

February 28,2023

Case #23-001: Applicant: Robert Carr, 17 Vassar Street, Manchester, NH 03104; Owner(s): Claudia Carr, Trustee, 17 Vassar Street, Manchester, NH 03104; Property Location: 669 High Street, Candia, NH 03077; Map 405 Lot 48. Intent: to request a variance to waive terms as stated in, Article II, Section 2.05 to build multiple dwellings on one lot

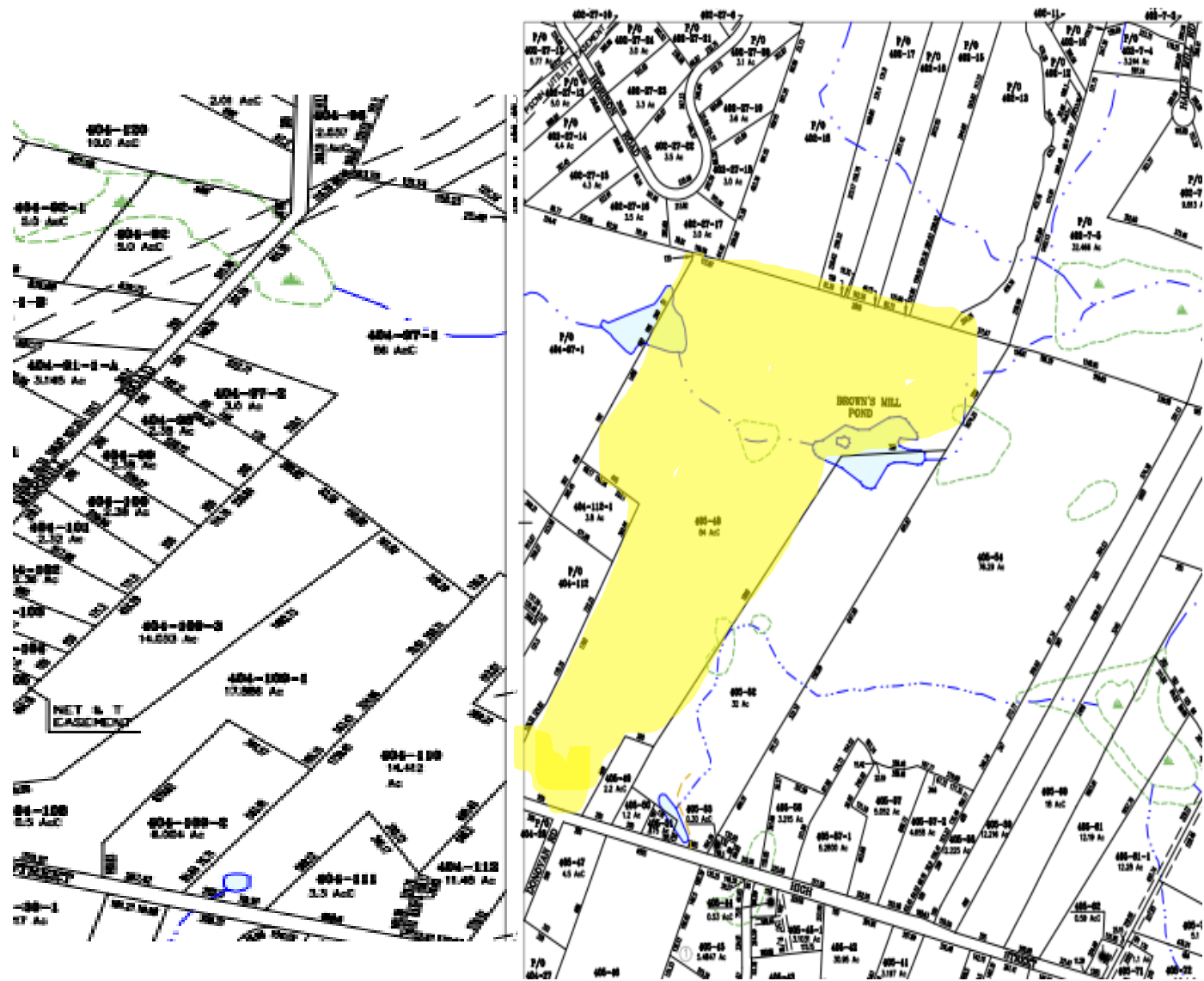
Objectives

- Demonstrate lack of ethics by petitioner regarding zoning petition
- Demonstrate infringement of water access of adjacent neighbors and community should development occur
- Provide example of zoning adherence without development
- Demonstrate how development will increase fire risk and threaten natural resources
- Demonstrate how development will interfere with preservation of historic sites

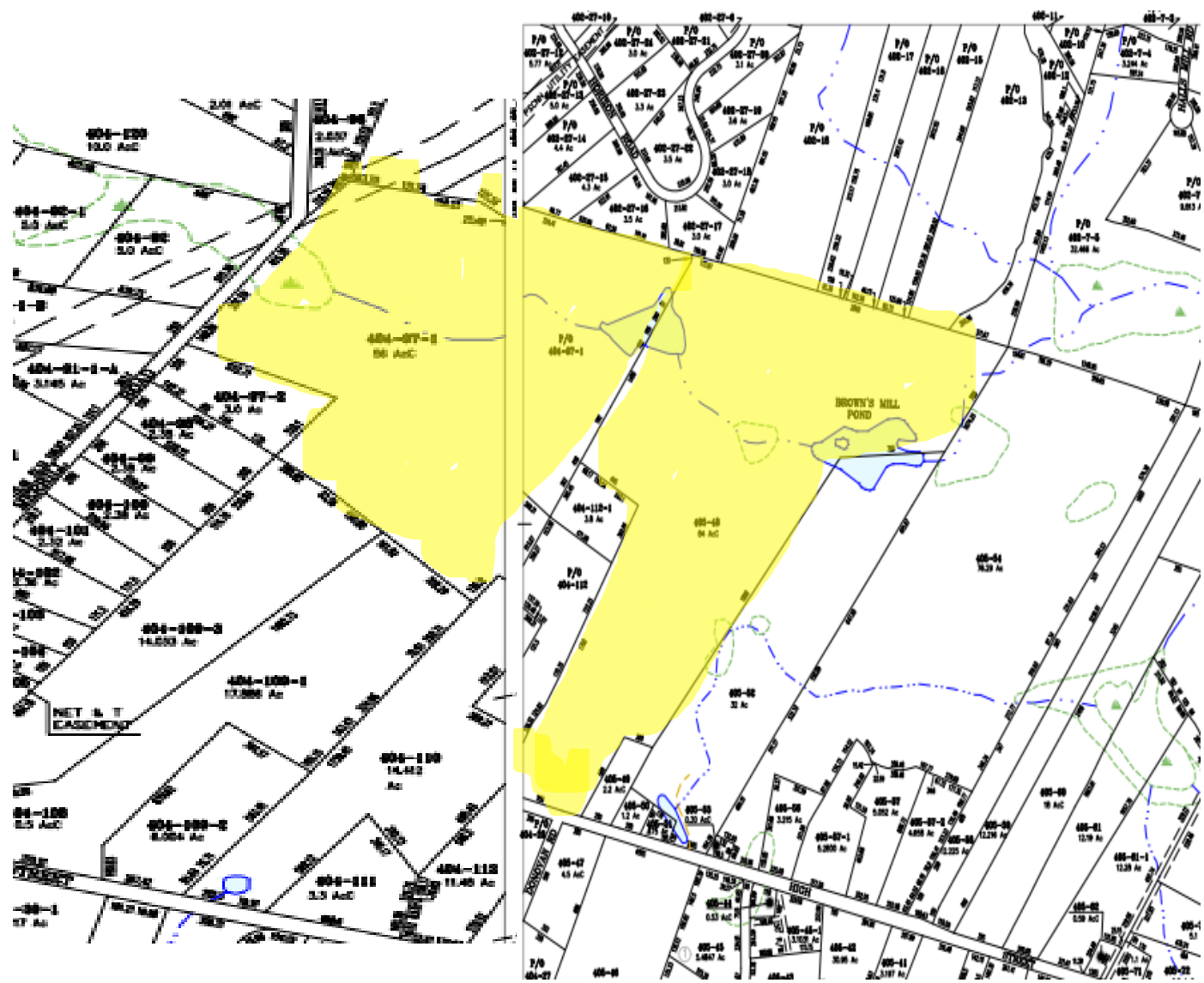
Current practice indicates Irresponsible Development

- Speculative real estate practice is not a guarantee
- Knew the zoning issues before property purchase
- Changing zoning sets precedent for surrounding property owners
- We have already been called by the petitioner to sell our land (reference: Claudia Car Voicemail 2/14/23)
- Further solicitations to others

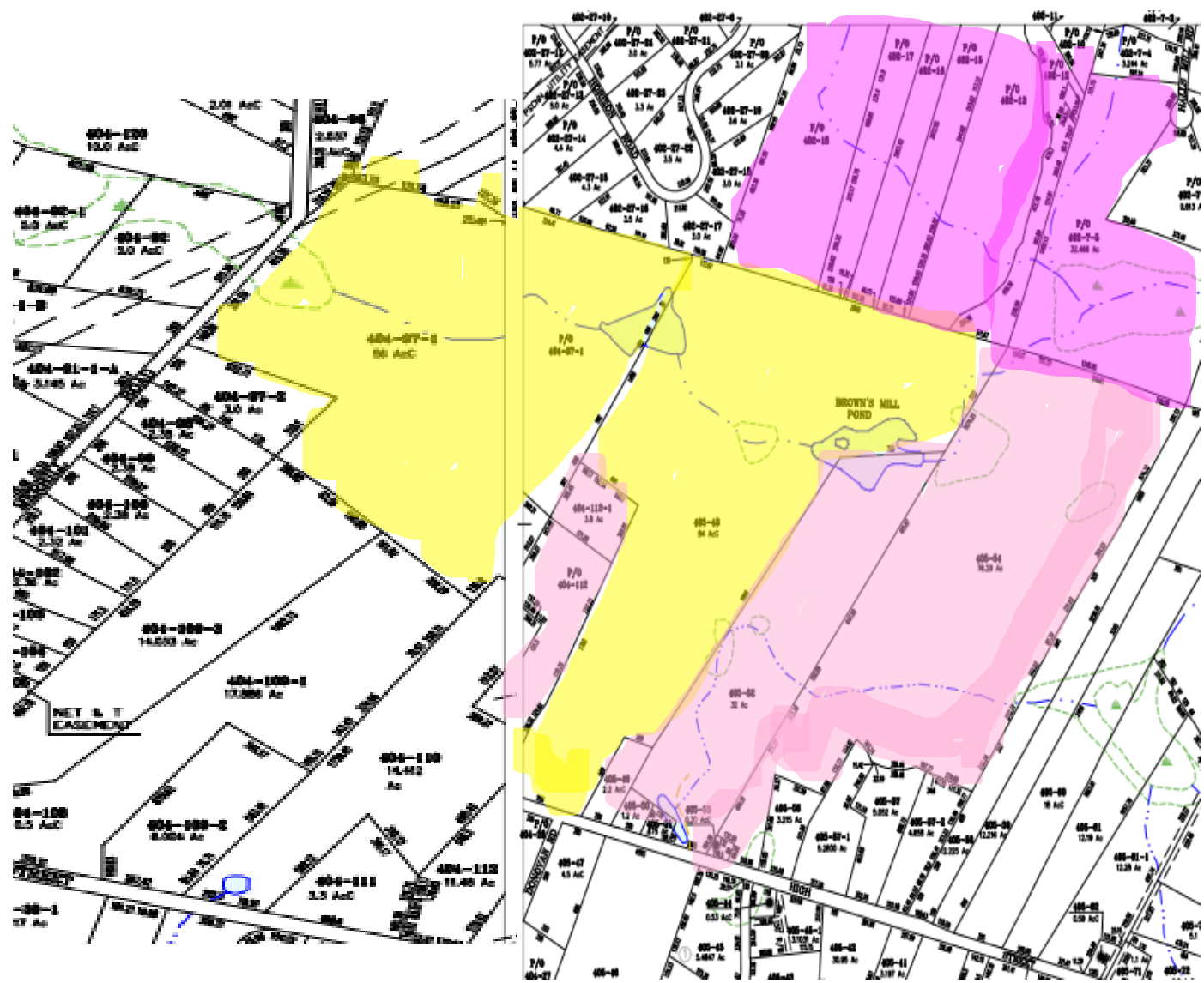
You aren't
voting on this



What you are really voting on...



