

**CANDIA PLANNING BOARD**  
**MINUTES of January 6, 2016**  
**APPROVED**  
**Public Meeting**

Present: Sean James Chairman; Al Hall, Vice Chair; J. Lindsey; Mark Laliberte; Tom Giffen; Sue Young  
BOS Alt Rep; Dennis Lewis, Road Agent; Carleton Robie BOS

Absent: Ken Kustra; Mike Santa; Scott Komisarek BOS Rep

Chair James called the meeting to order at 7:00 pm immediately followed by the Pledge of Allegiance. He asked M. Laliberte to sit for Ken Kustra.

Minutes December 2, 2015

Minutes were postponed due to lack of quorum to vote.

Other Business

Informational

446 Raymond Road Map 408 Lot 031 new ownership

Jeff Woodward, Steve Carkin of Franconia Woods Consulting 38 Raven Lane, Franconia. NH 03580 and O. J. Robison, CBI 651 Main Street Franconia NH 03580 were present.

J. Woodward said they are the three of the owners of the Whales Tail Park and Alpine Adventure Zip Line up in Lincoln NH. He said they have owned Whales Tail since 1984 and Alpine Adventure Zip Line three years now so they are familiar with the water park industry and zip line adventure. He said they are happy and excited to be in Candia. He said they worked the past few months, through the whole process until Liquid Planet went to auction. They have been the property several times and are excited to bring the plan forward and are looking for approval and what steps they need to take to proceed. He said they have put together a packet of what they want to do and copies were given to the Board. He said the water park itself is not going to change much and won't for the foreseeable future as there is not a lot of room to grow with ledge on one side and a pond on the other. He said they will add some shade and some other small things here and there but for the next several years the water park will not change dramatically. They have a new name which is registered "Candia Springs Adventure Park".

J. Woodward said their goal is to put a ropes course in. He said as you face the park entrance and look at the water park right behind it on the left hand side up on the hill they want to put up a kind of a combination of a ropes course, small zip lines and ground challenges. He said the zip lines are not large like the existing ones that go across the pond. He said they would be short from a tree to tree with challenge rope bridges. He said it would be similar to the Thrillsville which is part of the Alpine Adventure Zip Line in Lincoln and continued they put pictures of Thrillsville in the packet.

J. Woodward said you are required to be harnessed to do the course and you are clipped on a wire above you as you do each element and are going across plat forms trying to balance yourself this way you cannot fall because you are harnessed and clipped in. He said the course will be a combination of rope bridges, challenge courses and some elements on the ground. He said with the addition of this course it will increase the age group that goes there because now if you are 14 years old you get bored pretty quickly. Their goal is to bring in this element to make it more of a family event and area where older kids and maybe even parents may want to do the ropes course while the younger kids can be in the water park to make it more of a family attraction as opposed to being geared towards little kids at this point. He said it just needs something to attract a broader audience and feel with the addition of the ropes course it will work.

J. Woodward said their team up at Alpine Adventures Zip Line has actually built all of their courses up there. All the zip lines are registered in the industry and their staff would be building the courses in Candia. On the diagram in the packet there will be 5 or 6 areas where they would have these elements. He

said it is hard to design it exactly ahead of time because it is going to depend on what the soils are like what the trees are like which they will need to inspect to make sure they are healthy before they do anything with them and the trees selected will be cabled and harnessed back. He said the lay of the land up there will dictate what element goes where. On the left hand side looking at the park on the left bottom corner there will be a gear up building where people would go to get their harnesses and instructions once they pay at the regular ticket office. He said this course is not meant to be one you have to sign up for or book a time for but rather you can show up and use it. You can go from one element to another and or skip elements if there are too many people at one. Also, there will be a walking path in the woods so family members can watch their children on the course. He said the ropes courses are set up to go in and enjoy yourself in the woods while doing the course.

J. Woodward said the other part they want to do is change the way the customers are brought back up to the existing zip lines that go across the park. He said at the end of the zip lines instead of bringing people back in a pickup truck or golf cart to the beginning they want to go the opposite direction out towards where haunted acres is located but won't be anymore, then they will go up the back of the hill back down to the gear up building. He said it is more unique off road citing tour as opposed to the back of a pickup truck up the road. In the packet there is a picture of the off-road vehicle that they use. They have nine of these and they are an old German army transport off road vehicle. He said these vehicles are amazing, and go right up the mountain in Lincoln where they have 300 acres. He said they can go to the top of the mountains with these vehicles and they literally can go over anything.

