

**CANDIA PLANNING BOARD
MEETING MINUTES OF
November 6, 2019
APPROVED**

PB Members Present: Rudy Cartier, Chair; Scott Komisarek; Brien Brock, BOS Rep.; Mark Chalbeck, V-Chair; Judi Lindsey; Robert Jones, Alt.

PB Members Absent: Joyce Bedard; Mike Santa, Alt.; Josh Pouliot

Audience Present: Nate Miller (SNHPC), Dennis Lewis (Road Agent), Dave Murray (BI), Rob Degan (applicant surveyor), Attorney John Bisson (applicant attorney) and many town residents.

*Rudy Cartier, Chair called the PB Non-Public meeting to order at 6:30pm immediately followed by the Pledge of Allegiance.

The PB called a non-public meeting this evening under RSA 91-1A:3, II (L), to consider legal advice provided by counsel to the Board.

This information was in regard to the 4 Corners Village District DRAFT Zoning Amendment language for the warrant article placement on the upcoming ballot. The information included the addition of *lawful* uses in the first paragraph, specifying the new criteria section 6 for Dimensional Requirements and adding *as deemed sufficient by the Board* in footnote 2. The Board agreed upon these changes and will send to Nate Miller to revise for the final draft.

*Rudy Cartier, Chair called the PB meeting to order at 7:02pm immediately followed by the Pledge of Allegiance.

The 4 Corners Village District:

R. Cartier starts the presentation by noting that this is a public meeting, and though it is not usually done, the PB has agreed to take public comments and feedback after the presentation is complete. He continues by reading the DRAFT Zoning Amendment for the 4 Corners District (posted on the Town website for review). This document outlines how the district will be zoned, the Table of Use Regulations and Dimensional Requirements and the criteria for building development. R. Cartier notes that the purpose of this is to allow flexibility in the 4 Corners District and for future development in this area. The PB is looking to get this information out to the voters based on the Master Plan and go over what could happen in the area. R. Cartier thanks R. Jones, M. Chalbeck and J. Pouliot for working as a sub-committee with N. Miller. He then turns the presentation over to N. Miller (SNHPC).

N. Miller starts by introducing himself to the audience and letting them know he will be presenting the 4 Corners Village District to them. He notes that this has been in the revision stages for many months with the PB and the sub-committee to refine this proposal and analyze what the development potential of this area really is. He notes that the presentation was all based on the initial report prepared by Carl Ogilvie in January 2018. He notes that the PB has taken this initial report and worked with SNHPC to bring it where it is today. During the 2018 time, there were many meetings with comments from the audience that he attended and noted there were 2 main themes that kept arising, which were: there was too much space (too many acres) and the development that would result would not reflect a traditional, rural New England community like Candia. These have been the guiding principals that the Board has used to revise this proposal and focus on addressing these issues.

N. Miller notes the 3 purposes of the District: 1. Allow mixed moderate density residential and small-scale commercial uses compatible with a village setting; 2. Permit new development, redevelopment and infill construction that increases the economic viability of the 4 Corners area; 3. Allow for a range of housing types and sizes that can accommodate the current future needs of residents at all life stages and income levels. These have not changed since the 2018 meetings from the original report. He goes on to state what has changed is the boundaries and size of the District. The original size was proposed at approx. 822 acres and currently is only approx. 239 acres. This is how the Board took those concerns from the residents and revised the plan based on those. In addition, the District was revised to ensure that non-residential and mixed-use development occurs in the immediate 4 Corners area. He continues by stating that the proposal will be consistent with a

rural village feel by revising the building setbacks to have a maximum front setback of 25ft w/in the 500ft buffer area. This ensures the buildings are closer to the road as with a more village setting. The maximum square feet for the district will be 10,000sq. ft. This is also consistent with surrounding areas and their scope and scale of rural village centers. The Board worked on revising the building styles in the 4 Corners as well by proposing requirements of pitched roofs, unless not feasible or aesthetically desirable in the spot deemed for development. The window coverage or fenestration of the structures will also be required to have a minimum of 30% on the ground floor and 20% on the upper floors to provide for a village like feel.