Speculate this is the real vote



Proposal – Assumptions

- Shared Access
- Temporary Interference
- Only affects developed property

Proposal Realities

- Access dries up water well access for current property owners
- Affects larger bodies of water and natural resources down and upstream
- Exacerbates drought and fire threat

Proposal Realities

- Environmental impact, immediate, neighboring and surrounding resources
- Lack of partnership with environmental protection agencies
- Practices could jeopardize community safety and basic needs access
- Change the landscape of infrastructure with added cost to tax-payers

Candia

- Topography
- Wildlife
- Culture/Rural Feeling
- Historical Significance
- Desire to participate in a small community
- Conservation efforts

Collaboration with Federal and State Entities for management of land

- Department of Forestry Service - New Hampshire
- Natural Resources Conservation Service – Federal and State
- USDA Soil Conservation
- Additional Easements for Conservation for Wetlands
- Education Programs Collaboration
- Small Farmer Initiatives NH
- None of which we benefit financially

Systematically improving the property

- Removal of previous infrastructures nuisance and encouraged rodents
- Deferred maintenance
- Clean up and conservation efforts of non-improved areas
- Regenerative, organic, local farming practices go up to all property lines

Natural resources

- Bear Brook State Park 8 min./4min 10,000 acres
- Migration of Wildlife
- Merrill Pond
- Additional unmarked streams, Wetlands and Ponds
- Animals, water and migration do not understand boundaries

Wildlife

- Turkey
- Bear
- Fox
- Coyote
- Moose
- Beaver
- Fish

Wildlife continued

- Song-Birds
- Deer
- Assorted amphibian
- Reptile
- Canadian Geese nesting area near ponds
*reduces burden for neighbors
- Smaller rodents
- Birds of Prey

8:47:47 PM

Nest

Owl




Barred Owl facts

- Barred owls mate for life, **reuse their nest** site for many **years**. Barred owls are strongly territorial and **remain in their territories** for most, if not all, of the year.
- Prefer **mature forests**
- Reduction forestry practices have occurred in our neighborhood

Deforestation of neighboring properties

- 0 Merrill Road



Protections are
there for a
reason

- Protects resources
- Protect property values
- Is a symbiotic relationship



Beavers

- Protected Species (USDA APHIS)
- Beneficial to eco-system
- Drought Protection
- Increase of "red" warning days due to dry and windy conditions
- Rockingham County Drought conditions (2022)
- Farmers qualified for relief
- beaver restore streams, floodplains, wetlands, and riparian areas

Deer & turkey

- Follow the same migratory path annually through our property
- Necessary for eco-system as prey for large game
- Sport
- Let's talk about Fish and Game

New Hampshire Fish and Game

A male deer with large, dark antlers stands in a field of tall, golden-brown grass. The deer is facing right, with its head turned slightly towards the viewer. The background is a soft, out-of-focus landscape with more grass and some distant trees under a warm, golden light.

- Hunting is a New Hampshire tradition, one that we strive to pass on to present and future generations.
- greater than 70% of New Hampshire's land under private ownership,
- need to access private lands
- **Access is one of the biggest challenges**
- and significant threat to the future of our sport
- **Hunting property is a dwindling resource due to development**

Current issues with allowing access

- Temporarily restricted access due to misuse of land
- Hunters and trespassing

Culture of the neighborhood

- Private people
- Sought rural-like area for a reason
- Environmentally and community minded (USFS; Recycling Center)
- Mirrors other rural areas around the US (HSC, Idaho)

Culture of the area - Neighborhood

- Rural-feel
- Agricultural Resources
- Drawn to natural resources and their proximity
- Charmingfare Farm has been a responsible ally for small farmers
- Candia Vineyards
- Protection of small farming options to support our town
- Indirectly adjacent

Historical Significance

- Historic Stone walls (ARCGIS; NHGRANIT)
- Historic Mills (Philbreck and Lindsey – Candia Heritage Commission)
- High Street Historical Properties

• Historic Stone walls

- Neighboring properties share stone walls
- Historically significant (ARCGIS; NHGRANIT)
- Many stone walls have not been registered in neighborhood

Historic Mill Sites

- Candia is known for its historic Mill sites
- Development of land would impact historical areas

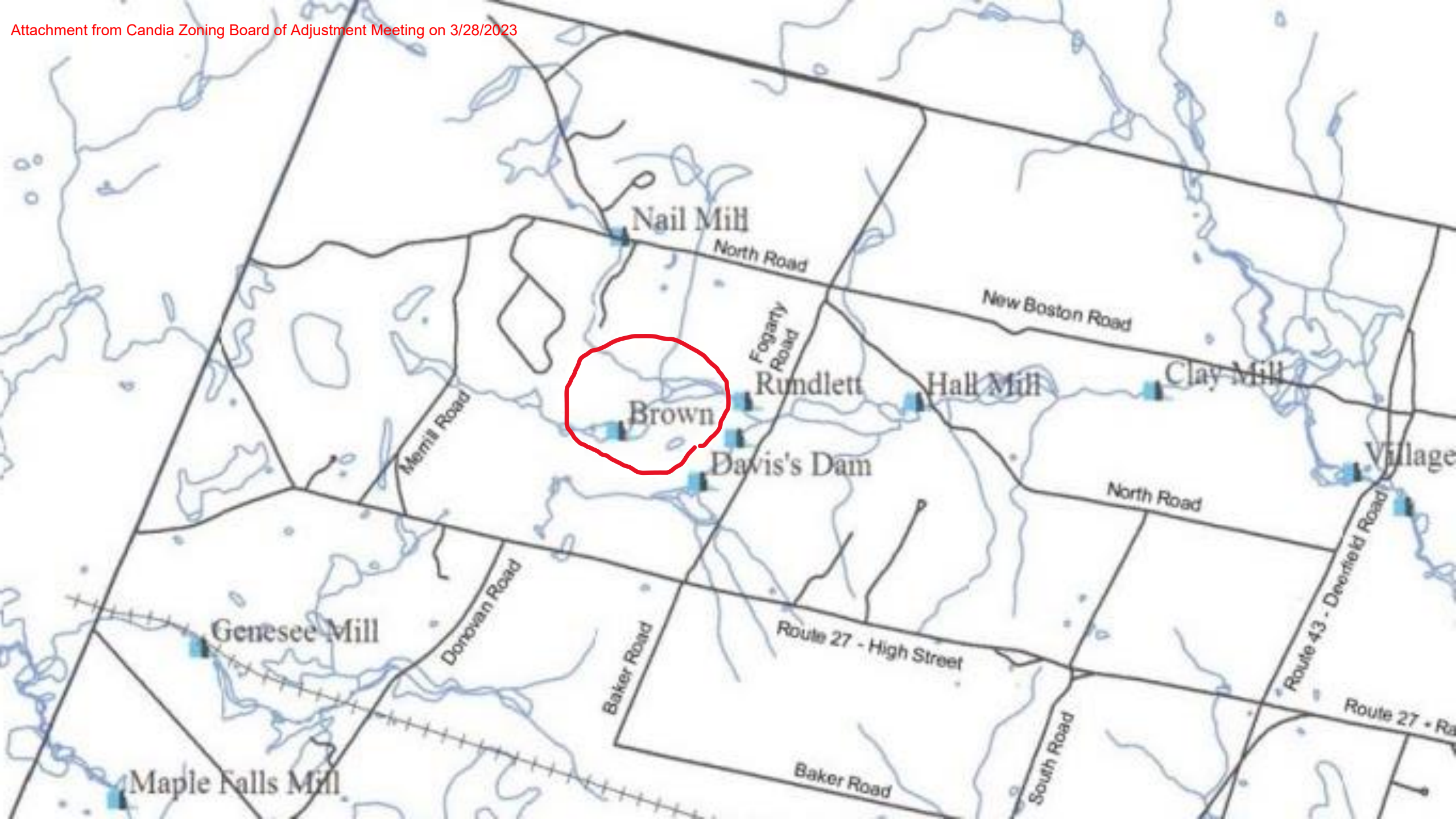
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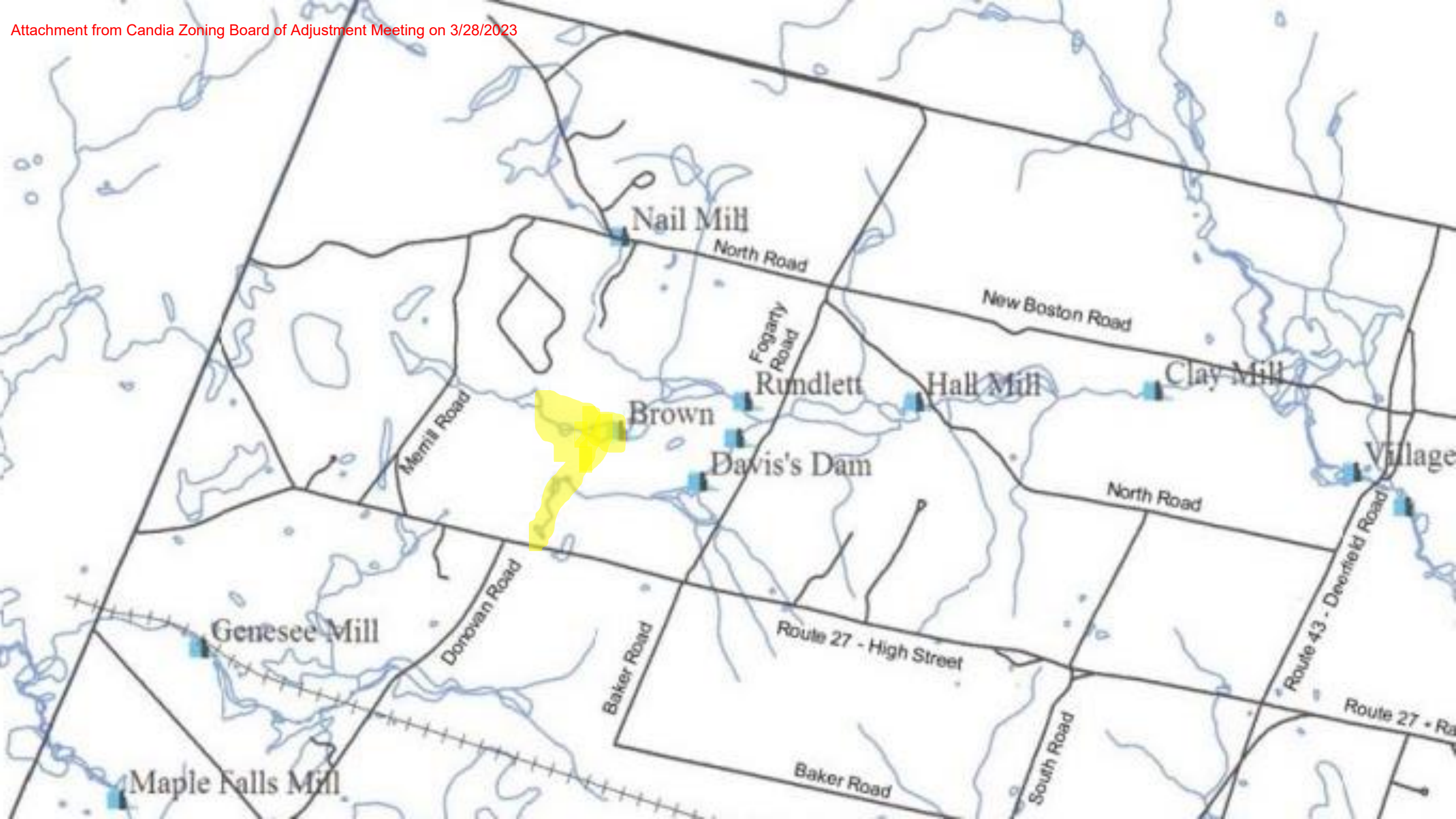
DERFELD