J. Woodward said the ticket for the water park will be lowered to \$20 instead of \$25 as they do not think the park is big enough for a \$25 dollar ticket. They anticipate the tickets for the ropes course to be \$39 which is what they get in Lincoln for their Thrillville area and Loon Mountain has a similar set up to what they are going to do here and they get \$54-52 for their course. He said they are trying to keep it priced so the families can come and enjoy and have a great day. There will be a combo ticket where you can do both for \$49.00 for the day and can go back and forth. He said they are trying to keep the price down to keep it a family attraction and that is the market they are going for. He said they have already had interest from the public to do both.

J. Woodward said they will be a general manager. They have some really great people on their staff already that would come down and oversee the operations and they anticipate at the peak having 60 employees working there and continued they also just opened an account at People's bank today and are ready to go. He doesn't anticipate huge additional crowds and from the records which were not great and they probably did about 25,000 visitors' in the course of the year. He said they are anticipating 100 to 150 people to do the ropes course in a day so they are maybe adding 150 people to the entire operation on a given day and they anticipate some of the people will be doing the water park too. They have heard on a busy day they have had 700 people and that is probably the max they would have with both attractions going, so they are not expecting to bring in thousands of people to do this and they don't need too as the way the course is designed it can handle a couple hundred people throughout the day. He said they will operate the gift shop and food service just like it was in the past.

J. Woodward said that have already talked to the state on the issue with one of the pools that was not filtrated properly. Their head operations person at their park who is really good friends with Tim Wilson from the State have already communicated and they have a plan in place to put it on its own filter system separate from the other pool so they can permit the slide. He said they have been in business since 1984 and have talented people who oversee the operations maintenance of the facility and very confident in that. He said the water park is in great shape as it is only 7 years old.

*S. Carkin said now they will be able to offer both the water park but also the ropes course for school groups or camps and business groups.*

J. Woodward said the biggest thing they will build onsite is the 16x16 gear up building which will be 4 posts with a roof open on all 4 sides with a gravel floor. The structures in the trees are really quite small where you zip and come down a bridge and maybe up another bridge. He said they plan to do

minimal clearing and said if you have been up to their facility in Lincoln you will see they have not cut very much just what is needed to open up the paths where they are going. He said you do not see the structures in the woods just the gear up building when you come into the park and they have walked up in the location several times and looked and you can't see it from anywhere. He said the miniature golf they had in the back is coming out and will use that area for seating for groups which is a better place than in the past.

J. Woodward said they do anticipate using the pond right now and are coming down next Friday to test the water but they are not sure what they will do in the future because from their standpoint it is not typical of what they do where people are swimming without filtration. So they will test it and talk to Tim Wilson and aerate it if it needs more as they do not want to close the pond off right away but at the same time not going to say they are going to use it as they are a little more cautious on safety. Chairman James said there has been some testing on that in the past with DES with correspondence back and forth which they can check on that. He said his kids love it and it is a very popular part of the water park but he does understand where they are on it. J. Woodward said they certainly don't want to change but want to make sure it is safe. He said if you look at their company they have a great safety record for both their companies and have not any incidents in five years on both parks and they put through roughly 4 times the volume that this park is expected to do.

J. Woodward said the new LLC, Candia Springs has three members. He said their group has nine share holders NLI LLC (North Linward Investors) which owns the Whales Tail Park and Alpine Adventure which will own 80 percent of this new company. Ron Severino will own 5 percent of the new LLC and the third party is comprised of 15 old share holders who were part of Liquid Planet originally which will own 15 percent of company. He said they have been working on this for several months and have met a lot of the previous owners and have worked well with Ron who is their neighbor and felt it was important since they had a tough road to keep local ownership to keep them involved. They did not need to do this but from their standpoint they wanted to keep people involved who had a rough time so they would not feel like they lost everything and they felt it was important to the puzzle. He said once they acquired the property at auction they met with them and worked a deal out with them so they would all be partners. S. Carkin said the 15 people have set up their own LLC so there will be three LLC's.