N. Miller moves forward by providing the audience with information on the property within the District. Though there are approx. 239 acres of land, there are many constraints as well. Some of the parcels are already owned by public and private individuals (ex: cemetery, Town offices, CYAA, courthouse, historical society, schools, etc.) and thus, will not have further development. Another constraint on these properties is environmental. Wetland and soil constraint, steep slopes and floodplains are all issues that arise in the District and limit the development potential. Of the 239 total acres that are proposed for the 4 Corners Village District, just over 134 acres have some type of constraint and that only leaves approx. 104 acres of unconstrained developable land. That is a drastic reduction from the original 822 acres in 2018 and even now with the overall 239 acres.

He goes into the floor area ratio (FAR) of the buildings which is the ration between the total amount of usable floor area of the building and the total area of the building's lot. This is the basis for quantifying non-residential development potential. The higher the FAR, the higher density and the lower the FAR the lower density of land use. The average FAR for existing non-residential development in the District is 0.06, which is low utilization of space. That means on average in the 4 Corners District, developers would use 100 sq. ft of land to produce 6 sq ft of non-residential space. He shows a couple examples of building from other surrounding town and also uses Charmingfare Place in Candia, to show a current building that is and would be a good fit into the 4 Corners Village District. This building lot size is 0.64 acres (27,878 sq ft) and has 3,734 usable sq ft. The ratio for the floor area of $3,734/27,878 = 0.134$. This shows the utilization is not going to be extensive in any way. The development ideas is to have businesses on the lower half and the upper half of the building may house up to 4 residential units.

As N. Miller moves into the last piece of his presentation, he notes that this information is based on a mathematical exercise to determine the theoretical maximum amount that could occur under the proposed District regulations. The actual scope or timing of development is largely driven by market forces and makes it possible that the proposed District will never be developed to the theoretical potential un the proposal. In the results of the potential analysis, it shows that the existing development in the 4 Corners is 23 residential units, the max long-term potential is 417, so 394 would be the additional long-term development potential in the District. The non-residential sq ft. shows 52,445 sq ft existing, 424,937 potential max long-term and therefore 372,492 sq ft additional long-term development potential in the District. He goes on to talk about the impacts that could have on the community; 394 additional residential units translates to approx. 900 additional residents and of those, 88 would be school age children. He notes that the current enrollment is only at approx. 57% capacity. The 372,492 sq ft of additional non-residential floor space translates to approx. 372 additional jobs. This is almost an equal job to residential unit balance for the Town and indicates this could be a place where the people both work and live. As he continues with the valuation of potential development, he states that a conservative valuation would be \$70.66 million for the additional residential units and \$23.16 million for the additional non-residential floor space for a total value of all the additional development potential in the proposed District to be estimated at \$93.82 million in today's dollars. Potential revenue from the District is based on Candia's 2018 tax rate of \$24.08. The potential revenue from \$93.82 million would be \$2.26 million. Town services are also costs associated with new development and based on the studies from 13 surrounding towns including, Deerfield, Hooksett, Enfield, Lee, Brentwood, etc., expenditures were higher than revenues received for residential land uses only compared to lower expenditures than revenues received for Commercial/Industrial or Agricultural/Open Space land uses. This means that with only residential land use, the 4 Corners Village District is not viable. It needs the other categories to survive. If fully build out, the addition development of the proposed District could generate an estimated \$2.26 million in revenue versus \$2.08 million in expenses for community services to serve the new District. Though the difference is only \$180k at this time, this is only an estimate of the potential.