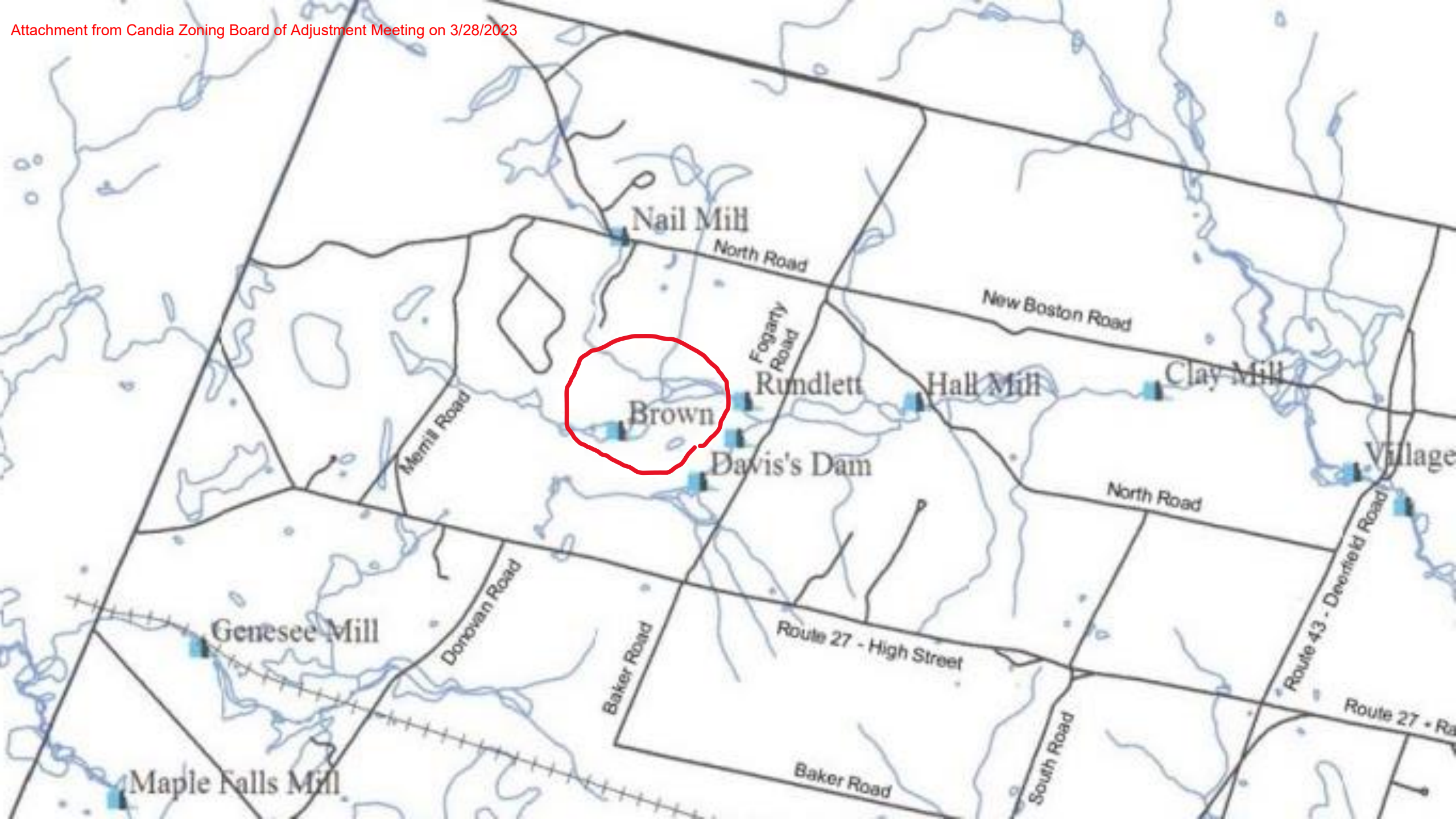
















Candia Historical Society Excerpt

- "A part of the Lamprey watershed drains Candia on the north side of High Street, its source on the town's highest elevation, Hall Mountain, and its destination, the North Branch. This brook has no name on town or topographic maps, but we will call it Mill Stream in this document"

Candia Historical Society

- "A series of mill sites and dams are found on this stream, primarily undisturbed by the growth of the town. We find a unique nail mill, Brown's Mill, Rundlett and Davis Mills, Hall and Clay Mills on about 2 ½ miles of stream. Only the Hall site where North Road crosses the brook has been significantly altered. A new dam has been built and mill remnants are primarily gone. But upstream and downstream from here lies an **historic district with a complex of wonderfully preserved sites**. We have been assured of the importance of this area by State of New Hampshire archeologist, Richard Boisvert..."

Moore, History of Candia (1893) Pg 278

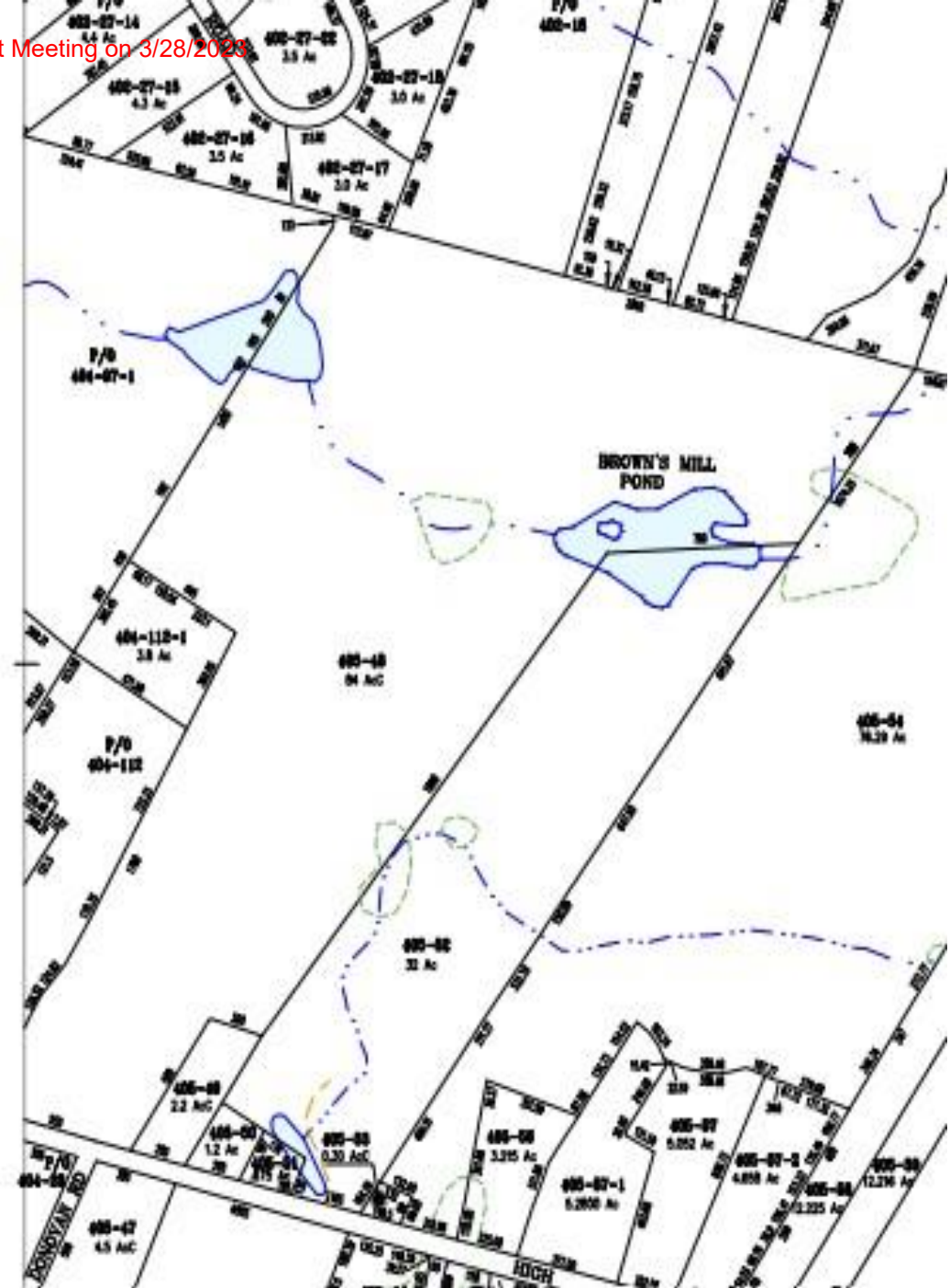
- "There are no large streams of water in the town, but there are **several good sized mill streams** which have often been dignified by the people with the name of river. One of these rivers rises on the south side of Hall's mountain and flows through a meadow, crosses the **Merrill road** and from thence it flows to a **saw mill situated half a mile north of the residence of J, Henry Brown and owned by George H. Brown**, son of the late Aaron Brown"

Candia Historical Society

- The name **Brown** is associated with several of the **Candia mills**, but one specifically is called by the name and was operated as a sawmill by **two generations** of the family. A **beautiful wood road** leads to the site, but the road and access to it from High Street are **on private properties** so that permission would have to be obtained to visit.

