

**Candia Zoning Review & Revision Committee**  
**Minutes of July 16, 2014**  
**APPROVED**

Present: Sean James; A. Hall; Ginny Clifford; Ken Kustra; Boyd Chivers; Dennis Lewis; Dave Murray; D. Snow

Meeting came to order at 8:10 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 and May 21, 2014 Minutes

It was the consensus of the committee present to accept the minutes of April 16, 2014 & May 21, 2014 as presented.

Land Development Regulations

S. James said the Land Use Regulations is a combination of the Major & Minor Site Plan Regulations, Subdivision Regulations and Earth Regulations including applications all into one document. S. James confirmed B. Chiver's question that they are not revising the text just combing it all into one document with some additional wording to it as well. S. James said the Earth Regulations are in their own appendix and are not going to be changed at all. K. Kustra asked if they had a title for the document and S. James said they have been calling it Land Development Regulations.

S. James said the regulations in place now have been written in software that can no longer be upgraded and the new document had to be redone and looks good. He said Article 1 Authority, Article II Types of land development and Article III Administration and Waivers apply to all development. He said Section II Procedures and Submission Requirements are largely the same for whether you are submitting a site plan, subdivision etc. He said in Section III are the Standards for Site & Subdivision Design.

S. James said so far what they have done is re-organized, deleted duplication and added some text at the beginning. B. Chivers suggested highlighting the added text and S. James said any changes from the original documents will be in red. He said once, they as a committee are done with putting the document together they will bring it to the Planning Board and if the Planning Board recommends moving forward then SNHPC will review for anything outdated, new RSA's and give comments. He said this will be done with funding available from SNHPC to review it. He said after SNHPC has reviewed the document they will have a public hearing. S. James said another thing they want to do as they go along is to fix conflicts for example, signs.

S. James said they have been through the first part and he was going to start focusing on Article II but suggested to B. Chivers to review Article I for input. He said they could discuss Article II at the next meeting. He said timeline wise he expects to see the process lasting a year or more.

Other

Proposed Zoning Change

S. James said they had received a proposed Zoning change from the Building Inspector regarding kennels. He read into record, "*Kennel would be an establishment in which more than 6 dogs that are more than 1 year old that are housed groomed bred boarded trained or sold. The practice of operating a kennel is defined above in the designated residential zone shown on the zoning map of the Town of Candia is prohibited unless approved for special exception by the Zoning Board of Adjustment.*"

B. Chivers asked if he put something in about the sale of dogs and S. James said yes he used the word sold. D. Murray said this is a rough draft and he hasn't quite finalized it yet. B. Chivers suggested saying less than one year old. K. Kustra asked if this was relative to noise too. D. Murray said it doesn't address the noise issue but if you cut down on the animals that should theoretically cut down on the noise.

S. James said the process on bringing proposed zoning changes to ballot, is to get the wording finalized, come back to the ZRRC and then the proposed amendment goes to the Planning Board. He said if they Board approves the change then a public hearing is needed to approve or disapprove sending it to ballot and time wise they would need to have the finalized proposed by December for public hearing in early January.

Funding for review of Land Development Regulations/Circuit Rider Planning Assistance

D. Snow said SNHPC is proposing circuit rider planning assistance. He said it is a proposal to provide the town with professional planning services directly by the SNHPC staff at a rate of \$75.00 per hour plus mileage which is up and above what they receive for services currently.

S. James said that SNHPC has specific grant funding of \$1500 to do the review which is separate to the proposed circuit rider planning assistance.

S. James said the proposed circuit rider planning assistance is aimed at small towns that do not have a planner. He said this program can act as their planner where the town gives a retainer and we use their services as needed. He said they have a hard enough time getting the dues money that he is not sure if they could get that amount of money. D. Snow said BOS has discussed it and S. James said the Planning Board has not discussed it yet. D. Snow said he would not vote on it unless they receive a recommendation from the Planning Board. D. Snow said this would take the place of a technical review committee and payment could come from money from fees the applicants pays. B. Chivers asked if they were qualified engineers and S. James said they are planning.

For next month, the document will be cleaned up and sent around. The next ZRRC meeting will be August 20, 2014.

The meeting was concluded at 8:25pm.

Respectfully submitted,  
Sharon Robichaud  
Land Use Secretary