N. Miller states that the DOT 10yr Transportation Improvement Plan includes a project for "Safety and Operational Improvements on NH Rte. 27, NH Rte. 43 and Raymond Rd." in Candia's 4 Corners area. This project is programmed for \$5.9 million with construction in fiscal year 2028 and engineering work to begin

in fiscal year 2022. No design has been developed yet, but the Town of Candia will have input in the development of design alternatives. N. Miller suggests that the Town consider advocating for the installation of a closed drainage system and sidewalks for this area. This will assist with storm water runoff and promote the walkability that rural village centers normally have. The Town will have to maintain these sidewalks, the State will not do this once they are built. N. Miller ends the presentation and the Board thanks him.

R. Cartier asks if the Board has any questions and there are none. He then asks if there are any questions from the audience.

Bill Graff (resident) asks about residential vs. business access on the roads. Would there have to be new roads built for this type of access? R. Cartier confirms this and notes that the PB doesn't have anything for that yet, but instead, would be a future developer coming in with a proposal and the Board asking how are you going to do this and what the highest and best use for this. N. Miller notes that the supporting street network may be a possibility if the build out reaches its maximum. A reason that the cul-de-sac prohibition exists in the 500 ft buffer area is to make sure that supporting street network would be available and there wouldn't be dead end roads and there would be connectivity to support the area. This is also important for emergency response, walkability and connectivity are all very important. Whatever supporting street network is developed, the PB can make sure that those are all interconnected streets.

Boyd Chivers (resident) asks if the soils have been tested in this District to determine if they are capable of supporting the septic, the wells, etc. R. Cartier says no, and the reason is because it will depend on an analysis of each individual lot to see if it can support that. What the Board is looking at is the general overall view that this is the total concept would be. If someone came in, they would still have to meet all the requirements before approval. B. Chivers then asks about the financial viability of the project. The cash positive amount is \$180k, but that's assuming that the Town can build out an additional \$23mill. He gives an example of what the Town would need to create this and uses the Irving station. Its value is \$1.3mill, so to get to that, the Town would have to have an equivalent of 17 of those stations stuffed into 64 acres. How realistic is it to find that \$23mill and the impact to the Town when the tax saving is only approx. \$.29. N. Miller states that the poorly and very poorly drained areas are out of the analysis. These areas are already considered to have no development potential. On the water perspective, we haven't done any testing as that would come on the development level that would be brought in front of the PB. From a Town wide level, based on the USGS data, this particular area of town has an estimated well yield of approx. 10-12gals per minute. 5gals per minute is the minimum to support a large house. The lowest well yield in town is probably in the Crowley Woods area. R. Cartier notes that this is the theoretical max that would be used in the area if we did everything and used every piece of land. We can not project what the positive/negative flow would be depending on how things were segmented out. As was mentioned before, it will take someone to want to develop the area, looking at whether impact fees will be involved, etc., which we didn't address in the current presentation but will be addressed as a standpoint of cost of services. B. Chivers notes that the Clean Water Act requires that any community w/a population density greater than 1000 persons per square mile has to get a municipal storm/sewer permit from NHDES. The Town received a waiver for this in 2013 because there is no District in Candia that exceeds this number. When it does exceed this number, the Town will be required to obtain an MS4 permit and wonder if the Board has taken that into consideration? R. Cartier confirms they have as the 1000 people would be at the overall town level. The other thing we'd look at is when DOT comes in and starts working on the road designs, is to look at underdrains and storm water issues. This is likely to be more piecemeal development through many years.

B. Graff (resident) is worried about the roads any many of the parcels in the District have very slim access to the land. There could be a lot of cost up front to the Town initially. R. Cartier states that if it was all residential then the cost of service of \$1.11 which is going to definitely going to be a detriment to the amount of money the Town would have to raise in taxes. But if we look at encouraging, especially in the 500ft buffer, we're looking at the combo that it has to be commercial and residential. There's a better chance in those areas to keep it positive. To the other concern of the road, you're right on tract. It wouldn't be something the PB would be looking at this point. It will only be when they come before the Board to start the development stage and we'd be looking at those very specific items.