Source: Candia Historical Society





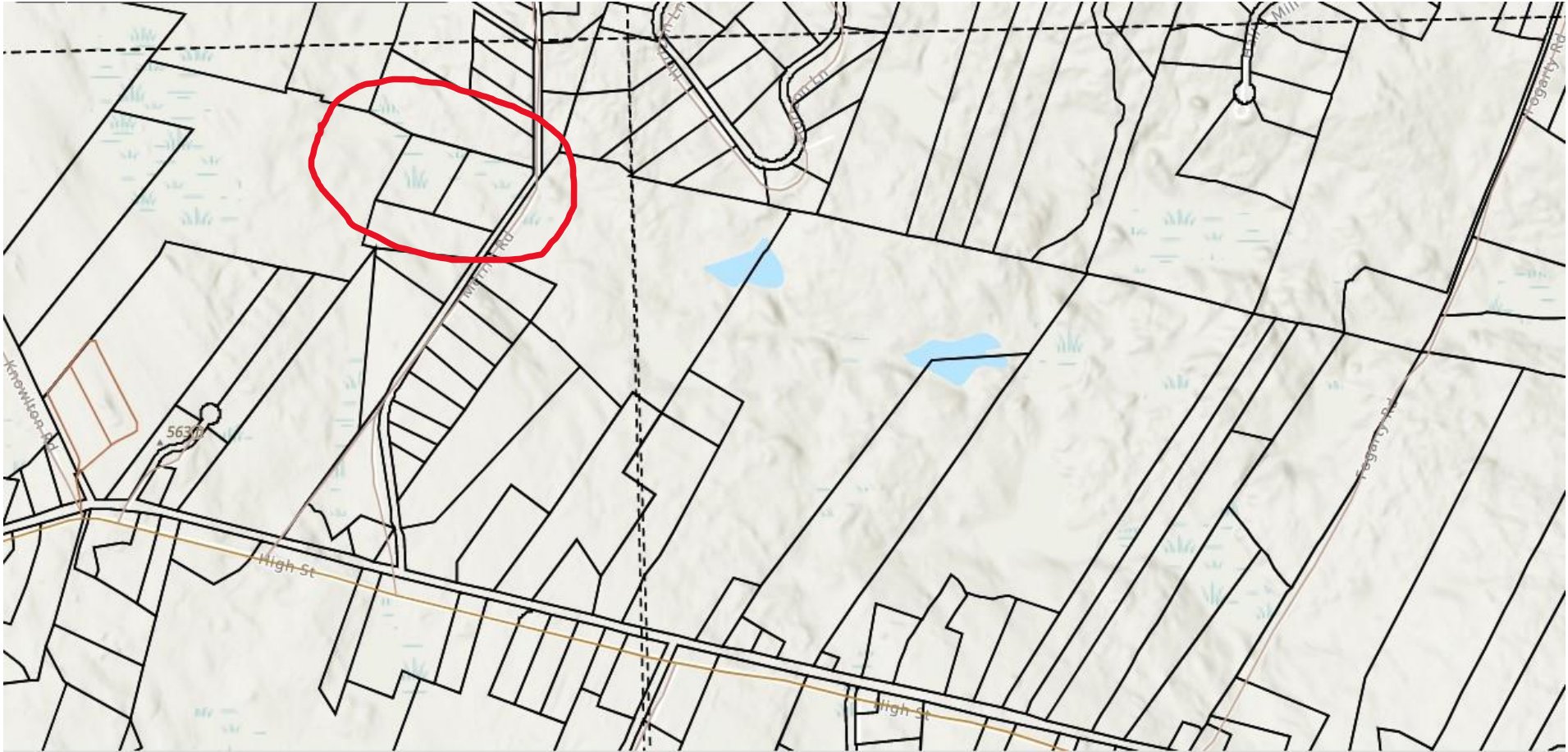
Topography

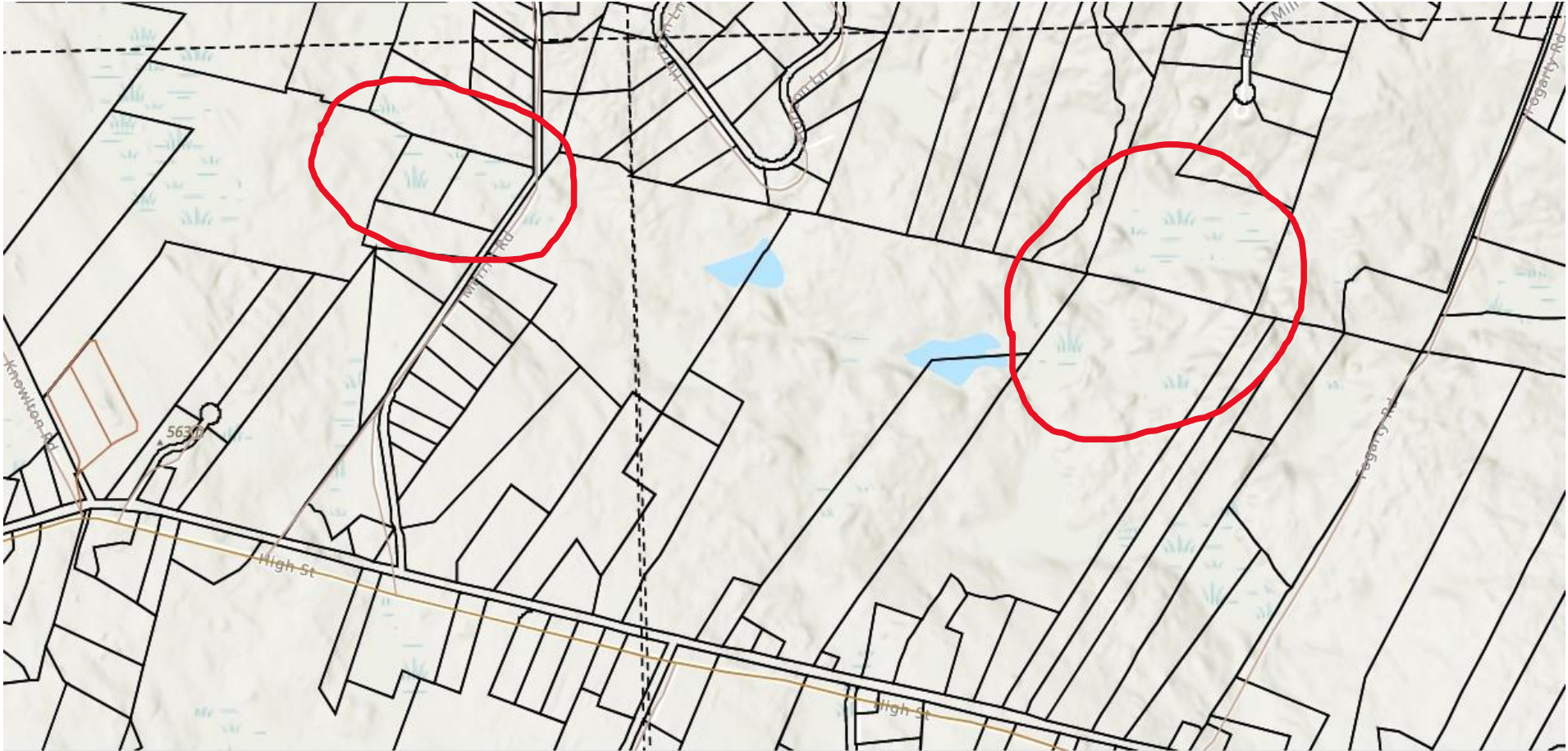
Historical value and natural resources are intertwined

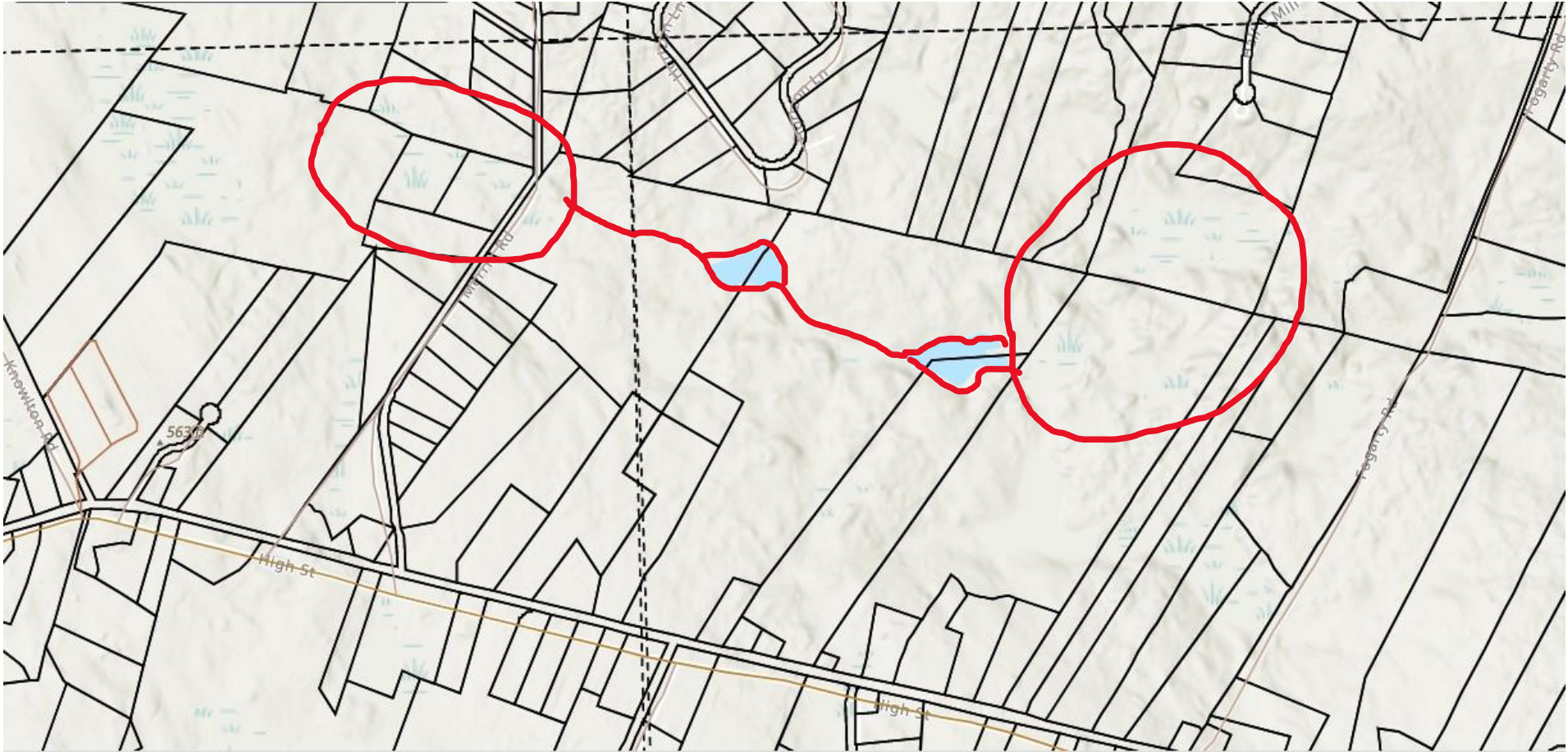
Maps













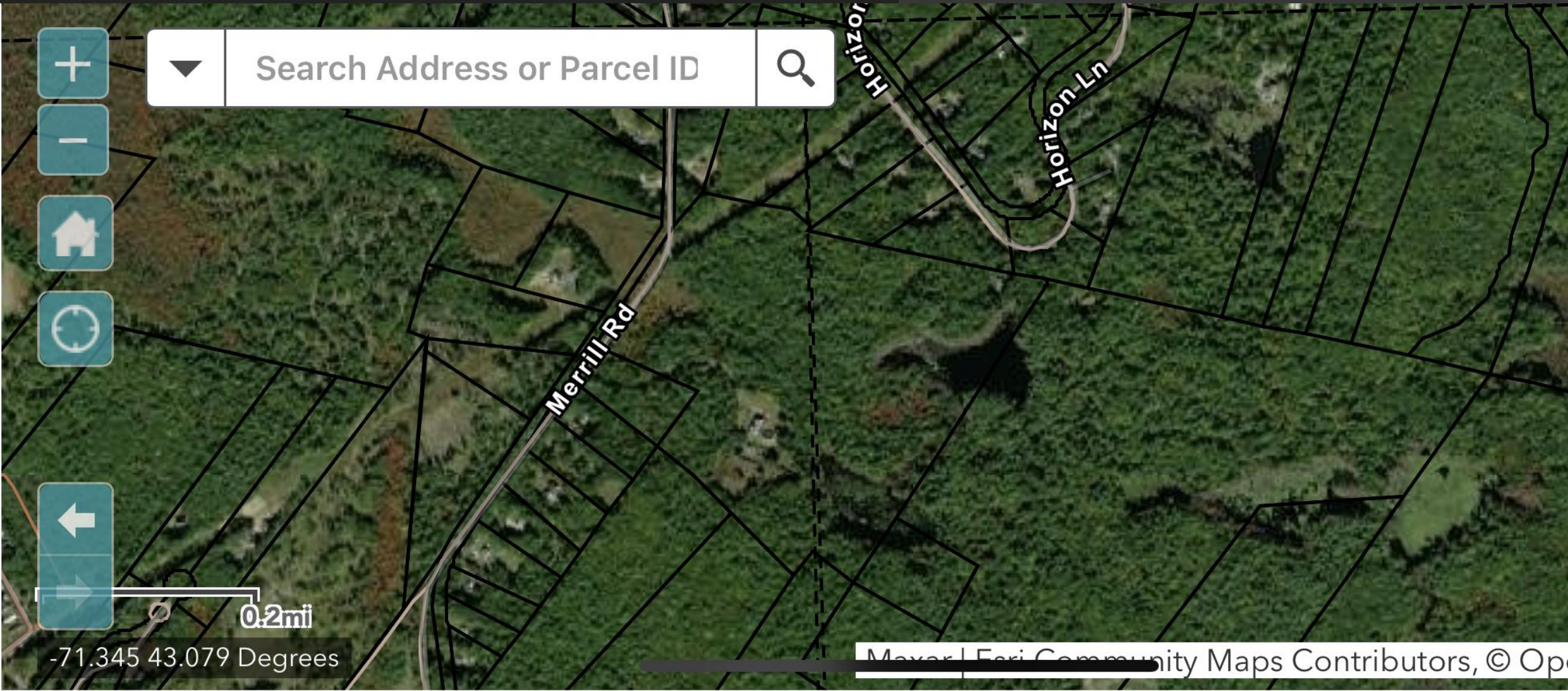
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Town of Candia, New Hampshire



Candia Town Map (Web App)





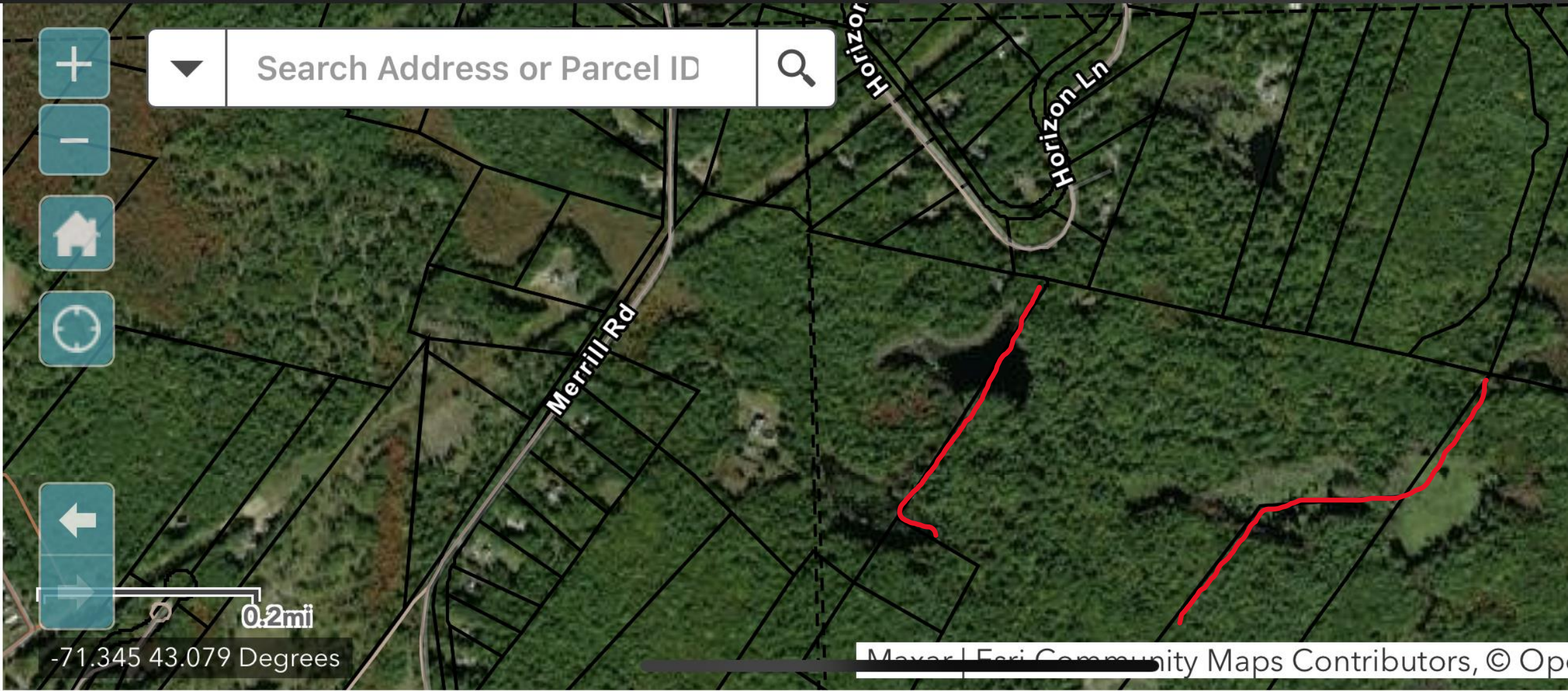
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Town of Candia, New Hampshire



