



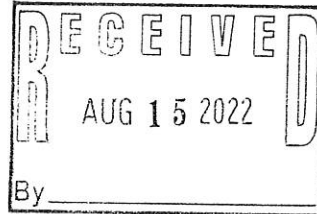
Candia Police Department

74 High Street
Candia, New Hampshire 03034
Telephone (603) 483-2317 emergency
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August 16, 2022

Michael D. McGillen
Chief of Police

Rudy Cartier, Chairperson
Candia Planning Board
74 High Street
Candia, NH 03034



Dear Mr. Cartier:

I have reviewed the Foster Farm plans and here are my comments on it:

- The proposed project is on New Boston Road which is a collector Street, according to the Candia Zoning regulations. The Candia Zoning regulations (5.06) state that, "All elderly housing developments shall maintain a minimum of two hundred (200) feet of frontage on an arterial street as defined by the Town of Candia's Zoning ordinance. The Town's definition of an arterial street is, "Arterial Street: Reference in this ordinance to arterial street(s) shall mean: Route 27 from the Hooksett town line to the Raymond town line; Route 43 (Deerfield Road) from the intersection of Business Route 101 to the Deerfield town line; Business Route 101 from the intersection of Brown Road to the intersection of Route 27." Based on the above Town requirements, New Boston Road is not an arterial street and is not suitable to handle this project/traffic.
- In addition, I feel that a traffic study will be necessary to see how the traffic would be affected at the intersection of New Boston Road and Route 43 as well as New Boston Road, North Road, Currier Road intersections.
- Another thing to consider is that west of the project, New Boston Road, turns hilly and there are sharp turns, knolls, and blind driveways. The additional traffic (additional 266 trips) could possibly be an issue.
- In speaking with Road Agent Wuebbolt, the bridge over the North Branch River may have deficiencies and should be assessed for the additional traffic.


Chief Michael McGillen

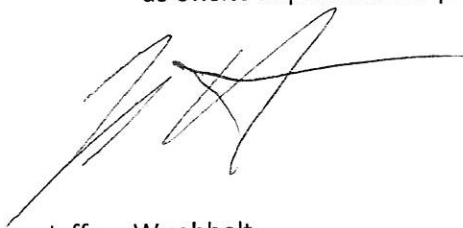
08/16/2022

To: Candia Planning Board

From: Road Agent

Re: Foster Farm subdivision, items to consider

1. Classification of Road: In the Town of Candia zoning ordinances dated 2022 section 5.06 note 6, it is stated that an elderly housing development must have frontage on an arterial street. New Boston Road does not meet this criteria as defined in the Zoning ordinances dated 2022 in Article III: definitions nor does it meet the criteria laid out in section 14.15 classification of streets in the major subdivision regulations.
2. Housing Density: The housing density calculations do not appear to be correct.
3. Road Maintenance: Due to the increased volume of traffic, New Boston Road will see additional wear and tear and will see an increased cost of maintenance. An in depth traffic study should be conducted to see what the impact to New Boston Road and surrounding roads will be. Special consideration should be given to the intersections of New Boston Road and 43 as well as Main Street and Old Candia Road.
4. New Boston Road Bridge: With a development of this size the increase in heavy truck and equipment traffic will increase significantly. The bridge and roadway that spans the swamp east of the proposed development is a section that is known to have issues. Due to these issues the bridge and the around 400' section of road spanning the swamp was never formally accepted as complete by the town. A bridge and road inspection should be conducted, and any necessary improvements be provided as offsite improvements to support the amount of heavy truck and equipment traffic for this proposed development.
5. It should be noted, this development as proposed would effectively double the amount of houses on a very compact and short distance on New Boston Road.
6. New Boston Road is to be reconstructed 2027-2028 the proposed development would likely require a sooner rehabilitation of the roadway to account for public safety.
7. A note should be added to the plans as well as homeowners' deeds that the town will never own or have any responsibility to maintain said development.
8. New Boston Road currently functions adequately with the existing vehicle trips per day, but the added vehicle trips and construction traffic this development will create are cause for concern and necessitate improvements for public safety to be implemented on New Boston Road (widening, road composition, additional signage) which should be determined and implemented as offsite improvements prior to the proposed development.