Amy Walker (resident) asks if Candia Crossing is a part of this District already and R. Cartier states that it is not.

Brian Sargent (resident) asks if there can be put somewhere that there has to be a certain ratio, so the Town doesn't run into the problem and we do have a profit and don't get into a negative situation? R. Cartier states that the idea being proposed is that the ground floor will have to be commercial and second can be residential.

Paul (resident) asks if these other towns that were shown in the presentation already have water/sewer? N. Miller states that he needs to look into New London, but Enfield does have water and they also have some sewer because they buy a piece of wastewater for their town. R. Cartier notes that as far as water/sewer concerns, this is something that the Board will be looking at very closely in each individual project. These things will be designed by a licensed engineer and must have DES approval. There will still need to have all the engineering analysis to see if there will be any negative impact on other areas. Paul's concern is that the small lots will not be able to provide for the necessary requirements but R. Cartier notes that if you look at the smaller lots from the presentation such as Charmingfare Place that is .64 acres, it can be done efficiently and safely.

Ginny Clifford (resident) states that she likes the idea. She is hopeful that people that cannot afford to buy a house can still live in Candia and provides the Town with more services. It would provide good opportunities to the community.

Resident unknown asks how long until we would have to have FT employees to cover the new services? R. Cartier states that most towns, besides the bigger cities, have volunteer departments and usually have daytime staff covering. Candia is fortunate that the volunteers here work different shifts and cover a lot of call. With more apartments and a mixed use, a nice idea would have younger people that would live in town and work in town to volunteer for these services as well. Over the years I've heard most of the issues with people are that there isn't any place to live in Candia because of the housing costs so they can't volunteer here. Someone starting out has more difficulty coming to Candia because of this and hopefully this can help with this and delay having FT employees for some time.

Tom St. Martin (resident) asks if solar installation would be considered with development and R. Cartier states that is permitted by right and would not be excluded. T. St. Martin then asks N. Miller if the only Lamprey River shed is the only one for the large amount of development? N. Miller states that there is a water shed line at the northern part of the District. T. St. Martin asks if the Town has considered the 2-zone area, and says Candia seems like it would have more residential pressure than commercial and could end up with imbalance. R. Cartier states that with the 500ft buffer it will only be mixed used. Residential only will be further out in the District. He says it's a question that can't really be answered but that is why the project encourages those mixed-use structures w/in Town. N. Miller notes that the intent of the PB for the 500ft buffer is to require non-residential or mixed-use development.

Tom DiMaggio (resident) asks if the PB looked at what they would need in the future for the water/sewer services? R. Cartier says theoretically yes. T. DiMaggio asks if the Board looked at the worst condition would be, for ex: we need to have a new sewer system, a new water supply system, new fire trucks, etc., are there any numbers for that? R. Cartier says no, and the reason for that is because the Town cannot be forced to put in water/sewer. If someone comes in and their lot isn't going to handle a septic and water system, then there will be no approval because they will be denied by the state. As far as what Town services would be, that was looked at from a maximum standpoint so that number will be all over the place. T. DiMaggio states that if these buildings go in and there is a water/sewer failure, the Town has to go in and pick it up. R. Cartier says no. T. DiMaggio states that the mess can't just be left there so who's going to take care of it and what kind of impact will that have on the town? R. Cartier states that the Town is not responsible for your well or septic system. The landowner is responsible for those things. From PB standpoint, if there is a failure in a septic system, it has to be redesigned by a licensed system designer and if there's no way to do it, that becomes a vacant lot as far as the Town is concerned. All these things are looked at to make sure there is sufficient water and sewage systems for the lots. It doesn't mean things don't happen though.