Candia Town Map (Web App)



Search Address or Parcel ID



0.2mi

-71.345 43.079 Degrees

Mayer | Feri Community Maps Contributors, © Op



Antec.maps.arcgis.com



Town of Candia, New Hampshire



Candia Town Map (Web App)



Search Address or Parcel ID



Merrill Rd

Horizon

Horizon Ln

0.2mi

-71.345 43.079 Degrees

Mayer | Feri Community Maps Contributors, © Op



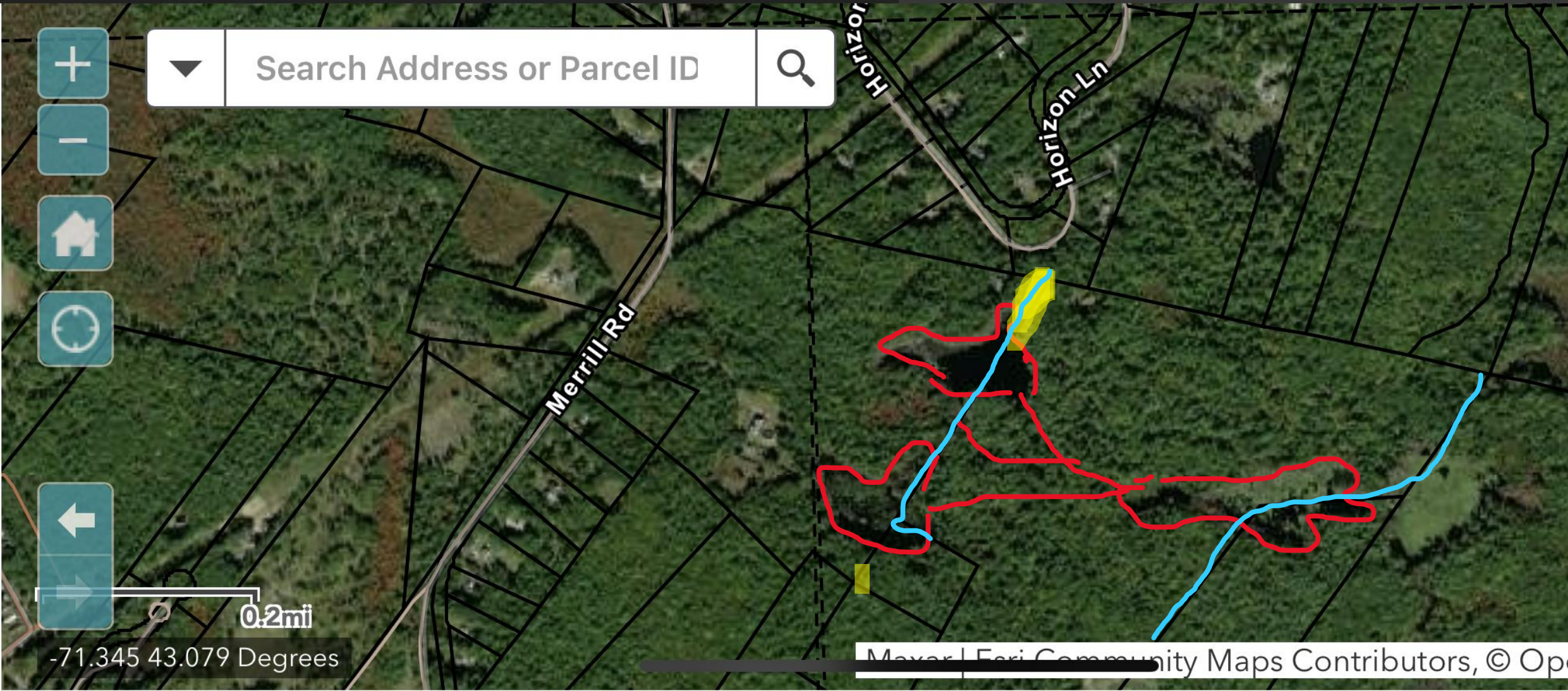
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Town of Candia, New Hampshire



Candia Town Map (Web App)



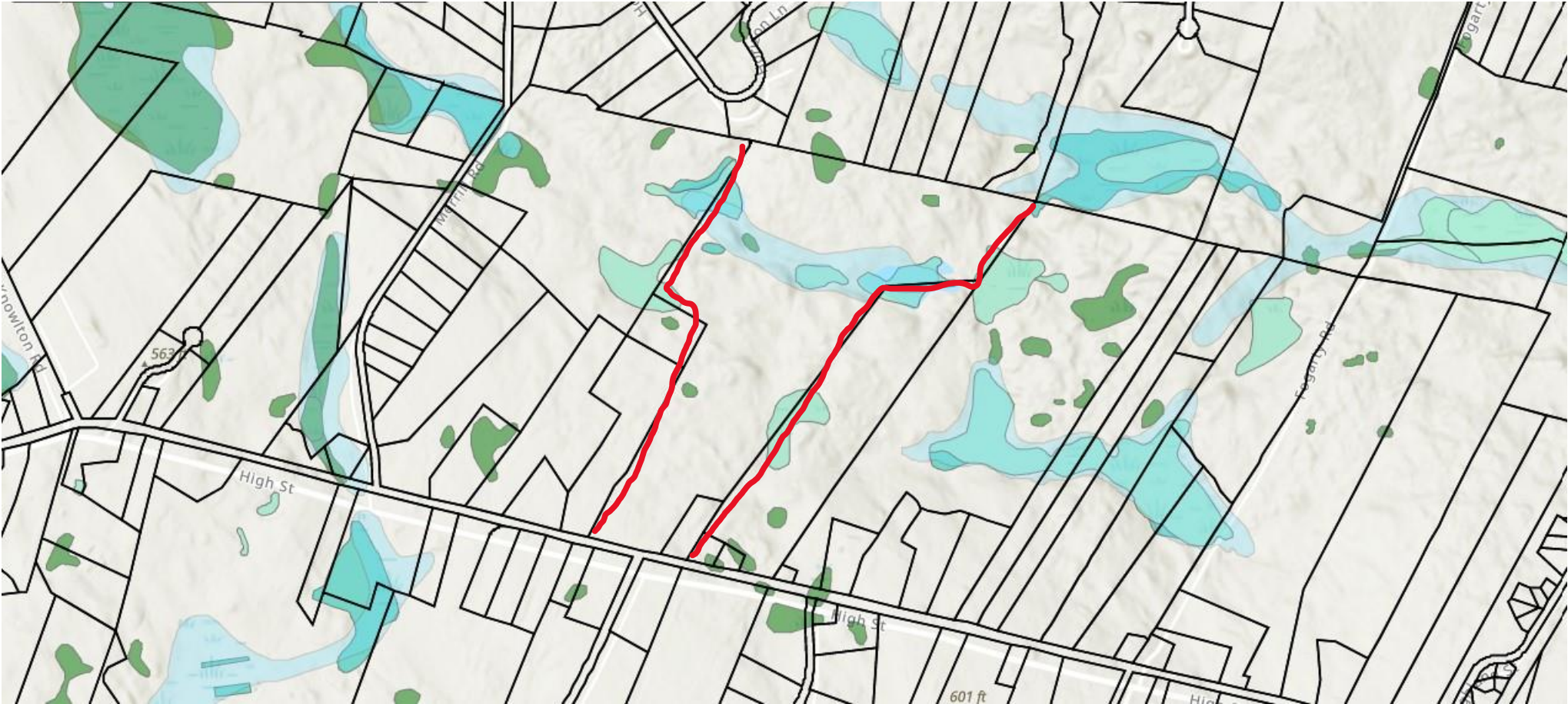
Draining of well water access with development

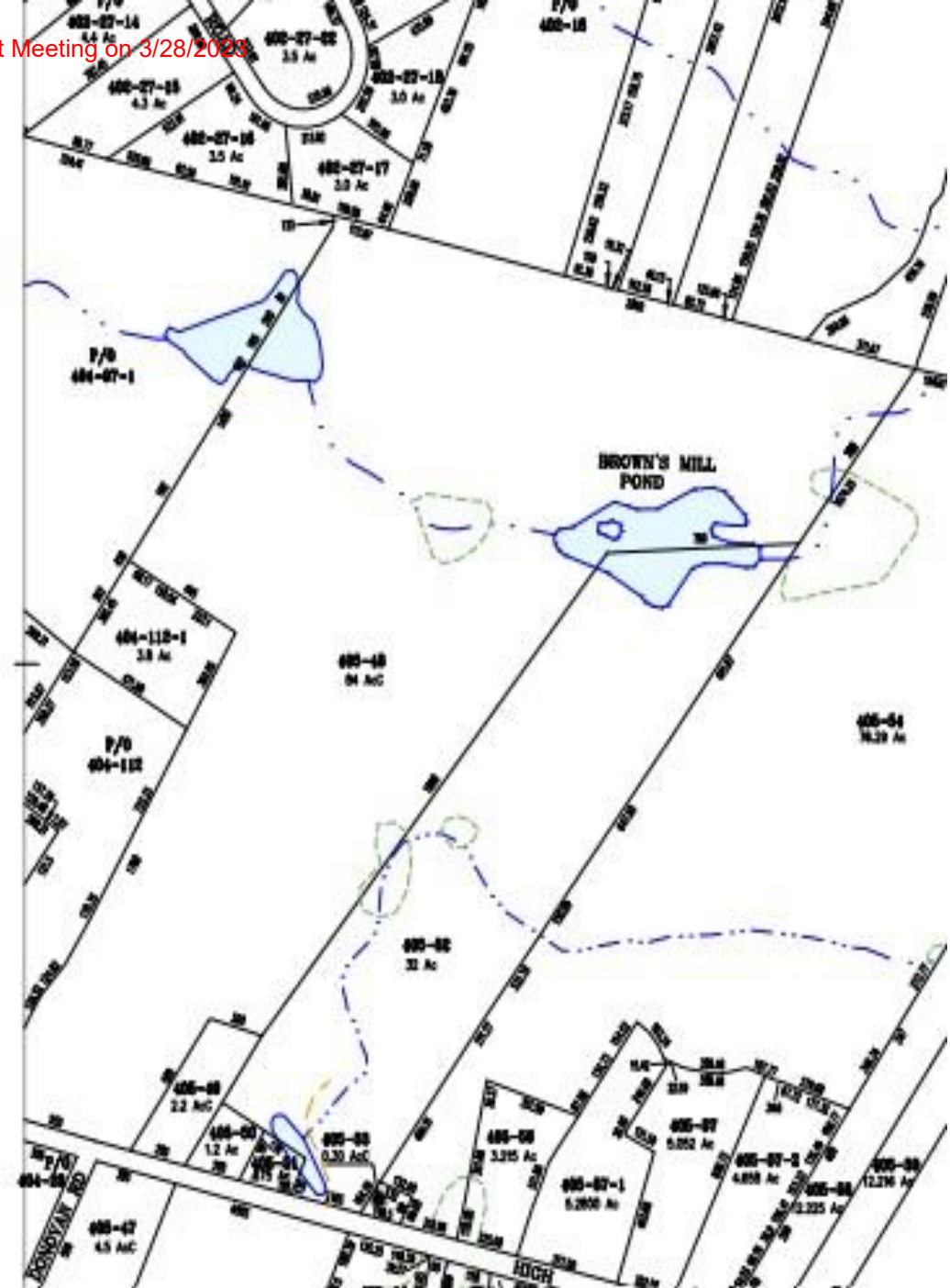
- Residents in the area rely on well water
- Development will reduce availability

