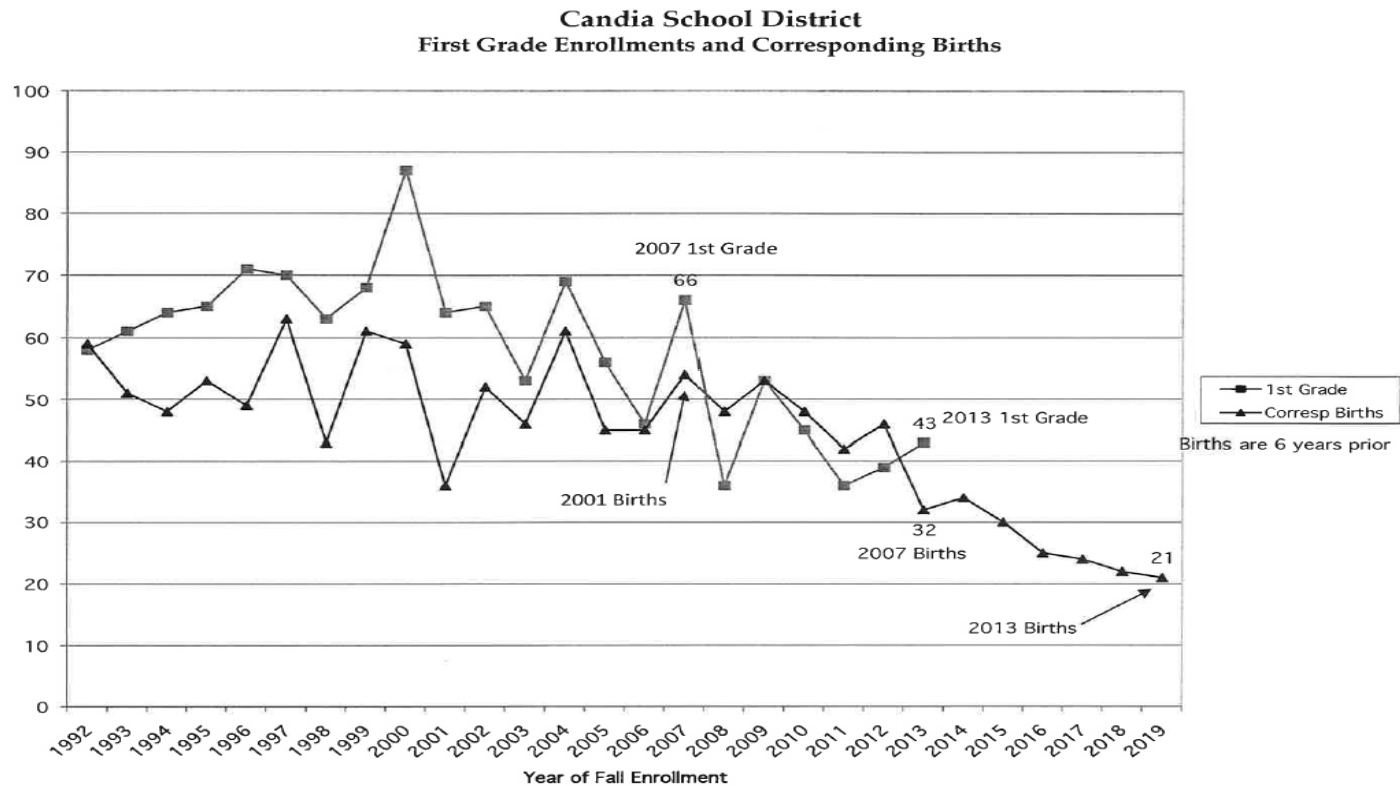
NH Population Median Age by Town, 2010





Why Should Candia Care?