B. Graff notes that the business in the Town have been able to stay and fold but the Town is miles away from the nearest mall and shopping center. New businesses coming into Town may have the same fate and it makes me a little skeptical. R. Cartier states that if you look at the traffic volume on Rte. 43 and 27, there is a lot of potential for businesses to be here. We have to do what we can to get services in town that people would like to see. Candia is an underserved area.

Russ Dann (resident) asks what types of businesses would be a part of this? R. Cartier states that the Farm Stand did very well with people coming back and forth through town. R. Dann states that this is all contingent on what the State will do and how much land will be consumed by the design. R. Cartier states that the Town will have a lot of input in the State design plan for the 4 Corners Village District. DOT is cognizant with the fact they need to work with the Town. N. Miller notes that the DOT wants to work with the Town on long-term solutions.

R. Cartier ends question/comment time and thanks everyone for the feedback. He notes that there will be a Public Hearing on November 20, 2019 here again at the School. It will go on the ballot as a warrant article at the Town Meeting and everyone will be able to give their opinions at that time.

Scott notes that the PB is merely trying to do its best with the Master Plan and the 4 Corners project.

R. Cartier states for the record that the Brock (19-009) and Hebert (19-006) cases under Old Business will not be heard tonight and will be continued to the next scheduled hearing on 11/20/19.

Case #19-010 – LLA:

Co-Applicant: Tatulis Family Rev. Trust, William & Edith Tatulis, Trustees, 305 Chester Turnpike, Candia, NH 03034; Owner: same; Property Location: same; Map 411 Lot 49.

Co-Applicant: Ranch Roller Coaster, LLC., 670 North Commercial Street, Manchester, NH 03104; Owner: same; Property Location: Chester Turnpike, Candia, NH 03034; Map 411 Lot 50.

Intent: A *lot line adjustment*. Remove the equivalent amount of .821 acres from Map 411 Lot 49 (approx. 6.183 acres) and Map 411 Lot 50 (approx. 79.127 acres), then re-distribute those acres equally within the same property locations of Map 411 Lot 49 and Map 411 Lot 50, thus creating a new lot line for each parcel of land.

Rob Degan (Surveyor) starts his presentation to the Board by noting that since the Pre-review meeting, the monumentation has been added to the plans. After more discussion regarding the deeded right of way, Attorney John Bisson (applicants attorney) notes that the deeds are mixed up. The deed technically notes the right of way on the left side of the Tatulis property, which is not currently noted on any plans and the right of way that is noted on the right-hand side of the plan is the one not in the deed. This must be remedied and that is what the applicants are looking for. The PB goes over the plan with R. Degan and notes that the information does not note the left right of way anywhere on the past deeds or plans. R. Degan then presents the Board with an older plan from the original Chester Turnpike lot plan. After discussion and review of the older plan and deed again, R. Cartier notes that the RRC deed tract 2, states the right of way is to be dedicated to the Town as a town road in the future. The Board states that if there is Board approval for this project, there will have to be a note on the plan that the right of way/road will not become a Town road.

The Board is in agreement that the LLA should be acceptable besides the fact of the non-conforming lot issue. The Board agrees to accept the application (this starts the 65d period for approval) but not approve it until the Board confers with Town counsel to make sure it is in accordance with the regulations and legal for them to proceed. The Board agrees to continue the hearing to the next scheduled hearing date of November 20, 2019 and will get counsel advice in the meantime.

M. Chalbeck made a **motion** to accept the application as complete. R. Jones **seconded**. **All were in favor. Motion passed.**

R. Cartier opens the public hearing at 9pm.

M. Chalbeck made a **motion** to continue the Tatulis Hearing until the November 20, 2019 agenda. B. Brock **seconded**. **All were in favor. Motion passed.**

Minutes -October 16, 2019:

The Board agrees to defer the minutes to the next scheduled meeting date.

MOTION:

J. Lindsey **motioned** to adjourn at approximately 9:03pm. R. Jones **seconded**. **All were in favor. Motion passed.**

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc: file