GIS

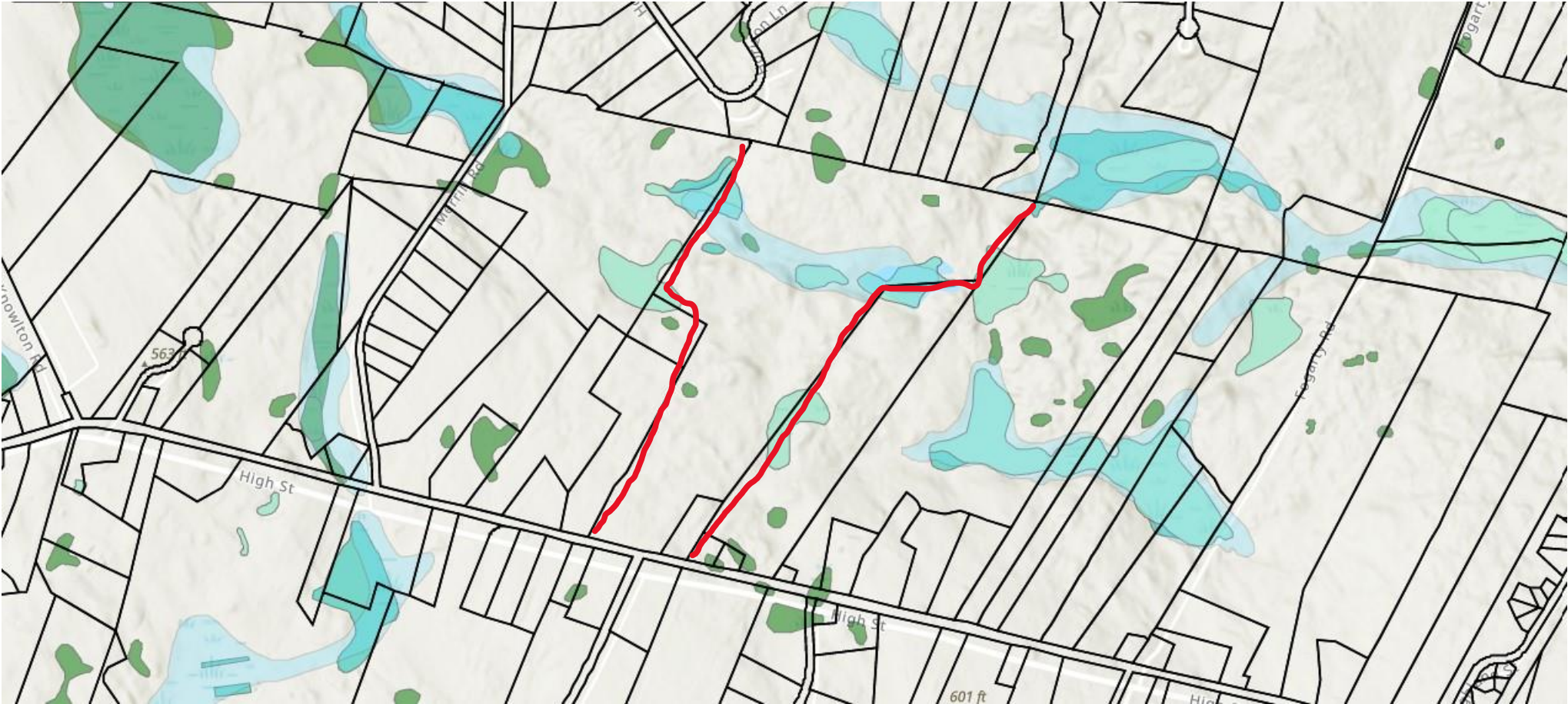


Irresponsible Development

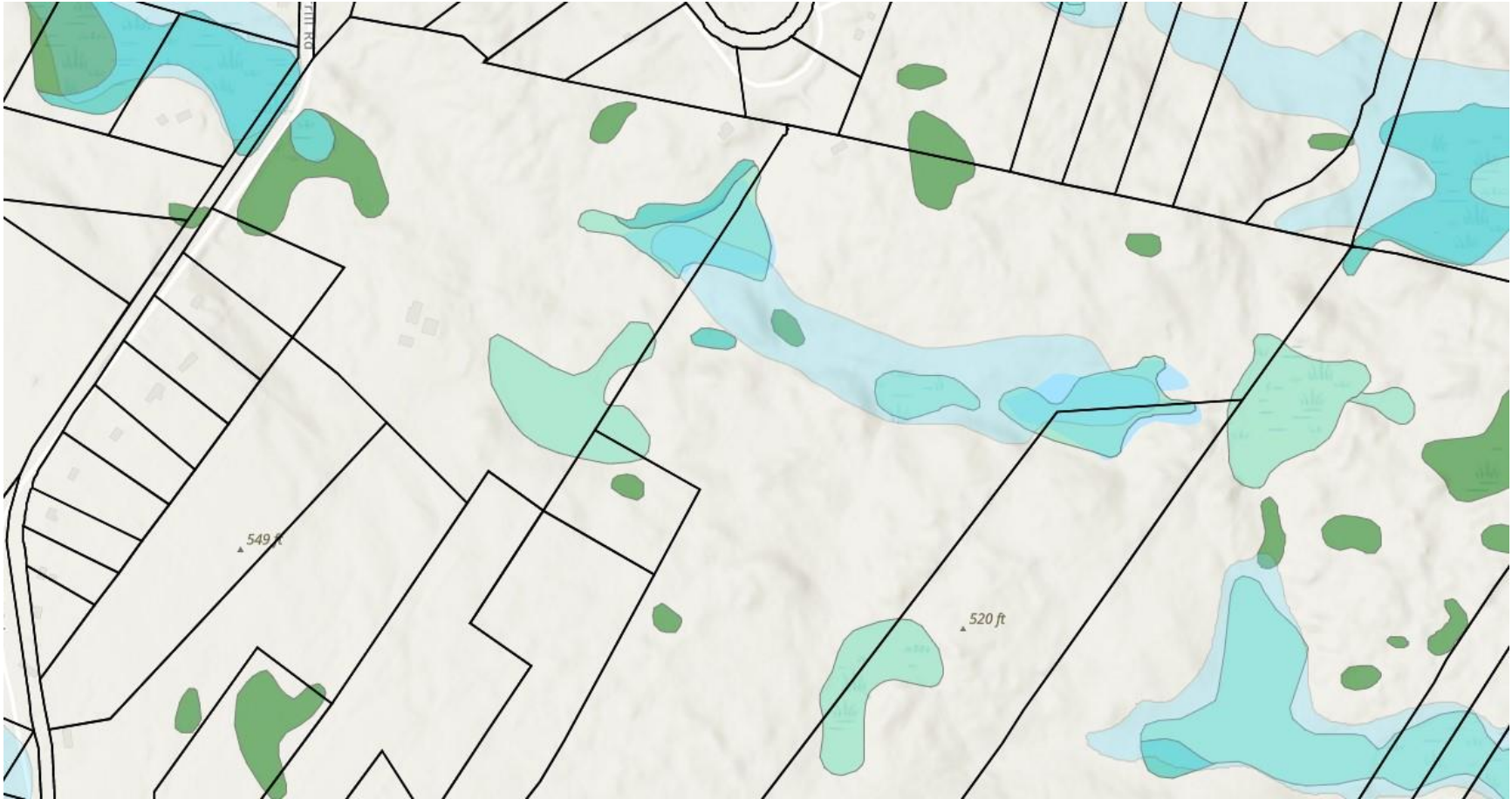




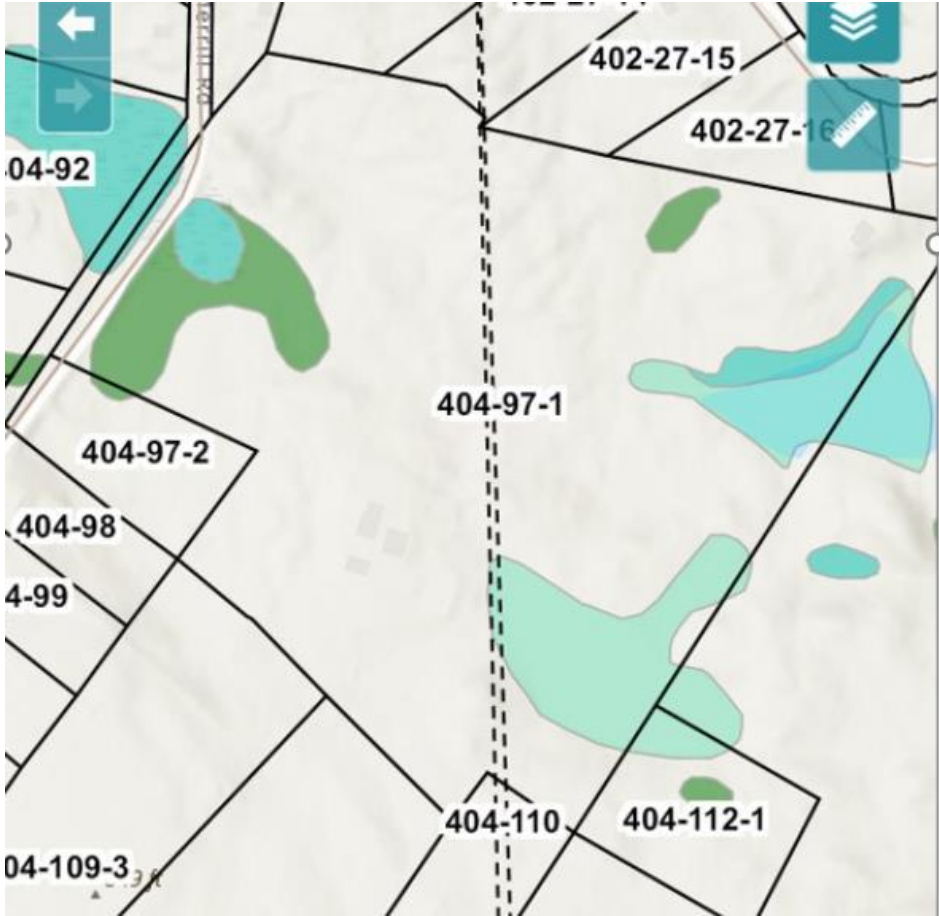
Irresponsible Development of Property



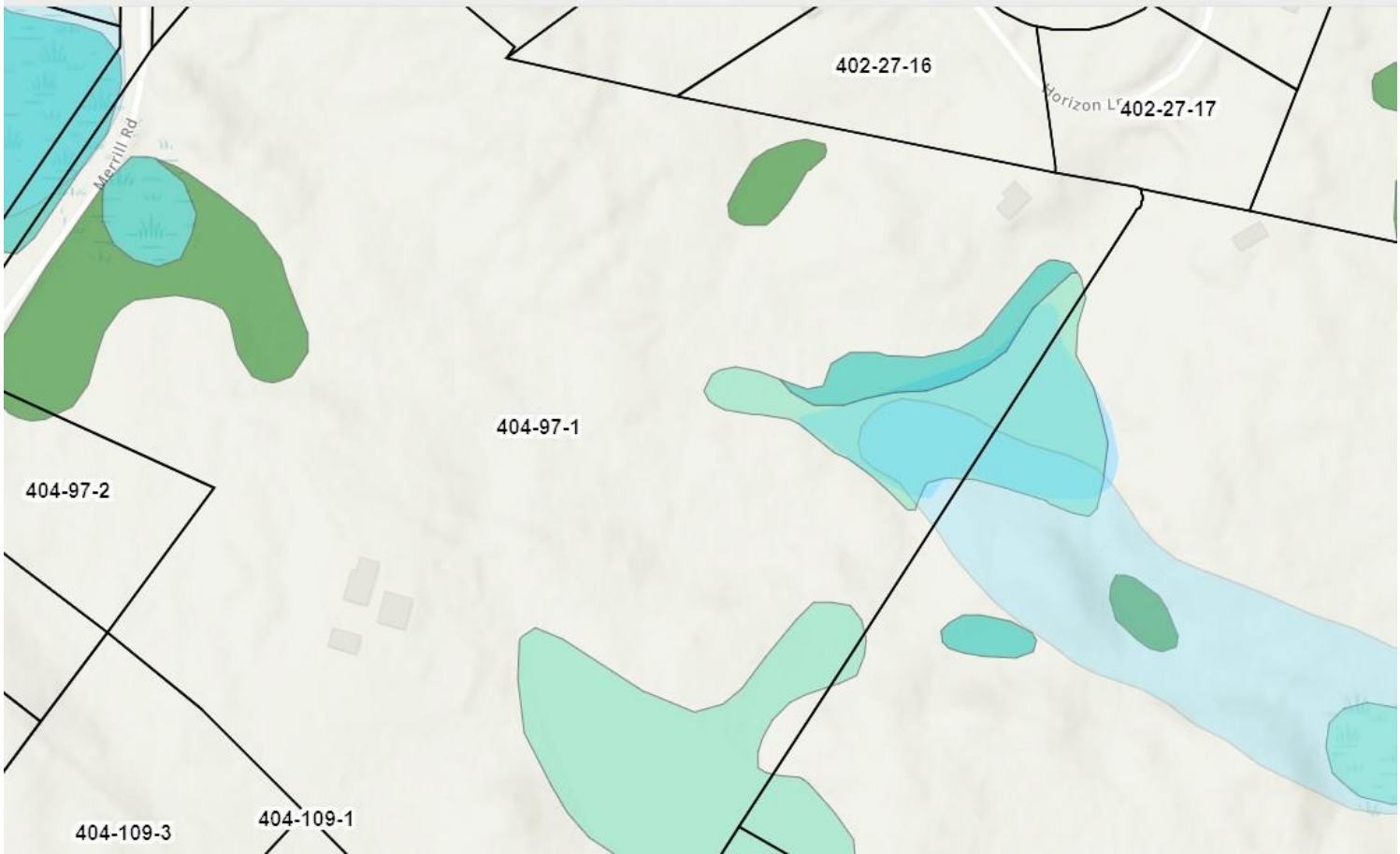
Ruins adjacent unmarked bodies of water



Water does not adhere to property lines



Evaporated resources or worse with leveled flood plains



Merrill Hill Farm, LLC

- Threatens my business and livelihood
- Depletion and development over current water resources
- Development will scare livestock
- Paused expansion until this matter is resolved
- Additional investment to mitigate issues
- Years of investment
- Partnership with other farmers