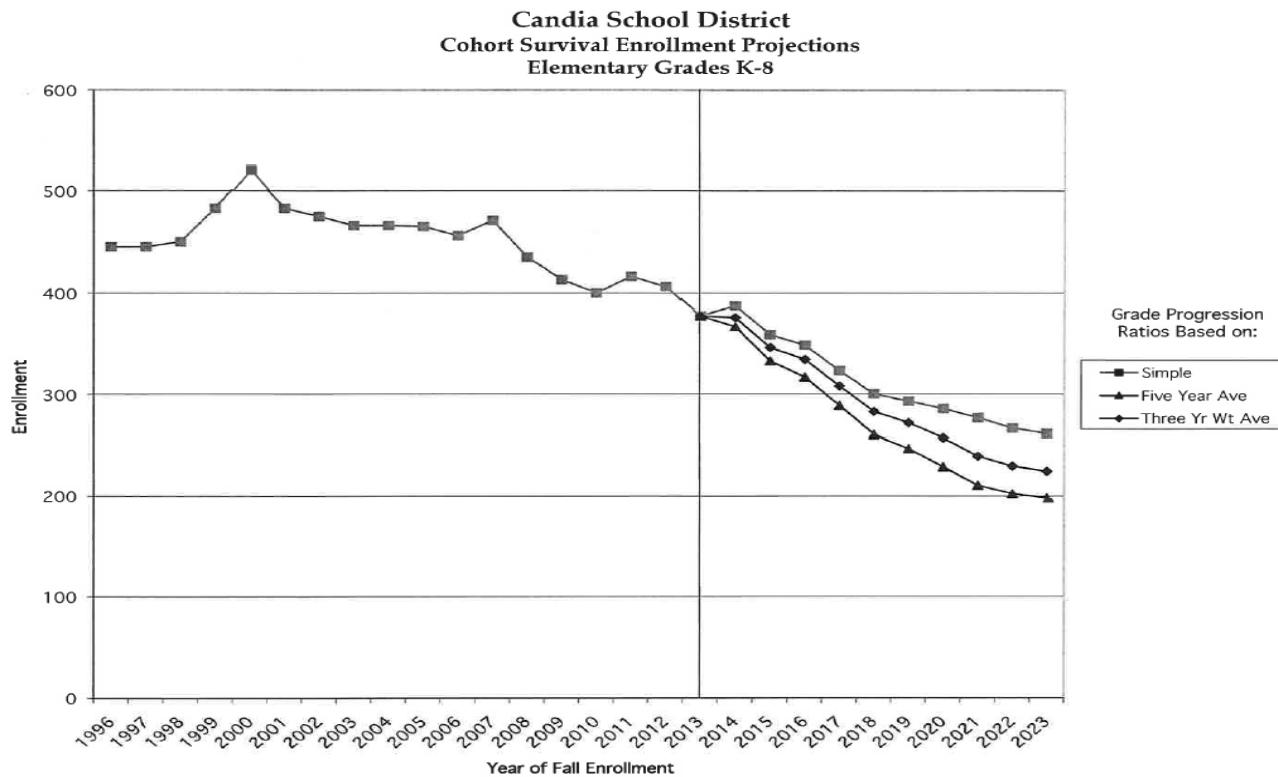
Declining School Enrollment and Birth Rate:





Why Should Candia Care?

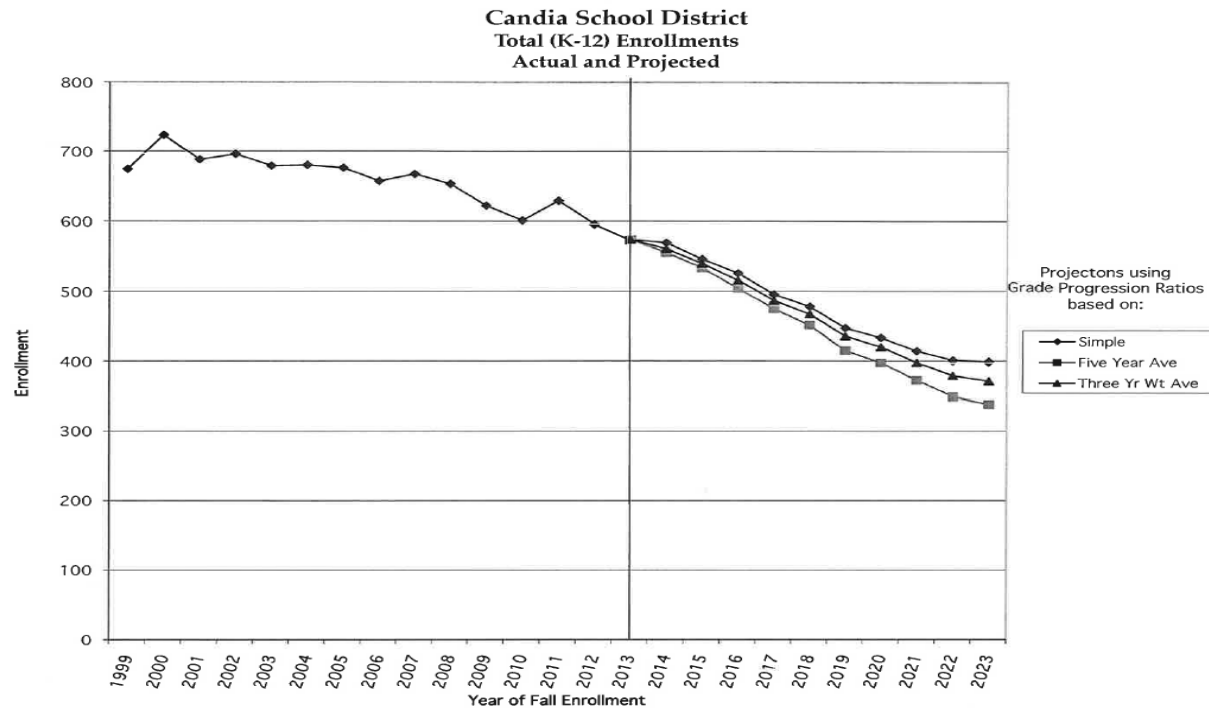
School Enrollment Projections K-9:





Why Should Candia Care?