J. Woodward said they are registered as Candia Springs LLC with the state but the sign will say Candia Springs Adventure Park. A. Hall said on the diagrams for the ropes course it shows port a toilets near the gear up building and asked don't they have flush toilets already. J. Woodward said they added them to the diagram for now because it would be hard to tell which people were using the water park or the ropes course. He said they have talked about stamps and, bands and are working through the logistics of this. He said they had this issue at the Whales Tail years ago. A. Hall asked how close is the off road to the Recycling Center and would you get any odors and J. Woodward said you cannot see it and they have walked the area and the hill that goes straight up to the Recycling Center is a long ways away and there are no odors. J. Woodward said they found a really old tree house up in that area that is a mess which they will be removing. He said the area where Haunted Acres used to be, they will be driving right through that area.

A. Hall asked what their times of operation would be and asked about the drive in theatre proposal if that was still a possibility. J. Woodward said they hope to with approval to start work in mid February and anticipate to be ready by June 1 for the ropes side and the water park will open the normal time, middle of June through Labor Day and the ropes course will end the end of October. He said the following year they would like to open the ropes course for April Vacation week for the kids. J. Woodward said they have heard of the site plan for the drive in and would certainly come back before the Board for that. He said the adventure park allows a broad range of what they can do and at some point they may have winter activities and everything is on the drawing board. He said one of the issues is the park just doesn't hold that many people, you put a thousand people in there you will not have a good time and they do not anticipate trying to draw two thousand people to that property. If they do other things to draw people it will be in other seasons.

Chairman James said there is no scale on the plan diagram for the ropes course and asked for a more accurate idea of where the ropes course is. J. Woodward showed on the drawing saying where the two zip lines come off the hill they are not coming much past them. He said also they are taking down the large blue fence and putting in a more attractive fence.

J. Woodward said they anticipate it will take someone an hour to go through the ropes course but they could stay longer. S. Carkin said the paths will allow them to skip elements or go back and forth and allow parents to come in and watch their kids without having to pay and harness up. Chairman James said you are clearing selectively and J. Woodward said just the path and they do not anticipate much cutting. He said the clearing for the off road tour ride back to the original zip lines will be minimal as there is already an existing trail for most of the way as there must have been an old logging road and road will only be 12 feet wide with gravel and natural. He said they are anticipating the ride back to the gear up building would be about 10 minutes total not long but a much cooler experience to get people back.

A. Hall asked about having the possibility of having a cross country ski trail. He said absolutely if the conditions were right they would look into doing something like that in the winter. A. Hall said there used to have a cross country area at the golf course is and Charmingfare. J. Lindsey said it was well used. J. Woodward said they do not anticipate doing a lot of different things in the first few years as they are going to concentrate on what they do well which is their water park and adventure park in Lincoln and this park is both.

S. Young asked if she may make a comment and continued she is not usually on this Board but the other selectmen is absence. She said she has been on the ropes courses before in middle school and has always thought that was a wonderful thing and really felt the water park did need something for the older kids and that is why they opened up the pond which attracts older kids and she continued the ropes courses would be wonderful for the older kids too. J. Woodward said they have already booked Pelham recreation, who have come there for years and they want to do both the water park and ropes course. S. Young said it is great for team building. J. Woodward said they have stations outside of the course that will be designed specifically for team building as they have had a lot of requests for corporate and schools to do team building so they anticipate putting these areas in. He said they can do an element in the course and the go off to the team building area and work with their teams then come back do another element and so forth. He said they anticipate incorporating this in as they are getting a lot of requests for this. S. Carkin said a lot of these ideas they have just begun starting to be put together. He said also they have had a lot of good feedback on the new name and will also include a Candia Day to have an opportunity for the town to come and see what is going on.

J. Woodward said Lincoln is really tourist related as opposed to down here they anticipate a lot of local people as the population is much greater down here and they will gear their marketing to this. He said in Lincoln the ropes courses is much larger with three huge zip lines that go between six to eight stations that take two hours on guided tour of 12 people. He said you are zipping across the mountains and it is pretty cool. He said in Candia it is more of a challenge rope bridge course and not guided but there will be guides throughout the activities to help people and said again you are harnessed and clipped at all times so you do not get hurt.