Intensive development dries up resource

- Will not be solved by just allowing access
- More people rely upon the water as a resource
- Development opens to pollution load of septic systems

Affects surrounding communities



Irresponsible Development

- Eyeball assessment during a drought year
- Disregard for natural resources
- Preliminary actions speak to lack of experience or poor practice
- Unmarked rivers and streams

Water Animals Migration

Do not care about Property Lines

Parcel Division History of Candia

"The Fifth division of lots occurred between the 4th division and
Allentown"

Learn from History



Decimation of Old Growth Forests



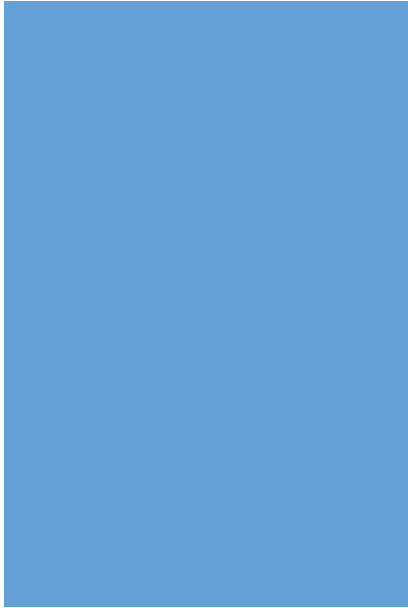
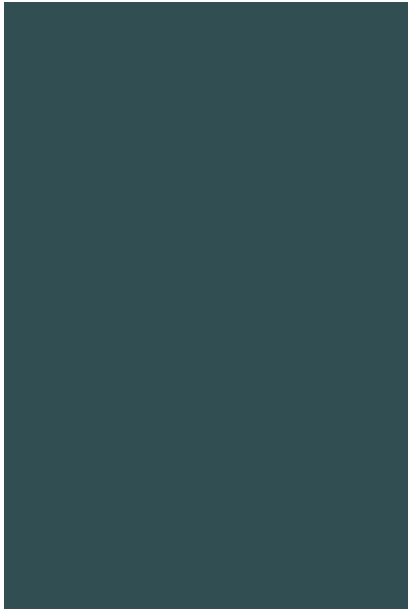
less than 1% of New Hampshire's forests now considered old-growth















Fire
Water
Animals
Migration

Do not care about
property lines

Someone has
to care

- Pollution
- Water resources
- Natural resources
- Historical value
- Cultural value
- Local endeavors
- Wildlife and natural resource protection symbiotic
- Reduces our risk and reliance for outside intervention and resources

Irresponsible Development Proposed

- Eradicates shared and distant water resources
- Reduces biodiversity
- Diminishes trees and other natural resources
- Creates nuisance issues
- Creates trespassing and privacy issues
- Reduces cultural, historical value
- Obstructs neighbor views
- Diminishes the uniqueness

Zoning Ordinances are a protection

- Intensity zoning
- Consideration our town's current infrastructure
- Garbage/refuse, utilities, traffic (traffic light)
- Proposed Development plan barely considers the property itself

Irresponsible Development

- Solely driven exploit resources
- Turn a profit

Development for the sake of development

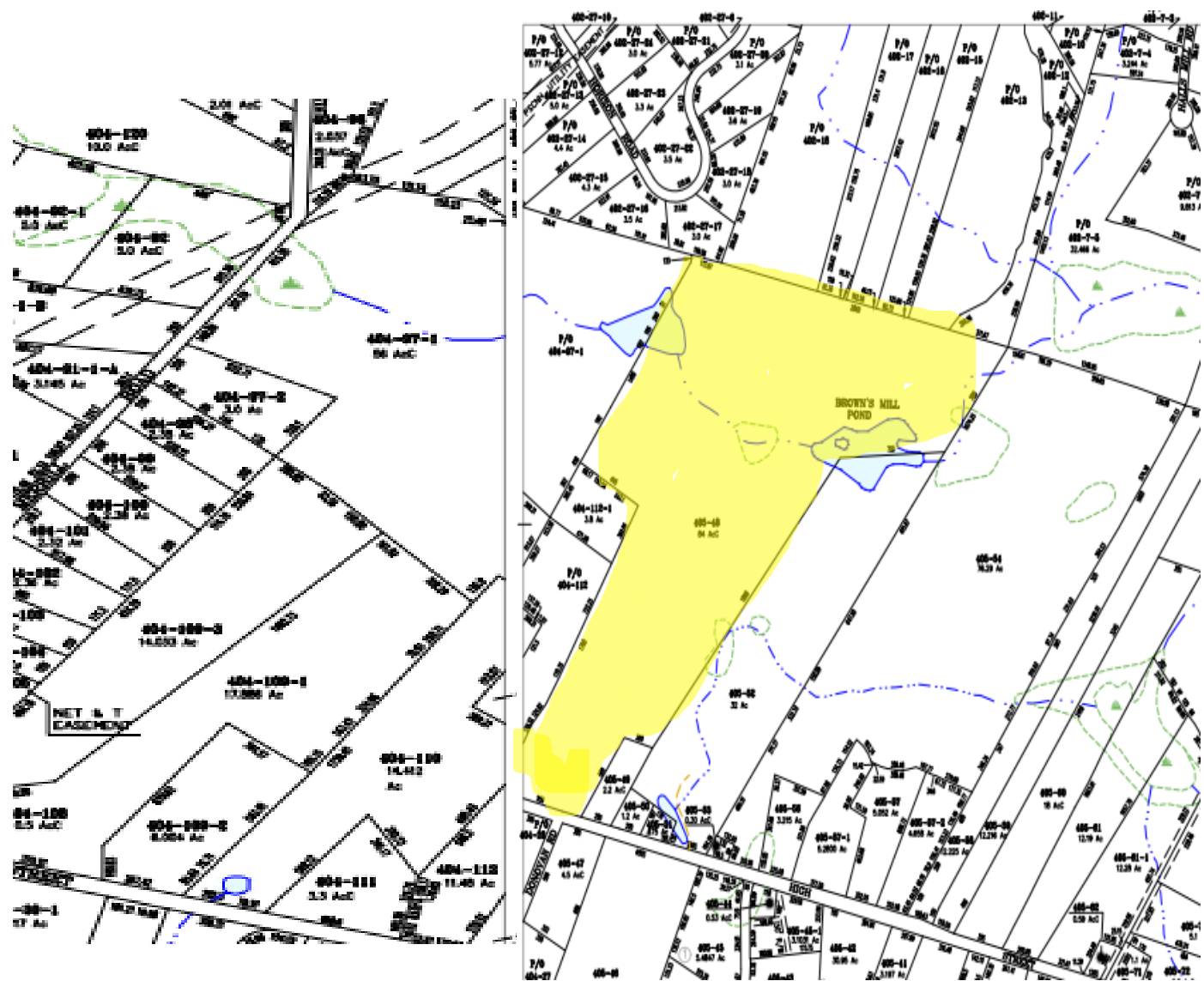
- High growth area TX and CA
- Speak to mistakes in over development
- Development is planned, not just fit in where the opportunity for development is available
- Zoning protects neighbors
- We rely on zoning to protect a larger interest

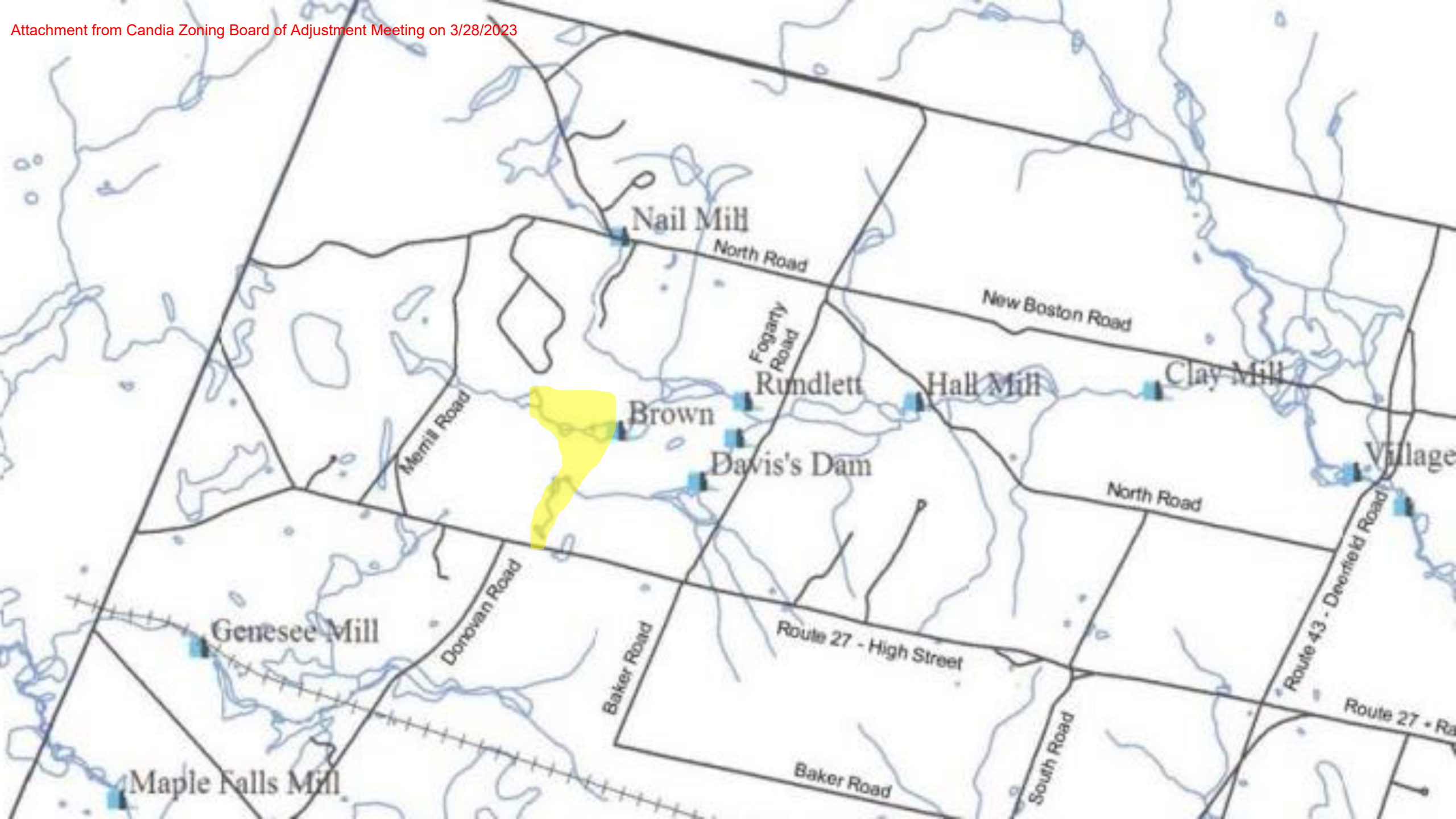
Addressing misconceptions about property value