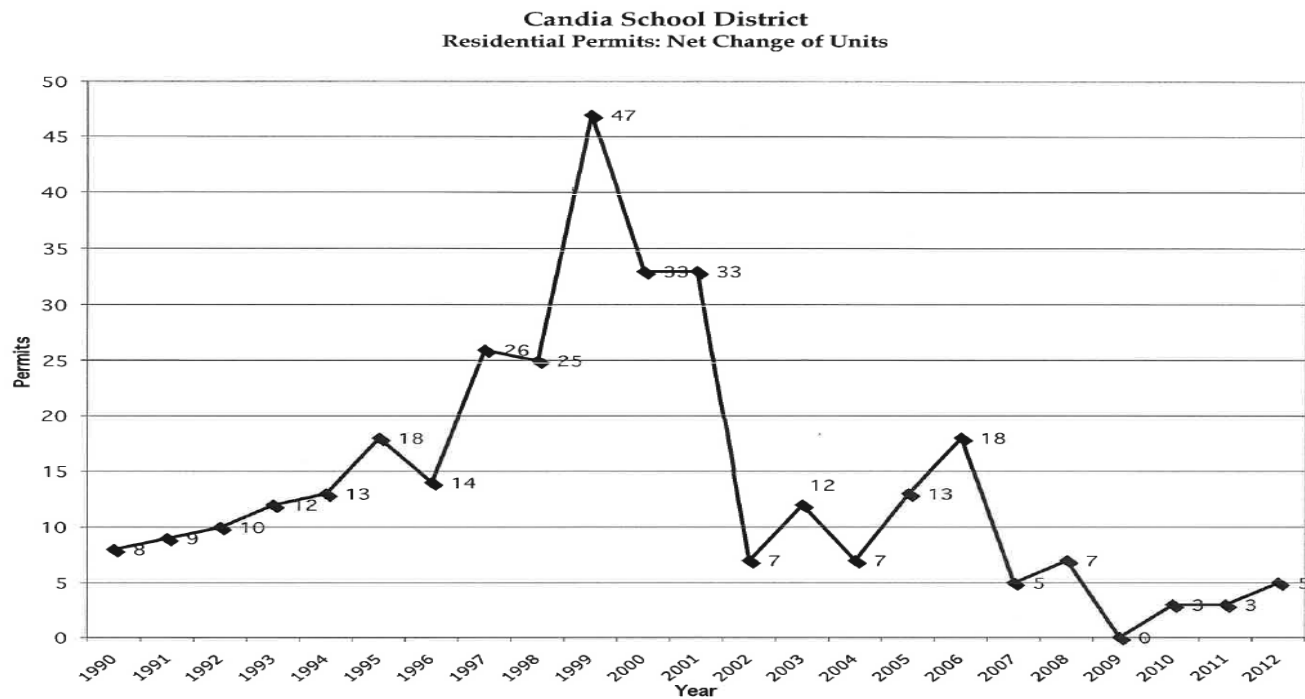
School Enrollment Projections (Actual and Projected):





Why Should Candia Care?

Residential Building Permits:





Why Should Candia Care?

Stagnant Town Tax Base/Increasing Tax Rates:

Tax Rates:

2005 - \$17.83

2010 - \$19.90

2013 - \$19.50

Total Taxable Land:

17,156 Acres

17,380 Acres

17,436 Acres





Can Candia Afford Continued Zero Growth?

Does the Town Want to Grow Again?

If So, What Makes the Most Sense?

What Opportunities Exist?





Are there ANY Real Opportunities?

Elderly Housing

Small Scale Retail – w/Condos

Small Eco-Friendly Industrial Park

More Agricultural/Residential Uses

Create More Destination Attractions:

- Charmingfair Farm
- Waterworld
- Car World /Historic Motor Sports
- Paint Ball ?





Make Candia a Special Place



Attract Young Families

Reenergize





Make Candia a Special Place

Develop a Village Overlay Zone:

- w/incentives -- smaller lot sizes/smaller road standards



Create Some Livable/Walkable Places

- Village Green/Commons for public events/activities
- Community Center
- Social Gathering Places
- Hiking/Biking Trails
- Hold a Balloon Fest
- Apples/Vineyards





Questions

Think Big....Conduct a Visioning Process

-- take your time – do it right!

Prepare a new Master Plan – take small steps, but work to implement it over time!



Thank You!