Jeffrey Wuebbolt

Road Agent

To: Planning Board, Town of Candia, NH
From: Betsy Kruse, 53 New Boston Rd., Candia, NH 03034
Date: August 17, 2022

Re: Case #22-006: Foster Farm elderly housing development proposal - request for Conditional Use Permit

Dear Planning Board Members,

As you know, Candia has a Master Plan developed by the Planning Board in conjunction with input from the Town's residents. As members of this Board, I must presume you have all read it and are familiar with and respectful of its contents. This Plan repeatedly confirms the sentiment of those before it that residents want our Town to maintain its rural character and protect its natural resources.

To that end the Master Plan designates the above referenced area of town as "Rural Residential."

It states ; ***This land use category is intended predominately for low density single-family residential development... with lot sizes that are typical of the community which is currently 3 acres or more. This designation is intended to recognize and maintain the older established low density residential areas of the Town which were developed to maintain rural character.***

It further states: ***It is the desire of the community that new development within the Rural Residential/Agricultural District fit in with the rural character this area. The Rural Residential/Agricultural District represents the largest part of the community and is consistent with the Plan's goal to continue to promote predominantly low density single-family residential development.***

In one parcel the proposed development will double the number of residences on this road.

The landowner is requesting 6 waivers of our Conditional Use Permit - some of which would have major impact on this area.

Section 5.05 of the Conditional Use Permit Review Criteria states:
A Conditional Use Permit for Elderly Housing may be issued by the Planning Board provided all of the following review criteria are met:

Section 5.05 #1 of the Criteria states: ***The proposed development shall be consistent with the general purpose, goals and objectives of the Town of Candia Master Plan.***

Section 5.05,#2 of the Criteria states: ***The proposed development shall be consistent with all applicable provisions of the Town's Zoning Ordinance and the Planning Board's Site Plan and Subdivision Regulations.***

Conditional Use Permit Standard 5.05,#6 states: ***Frontage - All elderly housing developments shall maintain a minimum of two hundred (200) feet of frontage on an Arterial Street as defined by the Town of Candia's Zoning Ordinance. This should be the non-starter.***

Recently we have seen a significant uptick in development proposals. The Planning Board has been pressured to make exceptions. The decisions the Planning Board makes have far-reaching impacts in Candia and challenge the intent of our Master Plan. For example:

1. Many proposals have requested waivers. This may be understandable for a particular situation, but 8 for the Fitz property? 6 more for this proposal? Is this a standard practice? What's wrong with our ordinances that this is necessary?
2. 55 High St.: Section 5.05 #4 of the Conditional Use Permit Review Criteria states: *The design and site layout of the proposed development shall compliment and harmonize with the rural character of the Town of Candia and... preserve the natural character of the land.* **Really??**
3. Exit 3: Our Master Plan states: *Exit 3 is ...an important Gateway to the Town. The overall appearance of Exit 3 and how it is developed is pivotal to the Town's overall character and first impression to visitors and tourists as they come to or travel through Candia.*

North side of Rt 43 at Exit 3: doing OK. South side? Not so good.

Time to tighten up.

These are critical times testing our Zoning Ordinances. They are our legal standards. If we waive their conditions, we set a precedent and have little legal recourse to deny future similar requests. What if this type of development is proposed for parcels on Patten Hill Rd., Critchett Rd., Chester Turnpike?

A housing market demand does not obligate Candia to make exceptions or waive requirements of our Zoning Ordinances. There are many opportunities to build elderly housing developments in areas more conducive to the needs of their residents. How about encouraging developers to renovate more blighted urban areas?

