



Town of Candia
LAND USE OFFICE
Candia, New Hampshire 03034
(603) 483-8588

PLANNING BOARD OFFICIAL NOTICE OF ACTION

The PLANNING BOARD at its **February 20, 2019 Meeting** made the following decision regarding a request on the **MAJOR SITE PLAN**; Planning Board Case #19-001.

APPLICANTS: Candia Crossing, LLC, 38 Fieldstone Lane, Candia, NH 03034

PROPERTY OWNER(S): Candia Crossing, LLC, 38 Fieldstone Lane, Candia, NH 03034

PROJECT LOCATION: High Street (NH Route 27)

TAX MAP: Map 406 **LOT NUMBER 16**

TITLE ON PLAT: Condominium Site Plan; The Village At Candia Crossing; Tax Map 406, Lot 16; High Street (NH Route 27), Candia, New Hampshire 03034

PLAT PREPARED BY: Fieldstone Land Consultants, PLLC; 206 Elm Street, Milford, NH 03055; p: 603-672-5456; f: 603-413-5456; Plan Prepared by Michael Ploof, Land Surveyor and Chad Branon, Engineer~ Scale: 1"=250' ~ Date: December 3, 2018.

DECISION: MAJOR SITE PLAN **Approved with the following conditions:**

CONDITIONS:

1. Submission of all final approvals from the New Hampshire Department of Environmental Services and third party agencies;
2. Resolution of all comments to the satisfaction of the Town of Candia's engineering consultant, "Stantec";
3. Submission of final approval of the community water system;
4. Receipt of the approval from the Board of Selectmen of the Town of Candia to build a private road with the required waivers and indemnities;
5. Submission of acknowledgment to pay a total of \$21,500.00 to the Candia Fire Department in lieu of sprinklers and fire concerns. Payment of the \$21,500.00 shall be made in five equal payments of 20%, the first payment to be made upon receipt of the first building permit and each subsequent payment to be made on an annual basis on the anniversary of the first payment for the following four years. The timing of the payments is subject to change if the building permit per year limit is waived, varied or otherwise deemed not to be applicable to the project;
6. Submission of the final condominium documents;
7. Submission of the final retaining wall dimensions and details which are expected after Alteration of Terrain approvals are obtained;
8. Submission of the elevations and renderings of the proposed homes. Details of the same being subject to change per customer preference by separate styles and heights to be consistent with elevations and renderings;
9. Maintaining the current bond in place subject to review by Stantec and recommendation at a Compliance Hearing regarding the same;
10. Submission of copies for compliance reports, submitted to the New Hampshire Department of Environmental Services, the Town of Candia's Planning Board, and other agencies as applicable; and,

Attachment from Planning Board Meeting on 2/20/2019

February 20, 2019 – High Street Notice of Decision – Major Site PB Case 19-001

- 11. Active and substantial construction shall start within three years of the date the plans are signed unless otherwise extended by the Planning Board.
- 12. Substantial completion (infrastructure) shall occur within six years of the date the plans are signed unless otherwise extended by the Planning Board.
- 13. A Compliance Hearing shall be scheduled prior to the signing of the plans to confirm that the conditions precedent is satisfied.
- 14. No construction activities to be started until ALL conditions of approval are met.

For further information regarding this decision, contact Town of Candia Land Use Office (603) 483-8588.



Rudy Cartier, Chairperson
Candia Planning Board

3/4/2019

Date