J. Woodward said they will use the house on the property for their staff to build the courses over the next few months which will be great as they will not have to commute. A. Hall asked about the ratio of the staff. J. Woodward said will bring in one key manager and the rest they will hire locally. He said at the Whales Tail they have 125 employees and 100 where high school or college students. Chairman James asked about lighting and would this be a daylight activity. J. Woodward said they would anticipate being open from 10 to 5 or 6 in the summer so no lighting is necessary. He said they would not be doing fireworks or entertainment at night like was done in the past. M. Laliberte asked what they would do if there is inclement weather where normally the water slides could be down but what if it is overcast or light rain how do you work with the ropes courses in Lincoln when the weather is less than perfect. J. Woodward said they operate the water park everyday even if it is raining and if no one is there by noon or say there are

3 people they will give a refund but they are open every day as they feel it is really not professional to say well its kind of marginal and they don't open and it clears up an hour later and people show up which happened quite a bit in Candia and then it's a nice day and then they never go back. He said if there are thunderstorms they have the same protocol as in place for sports where you have to clear the park and wait a half hour after your hear the last thunder before anyone can go back in the park and they would do the same thing with the ropes course. Even if they are raining they operate and have had no issue with the ropes as you are harnessed and clipped but you get wet but other than that it's not a safety issue. He said last summer they may be closed one day. S. Carkin said you have people traveling to come to the park and then it's not open that is not good. J. Woodward said they were here in Candia over Labor Day Weekend and the park was closed and they had thousands of people in their parks up in Lincoln.

Chairman James said one thing he would like to bring up that is not specifically related to the Planning Board is an issue with the Wetlands Permit for the project. He said there was a requirement for a conservation easement which goes back years and has never happened. He said he looked the records and they talked about it. He asked them if they were aware of that and they said they were made aware yesterday and were given a copy of a 2012 letter from the DES to the previous owner tonight. Chairman James said he wanted to pass this along and to be clear it was not on the plan required by the Planning Board it was something that came through the DES and whether that transfers or not whether you want to do it or not is up to them he just wanted to bring it up because the Conservation Commission was involved. J. Lindsey said the easement just never materialized but the owner was in agreement with it and it was off to the side and didn't interfere with the park or anything and said is something to be aware of. S. Carkin asked who they could follow up with on the Conservation Commission and J. Lindsey said they could come to a Conservation Committee meeting which is held the third Tuesday of every month and she said that Susan Wilderman was the chairman. J. Woodward asked if there was a plan or something that showed where that area was. D. Lewis said it was spelled out and was right along the river. J. Woodward said would be happy to fulfill the requirement but would like to see where it is. D. Lewis said they had a deadline of October 15 he believes a year ago by DES but it never happened and there must be some correspondence from DES to Liquid Planet. O. J. Robinson said the copy of the 2012 letter they received tonight was addressed to Kevin with a threat of a \$6,000 fine and is guessing it wasn't collected. Chairman James said it went away then came back, but from the Planning Board's perspective they are not mandating it they are just making them aware of it. J. Woodward said they will follow up on it.

J. Lindsey said she is happy to see the park rescued by someone who is going to improve on it. T. Giffen said they had to do something else with it as it wouldn't be sustainable. J. Woodward said quite honestly if the Board had said they could not construct the ropes course they would not close on the deal and they would not buy the property just for a water park as there is not enough land to expand the water park and make it viable and even if you expanded it and competed with their water park it would take about 8 million dollars to get the size to attract the age group so if it was just a water park and they couldn't add anything else they wouldn't be buying the property. He said he thinks by adding the ropes course this will save the park and bring families to the park.