Candia has many documents and studies that highlight the ecologically sensitive nature of the area of town in which this property lies. They reinforce our need to protect the natural resources there. The property spans the headwaters of the North Branch River, which we send downstream for other towns to consume. It contains habitat for endangered species that help to maintain the viability of these resources. The area is low-lying and not conducive to dense draw on the aquifers or filtration of dense sewerage. The properties on either side are protected. We have tried to work with the landowner to protect this property, but have not been successful

The proposed plan indicates the back acreage of the parcel is intended to be "conservation land." Which land trust will hold the easement? This needs to be established before a plan is approved. Land trusts will not hold easements on property owned by housing associations. That area will need to be subdivided and in possession of a separate owner in order to protect it.

When Candia achieves buildout we need to have a sustainable mixture of development AND open spaces that protect the viability of our natural resources as prescribed by our Master Plan. I ask you to consider this proposal in terms of the negative impact it will have on this area and potentially other areas of our town now and in the future.

Thank you for your time.

Betsy Kruse

DEERFIELD LEATHERS

Sandy & Pat Cassier, *Owners*
Patrick M. Cassier, *Sales Manager*
Laurie Menczywor, *Office Manager*
Kim Eddington, *Sales Assistant/Web Management*

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TOWN OF CANDIA
CANDIA PLANNING BOARD
74 HIGH STREET
CANDIA, N. H. 03034

7-14-22
RECEIVED
JUL 20 2022

BY:

DEAR SIRs,

We ARE IN RECEIPT OF your letter for a proposal to develop 39 SENIOR HOUSING LOTS IN A WILDERNESS AREA OF NORTHERN CANDIA, ON OUR ABUTTING 70 ACRES IN DEERFIELD, WE HAVE THE WILLIAM F. MORRISSETTE MEMORIAL OF WETLAND AND FORESTS. TO THE EAST OF THIS PROPERTY THE TOWN OF CANDIA HAS A TOWN FOREST OF 2 ACRES.

ADDITIONALLY THE LANDS BETWEEN SOUTH ROAD IN DEERFIELD AND NEW BOSTON ROAD IN CANDIA HAS BEEN DETERMINED BY SOME WILDLIFE ORGANIZATIONS AS A TRAVEL CORRIDOR BETWEEN BEAR BROOK AND PAWTUCKAWAY STATE PARKS.

THAT SAID, WE ARE FIRMLY OPPOSED TO THIS DEVELOPMENT.

DEERFIELD LEATHERS

Sandy & Pat Cassier, Owners

Patrick M. Cassier, Sales Manager

Laurie Menczywor, Office Manager

Kim Eddington, Sales Assistant/Web Management

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Further to those notes, I do believe that the West BRANCH of the Lamprey has significant wetlands crossing this AREA. This development would BE A GREAT "LOSS" FOR Wildlife AND HABITAT.

While some development is needed, I'm CERTAIN there ARE MANY better places which would IMPACT Wildlife to a much lessor degree.

FOR SURE, I do hope you notify the STATE OF NEW HAMPSHIRE, FISH+GAME AND TAKE INTO CONSIDERATION their comments on this wildlife CORRIDOR. BEAR-PAW Regional Greenways should also be notified. Sincerely,

Patrick J Cassier

Memo

To: PB Case #22-006 Major Subdivision Plan File
From: Rudy Cartier, Chair
CC: Meeting Attendees
Date: August 5, 2022
Re: Pre-Application Checklist Review Meeting with Applicant's engineer to review required document submittals for the Preliminary Application

Meeting Purpose

The purpose of this meeting was to pre-review the documents and submittals for the Foster Farms Subdivision Preliminary application. This meeting was conducted on Friday, August 5, 2022. The pre-review was for informational purposes only and no decisions on completeness were made.

Attendees were:

Rudy Cartier, Planning Board Chair
Judi Lindsay, Planning Board member
Nate Chamberlain, Project Engineer Fieldstone Land Consultants, PLLC

Discussion Items

R. Cartier began the meeting by noting this meeting was to pre-review the documents required for a Major Subdivision Preliminary Application proposed for land owned by James Logan, 273 Currier Road, Candia, NH, 03034 and located on New Boston Road. Nate Chamberlain, Engineer for the project, was invited to assist in determining if the documentation met the requirements as outlined in the Town of Candia Land Use Office, **Checklist for Preliminary Layout and Review – Major Subdivisions**.