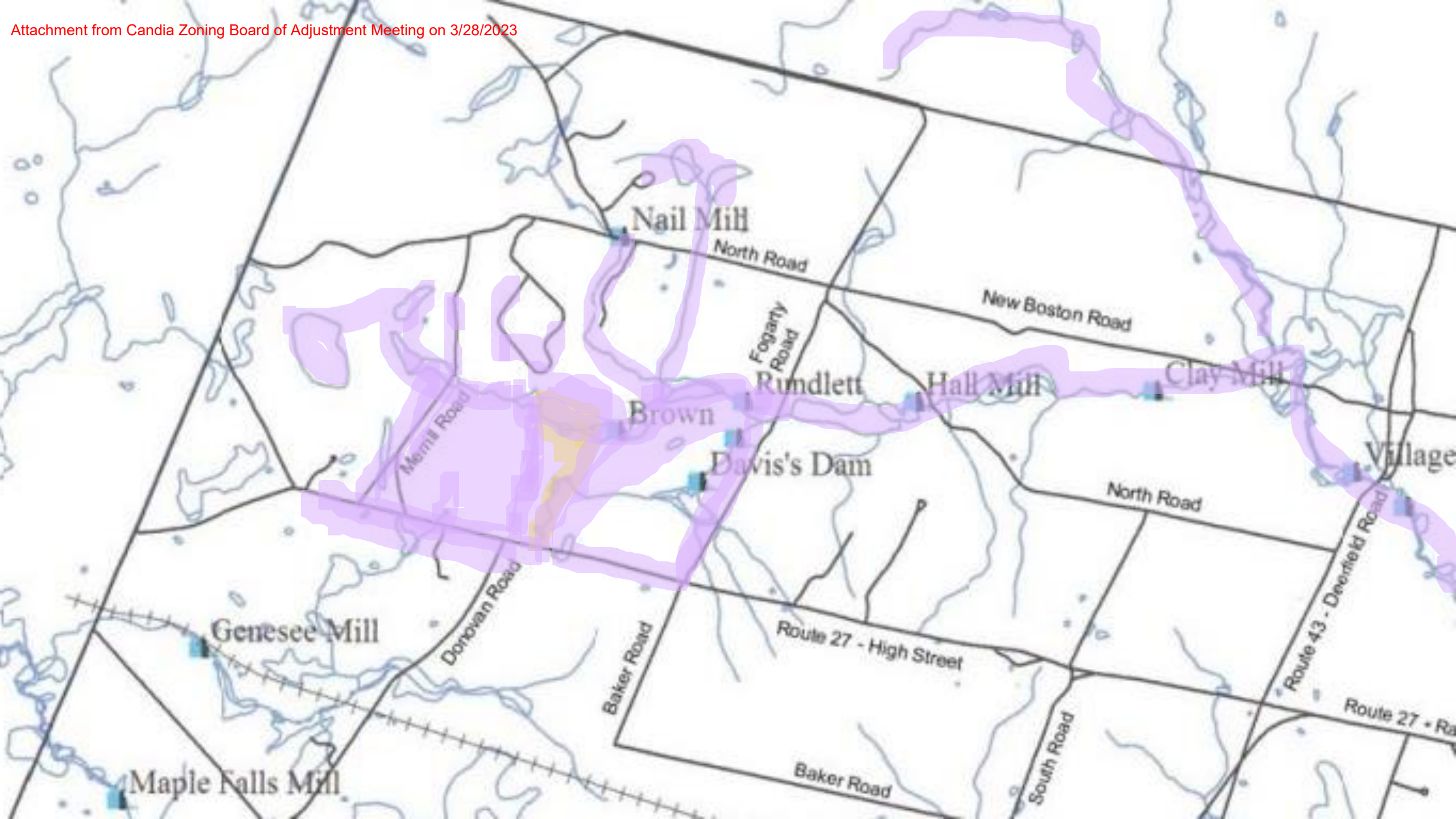
- Experience buying, revitalizing, building, selling properties in New Hampshire, California and Texas
- Property value and the escalation post-pandemic
- Property value increases in consideration of larger not smaller
- Reminder of the last housing crisis
- Inversely proportional
- Timing

Against Irresponsible Proposed Development

- At the expense of resources of the immediate proposed development, adjacent properties and farther-reaching community and natural resources

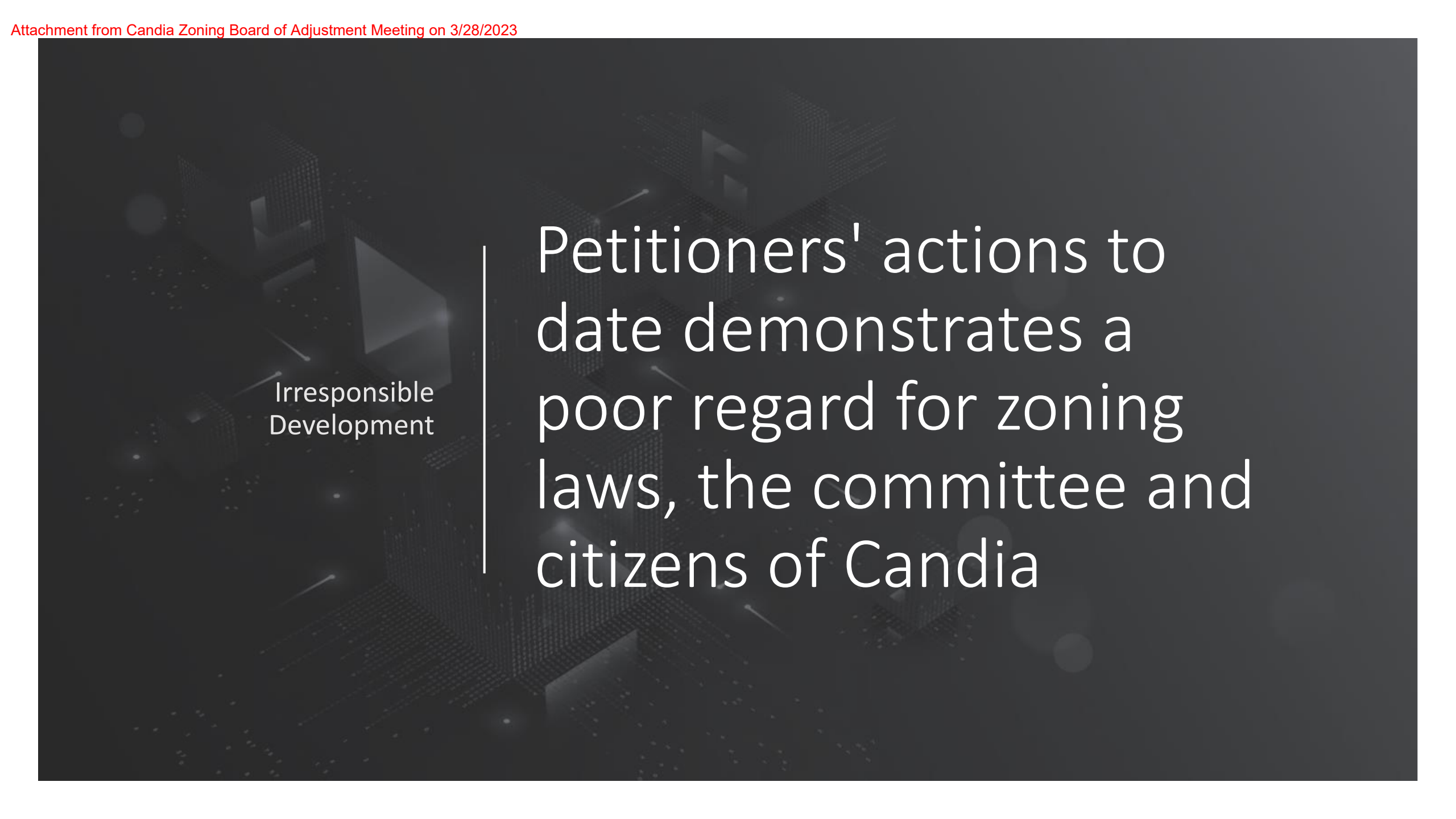






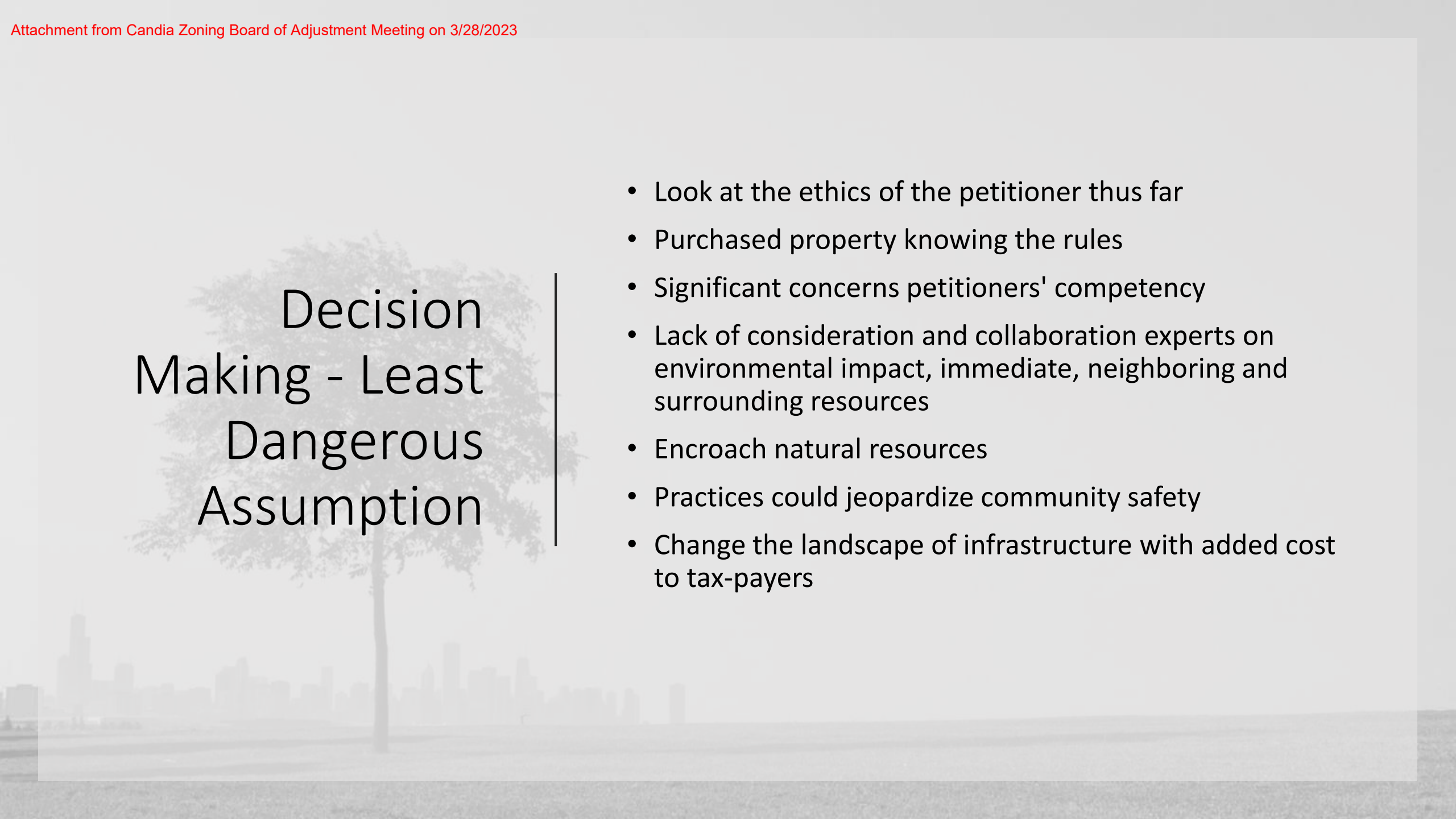
Petitioners' recent actions contribute
to two unfortunate considerations

Questions that this matter was
decided upon prior to zoning
hearing



Irresponsible
Development

Petitioners' actions to
date demonstrates a
poor regard for zoning
laws, the committee and
citizens of Candia

The background of the slide features a faint, grayscale image of a large tree in the foreground and a city skyline in the distance. The text is overlaid on this background.

Decision Making - Least Dangerous Assumption

- Look at the ethics of the petitioner thus far
- Purchased property knowing the rules
- Significant concerns petitioners' competency
- Lack of consideration and collaboration experts on environmental impact, immediate, neighboring and surrounding resources
- Encroach natural resources
- Practices could jeopardize community safety
- Change the landscape of infrastructure with added cost to tax-payers