

Candia Zoning Review & Revision Committee
Minutes of May 21, 2014
APPROVED

Present: Sean James; A. Hall; Ginny Clifford; Dennis Lewis; Ken Kustra; Michael Santa; Dave Murray.

Meeting came to order at 7:55 pm.

The purpose of this volunteer committee is to review potential changes to the Town of Candia Zoning, Subdivision and Site Plan regulations and make recommendation for changes or additions to the Planning Board. This meeting is open to anyone that wants to participate.

April 16, 2014 Minutes

Were not discussed or voted on.

Land Use Regulations

S. James said a lot of towns are going to a single document for Land Control Development and that is what they are trying to do as well. S. James said to give a background they have separate regulations, Major and Minor Site Plans, Subdivision, Earth Regulations and Zoning Regulations and there is repetition and can be conflicting for example signs. So the idea was to combine all the regulations into one document apart from the Zoning Regulations to clean up the repetition and any conflicts.

S. James said the secretary has sent around by email the newest draft of the TOC for comment. The Subdivision TOC was used and the Minor and Major Site plans were incorporated in and the Earth Regulations were a separate section. He said the general idea is not to change a lot but more to consolidate and make it easier to navigate. B. Chivers asked if there was overlap now between the Minor and Major Site Plans and Subdivision and S. James said yes saying the Minor and Major Site Plans are similar. He said what is similar to the different regulations is the process B. Chivers reiterated that they are going to reformat and put it in one document so then go through each line and see if any changes are warranted and S. James said yes.

S. James said he read the Town of Rye's Land Use Regulations and felt they did a very good job at this and suggested the members present to take a look at it. He said they have an introduction, types of land development, application procedures, required submittals public hearings, land development standards required improvements, bonds and construction standards administration, enforcement and penalties waiver, amendment, severability & effective date, and then appendices. S. James said the towns he has seen do this are Bedford and Derry who seemed to take everything and put it into one document but Rye seemed to have taken a lot of duplication out.

S. James had some changes to the TOC and once updated and will be emailed out again. He said once the combined document is finished they will try and get some funding, and he has identified some funding from SNHPC to do a quality control review of the document to make sure it makes sense. He said at the same time SNHPC can let them know of any areas that need to be updated which they can handle at a later date. He said they will run the document by town counsel. He said they are not changing procedures or content just consolidating the regulations to make them easier to use. B. Chivers asked why they would have to run it by town counsel and A. Hall said for review. S. James said all the towns mentioned have full time planners and staff and Candia doesn't and the secretary is doing a great job but this is not her full time job.

K. Kustra said the note on the Planning Board agenda explains Planning Board rescheduling if cancelled but how does it relates to the ZRRC meeting that followings. Discussion ensued and the note was revised as follows:

Original Note:

NOTE: ZRRC meetings are held every third Wednesday following the Planning Board meeting at 730pm and will meet at 7pm if the Planning Board meeting is not held.

Revised Note:

NOTE: ZRRC meetings are held every third Wednesday following the Planning Board meeting at 730pm ~~and will meet at 7pm if the Planning Board meeting is not held.~~

Other

The next ZRRC meeting will be June 18, 2014.

The meeting was concluded at 9:05pm.

Respectfully submitted,
Sharon Robichaud, Land Use Secretary