A review of the plans and documents showed the documents appeared to be complete with the following deficiencies noted:

- Schedule B, Item 10.06e: Existing and proposed contours at two (2) foot intervals developed by an on the ground field survey by a land surveyor, licensed in the state of New Hampshire.
 - Contours missing from existing conditions plan.
 - Add existing conditions contours
- Schedule B, Item 10.06f: The subdivision plan shall provide soil maps and information in accordance Site Specific Soil Maps for New Hampshire Special Publication No. 3, June 1997, and as amended. Maps prepared by field examination shall be prepared and stamped by a Certified Soil Scientist and include the date of the field examination. All costs of preparing soil data shall be borne by the applicant.
 - Soil data missing.
 - Provide certified soil data
- Schedule B, Item 10.06g: Subdivision buildings within 200 feet of the parcel to be subdivided
 - Buildings not shown
 - Show buildings within 200 feet of the subdivision
- Schedule B, Item 10.06I 3: Deed Restrictions
 - Deed restrictions not provided.
 - Note: This proposed subdivision will require a Conditional Use Permit application and approval. This subdivision requirement will be superseded by the Conditional Use Permit (CUP) requirements if the CUP is approved.
 - Deficiency noted only at this time.
- Schedule B, Item 10.06I 4: Deed covenants
 - Deed covenants not provided.

- Note: This proposed subdivision will require a Conditional Use Permit application and approval. This subdivision requirement will be superseded by the Conditional Use Permit (CUP) requirements if the CUP is approved.
 - Deficiency noted only at this time.
- Schedule B, Item 10.06K 4: Fire protection facilities
 - Fire protection facilities not provided
 - Obtain documentation of the required fire protection facilities from the Fire Chief.
- Schedule B, Item 10.06m: A letter from the Fire Chief and Police Chief regarding safety issues is required.
 - Letters not provided.
 - Request and submit letters from Fire and Police Chief.

The above is a summary of the informational review of the application documentation and are recommendations only. The full Board will need to review and determine compliance with the requirements for application acceptance.

November 27, 2018

Dear Candia Selectman and Planning Board Members,

We were informed at our last (informal) planning board meeting that all *major* subdivisions must have a deed restriction written into the deed that requires a sprinkler system must be installed in any of the residential homes that may be built on any of the lots that will be approved for our *major* subdivision. We are subdividing a parcel of land on Patten Hill Road, with one large piece and three house lots off of that piece, which is considered a *major* subdivision.

It is interesting that minor subdivisions or individual lots do **not** require sprinkler system mandates in Candia.

We would like this requirement removed from our subdivision requirements.

Sincerely,

May Erwin

Richard Holt

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Crime and Public Safety

HOME SPRINKLER LAW

Citizens Count Editor

Note: This write-up was last updated in October 2015.

In 2009 the Building Code Review Board passed a measure calling for sprinkler systems in every newly constructed single- and two-family home and town house, starting in 2012. In 2011 the Republican-controlled House and Senate then passed two bills that prohibit communities from mandating sprinklers in homes: *SB 91* and *HB 103*.

A 2008 *study* from the National Fire Protection Association found that the average cost of a

ISSUE STATUS

There have been no recent efforts in the NH Legislature to change policy on this issue. As a result, this page is no longer actively updated.

If you think this issue should be moved to active status, *let us know*.

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Fire Chief magazine

Fire Sprinkler Initiatives

RELATED EVENTS

There are no upcoming election events at this time.

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home sprinkler system was \$1.61 per square foot, roughly \$3,200 for a 2,000 square foot home.

officials about the issues that matter most to you. *Click to search and contact your elected officials!*

PROS & CONS

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LEGISLATIVE HISTORY

SB 91 (2011) **Neto Overridden**
Prohibiting municipalities from requiring sprinklers

HB 109 (2011) **Neto Overridden**
Prohibits local planning boards from requiring sprinklers as a condition for a local permit.



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SHOULD NH REQUIRE SPRINKLERS IN NEW HOMES?

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