A. Hall passed out paperwork about the Lamprey River Byway saying he is part of the Lamprey River Byway committee and he would hope to expect to have them be included in this byway brochure. J. Lindsey said it points out spots to check out on this scenic road. O. J. Robinson said they are familiar with the scenic byway that goes through the White Mountains and Lincoln and the Kangamangus Highway. He asked going forward what the process would be for approving the ropes course. He said he looked on line and saw minor and major developments and couldn't see where in the regulations where it would apply to what they are doing as the gear building is open with no walls or footings/foundations and they are not doing a lot of clearing. Chairman James said that is a good question as this is unusual and as far as a Minor or Major Site Plan there are certain thresholds that trip either and that is disturbance and they are not really disturbing anything or expanding. He said this would go back to the Building Inspector, Dave Murray who is here tonight for his opinion whether it's a change or expansion of the use and would they warrant a site

plan to come before the Planning Board. D. Murray said his interpretation of the ropes course is what they propose to do is minor and has very little impact. He said he has no issues with it and that they could move forward with their proposal with what they proposed tonight saying it is fine. He said they should be happy to have these people with their back ground come into the town to make the park thrive. A. Hall said perhaps run this by the Fire and Police Departments.

Chairman James said after the original Major Site plan, the owner would come in about every year and give the Planning Board updates and kept them aware of what they were doing for example they did add a slide and the mini golf. He said the movie theatre did come forward as a Minor Site Plan and was approved but has since expired and if they were interested in doing this, they could come back for that if they wanted. He said at this point they do not need a formal plan for the ropes course and to coordinate with the Building Inspector on the permit who would coordinate with the Fire and Police Departments. So as far as that goes, they should coordinate with the Building Inspector. D. Murray said as the health office his other hat he is happy to hear that they are coordinating with Tim Wilson because he is the person to speak to for the EPA.

J. Woodward said before Tim puts anything in place he talks to their head guy, Matt Boyd to make sure what he wants to put out there is feasible and doable for people. He said their guy works closely with Tim Wilson and they did contact him about the issue with the slide before they got involved in purchasing the property. He said they actually worked with bank to close Liquid Planet and their team came down and closed the park so they know it is completely winterized. J. Woodward said they also plan to put a gate across the road so people can't just drive down the road. He said it will be locked and they will make sure there is a key there for the fire department and police to access.

J. Woodward said they are going to redo the existing zip lines as they feel they could be made safer to their standards. He said their people go to the training courses out west and their guys said these zip lines were not right for example the pole where the cable is put through is drilled where the bolts could actually be sucked right through the pole, should be drilled the opposite way. J. Woodward said they are going to put a new sign up and asked how they should proceed. He said it is not going to be any bigger then what is there and most likely may use the existing poles. Chairman James said that would go back to the Building Inspector for this. D. Murray said to bring in the drawings and they could stop by anytime and he can show them the regulations.

J. Woodward thanked the Board for their time. Chairman James thanked them for coming in and said if they want to do any changes to just come back to the Board

#### Signing Lot Merger Map 409 Lots 092 & 093 3 Main Street

Chairman James said they have a Lot Merger to sign Map 409 Lots 092 & 093, 3 Main Street, owners Stavros & Xanthi Soulis, Nikki Pontidis. He said they are located on the corner where Candia House of Pizza is and is a voluntary merger of two lots owned by the same people. He said the form has been filled out and there is a map showing the lots along with the two tax cards on the properties. He said he has already signed the form and will pass around the folder with the information for signatures.

#### Upper Lamprey Scenic Byway

A. Hall said they have had a couple of meetings and presently they will be working with SNHPC to finalize the actual presentation of brochures. He gave handouts to the Board and said if there are any questions they could contact Adam Hlasny from SNHPC who is listed on the handout. He said Adam would have all the records and answer any questions they may have. He said the process is a little slower than expected but they are forging ahead and hope to have it done 6 months at the earliest. He said they have had some issues with the Town of Deerfield. T. Giffen so there no an abundance of enthusiasm with this. A. Hall said there was enthusiasm in the past but there are new people on the select board. He said he feels the businesses in Deerfield would be highly in favor of this.

#### Update Master Plan Steering Committee

M. Laliberte said they had a meeting last Monday January 4, 2016 here at the town and S. Young was in attendance happy to have her. He said UNH Cooperative Extension had more people attending with

someone taking minutes and should have the minutes soon. He said where they stand right now they are looking at early engagement activities primarily wrapping around the two elections coming up. He said they would like to get a table at the elections in March to promote the Visioning Event in April. He said Susan Wilderman is working on a project to meet with some of the older long term citizens in town to get some information from them. He said they hope to have a slide show ready for the February 8<sup>th</sup> Election to present and a poster at both elections to get people to engage on what they would like to see in Candia, what are their concerns and what they like and they are finalizing that poster. He said they are having a subcommittee meeting on Monday at Betty Sabian's house to finalize some of these early engagement activities. He said they are also possibly trying to get a video camera at the presidential election day to be able to video people's given their thoughts about where they stand on the town and maybe have a video available by March and it could be put on the Town's website and a put on a face book page he is going to try and get one or two kids to put together with the oversight of Sean McDaniel who has a marketing background and another woman who joined the committee on Monday. He said that is what they are looking for a little ambitious and will see if they have the manpower to do this.

M. Laliberte on the marketing which is himself and Sean McDaniel they are putting together a flyer and have about 90% of it done, need to get some graphics from UNH Cooperative Extension. He said they will make this available to be put in the Boy Scout packet. He said he is working diligently to see how much he can get donated versus how much is in the budget as he said there is only \$250 left in the budget so need to talk to the town to see when and if they can access phase II money but until that time looking to get donations. He said they want to do a save the day postcard which goes out two weeks before hand and Sean McDaniel is to talk to the webmaster to see if they could get a landing page on the Town website that is separate to give a status on the vision session and information on the Master Plan process. He said they are looking at April 15 and 16<sup>th</sup> had to move it a week because there is a recital at the school the week before. He said he knows Donna Delrosso and Susan Young are looking at the food options. He said they are going to have a dinner and the next day they have talked about breakfast and a light lunch. He said there are still things to finalize and bolt down. He said the process a lot of work but a lot of fun UNH have been unbelievable helpful and a great asset and he said if we can get the attendance in April 15<sup>th</sup> and 16<sup>th</sup> they will provide us with the structure that will lead to a successful event. J. Lindsey said excellent. M. Laliberte asked if there were any questions or concerns thoughts from the Board or Audience. J. Lindsey said she liked the idea of the landing page on the Town website and posters at election days.

M. Laliberte said he doesn't thing UNH Cooperative thought to utilize was a day when they have 70% of the town coming to one place. He said the people coming to vote are already coming to do their civic duty might be able encourage them in some capacity or remind them oh hey this is coming up in April let's get involved. He said that Betty Sabian is going to be working talking with the school to see if they will be able to work with some 4<sup>th</sup> graders who are in civics and state government to create artwork posters to put on display from town meeting until the visioning event. He said each one of the students to draw or create one specific landmark in Candia whether the marker on the corner, library or even mundane. He said that is not definitive and she is working to see if it will fit in the time frame. Chairman James said it is excellent with a lot going on.

#### Granite State Solar update

Chairman James said that Granite State Solar sent they provided them their final numbers. He said to highlight they had 32 contracts with Deerfield and 31 contacts with Candia with the average cost in Candia is around \$30,000. A. Hall said he heard that that Granite State Solar had exceeded all their expectations.

#### SNHPC meetings and notes

Chairman James said they had meeting notes from SNHPC if anyone is interested in reading.

#### Land use Regulations

Chairman James said another thing they have picked up and put done and would like to finish is the Land Use Regulations which is a combining of Candia's Minor and Major Site Plan, Subdivision

Regulations and Earth Regulations. He said they were having Zoning Review meetings which tended to be 2 people. Just wanted to mention tonight not necessarily discuss. He said he would like to finish this and if not familiar with this, he said the idea was to combine of Candia's Minor and Major Site Plan, Subdivision Regulations and Earth Regulations into one document and get rid of some of the overlap not necessarily changing much and once completed provide the document to SNHPC who has funding set aside to review and see if there is anything that needed to be updated such as RSA's. He said the Land Use Secretary has done a lot of this but there are some questions and need some help on different chapters like to start getting this going next month and start on before they get to far into the Master Plan update.

Chairman James said that the next meeting January 20, 2016 there is going to be a Minor Subdivision 146 High Street Map 406 Lots 1,2,2.1 to adjust the common boundaries.

A. Hall **motioned** to adjourn at 8:05 pm. M. Laliberte **seconded**. **All were in favor. (6-0-0)**

Respectfully submitted,  
Sharon Robichaud Land Use Secretary