



Stantec Consulting Services Inc.  
5 Dartmouth Drive Suite 200, Auburn NH 03032-3984

May 7, 2024  
File: 195113533

**Attention: Mr. Tim D'Arcy**  
Candia Planning Board  
74 High Street  
Candia, NH 03034

Dear Mr. D'Arcy,

**Reference: 669 High Street - Major Site Plan Review#3  
Candia Tax Map 405 Lot 48 – Candia Planning Board Case#24-002**

In accordance with the request of the Town of Candia, NH Land Use Office we have reviewed the following submitted information, received by email thru Wednesday, March 25, 2024, by Jones and Beach Engineers, Inc. for the referenced proposed Major Site Plan application in Candia, NH:

- Major Site Plan, entitled Multi-Family Development "Beaver Meadows", prepared by Jones and Beach Engineers, Inc., 31-page plan set, dated May 6, 2024
- Drainage Analysis, Sediment and Erosion Control Plan, entitled Beaver Meadows, prepared by Jones and Beach Engineers, Inc., dated May 6, 2024 (155-page report)
- Response Letter to Stantec Review Letter#2, prepared by Jones and Beach Engineers, Inc., dated May 7, 2024 (21-page letter)

The project submission was reviewed for conformance with the Town of Candia Zoning Ordinances (Ordinances) and Major Site Plan Regulations (Regulations), as well as other applicable state and local rules and regulations and accepted engineering practices. Based on our review of the submitted documents we offer the following comments for your consideration:

## **PROJECT DESCRIPTION**

The plans propose the development of an existing 87.8-acre lot, with a 550 linear cul-de-sac common drive roadway proposed intersecting with High Street, across from Donovan Road; with three proposed multifamily buildings (6-units in total), a proposed barn, associated clearing, drainage, utilities, and site improvements. The units will be serviced with an on-site shared well and individual septic systems. Comments from our February 15, 2024, review letter that have been addressed by the submitted revisions or additional information have been removed, comments that remain unresolved or that require a decision by the Board are indicated in *italics* and new comments based on the additional information provided are indicated in **bold**. We offer the following comments:

1. *The plans specify that 99,000 SF will be disturbed for the proposed improvements; however, based on our review of the proposed improvements the disturbance areas that are specified are unrealistic and the proposed improvements as shown will disturb more than 100,000 SF and will require a*

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*NHDES Alteration of Terrain (AoT) permit. Comment not addressed; disturbance associated with the trenching that is required to install an electrical service to the proposed barn is not considered but should be included in disturbance square foot area; accounting for this additional unaccounted-for disturbance, the project requires an NHDES AoT permit. **Comment partially addressed, the applicants engineer has responded that overhead electric wires or on-site solar power will provide electricity to the proposed barn. However, overhead electric wires are not shown on the proposed plans and are not permitted, as specified in Regulation Section 4.03-L.***

9. *The plans specify a plan scale of one-inch equals fifty feet (1" = 50') but are required to be provided at a minimum of one-inch equals twenty feet (1" = 20'), as specified in Regulation Section 4.03-E, it should be noted that the Applicant has requested a waiver for this regulation.  
**Comment requires a determination by the Board for the requested waiver.***
10. *The plans only provide a partial boundary, physical conditions, and topographical survey for part of the lot but are required to provide a survey of the entire parcel including the lot perimeter, boundary survey, as specified in Regulation section 4.03-F, 4.03-G and 4.03-I. It should be noted that the applicant has requested a waiver to provide a partial survey for and in proximity to the proposed improvements.  
**Comment requires a determination by the Board for the requested waiver.***
19. *The proposed improvements require the submittal to and approval by the ZBA, NHDOT driveway permit (and/or amendment to the existing permit), NHDES subsurface disposal systems permit, NHDES Alteration of Terrain (AoT), NHDES Dredge and Fill permit and USACOE permit based on the proposed improvements. It is required that a copy of all necessary permits for the project be submitted with the application to the Town in conjunction with the application and that the required permit approval numbers be listed on the cover sheet of the plan set for reference, as specified in Regulation section 4.05.  
**Comment partially addressed; the required permits for the project are currently pending.***
20. *The site is required to be provided with a designated and striped space for delivery vehicles, as specified in Regulation Section 8.03-A-2.  
**Comment requires a determination by the Board for the requested waiver.***
23. *The proposed access drive, barn and parking spaces are provided with less than 0.2 horizontal foot candles; lighting is required to be provided with a minimum of 0.2 horizontal foot candles with an average uniformity ratio of 4:1 and minimum color ratio index of 50 for common space, shared space and parking spaces, as specified in Regulation section 8.03-D.  
**Comment requires a determination by the Board for the requested waiver.***
28. *The proposed access drive culverts are specified as twelve-inch HDPE culverts, but are required to be a minimum of fifteen-inch RCP for open drainage systems, as specified in Regulation section 8.06-K and 8.06-Q.  
**Comment requires a determination by the Board for the requested waiver.***
49. *Additional details and/or deed occupancy restrictions are required to ensure that the proposed well is not being proposed as or could potentially serve a small community system; for a water supply of 25, or more, people the well would be considered a small community system and would be subject*

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*to the requirements of NHDES Env Dw 305. If deed restrictions are not put on the property maximizing the number of occupants, then we recommend that the proposed community well be submitted to NHDES for review and approval as a small community well system.*  
**Comment partially addressed; it is recommended that the required deed restriction be a condition of approval and be recorded prior to the Board signing the approved plans.**

58. *It is recommended that the Board discuss whether the proposed cul-de-sac road should be designated as a private road with an associated street sign and property address numbers to minimize potential confusion from future first responders.*  
**Comment partially addressed; we recommend that the Board discuss this comment and the applicant's responses.**

*The proposed cul-de-sac storm water detention pond creates a stormwater impoundment adjacent to the roadway; the 100-year detention pond water level is required to be a minimum of 25-feet from the edge of pavement, as specified in Regulation Section 8.06L.* **Comment requires a determination by the Board for the requested waiver.**

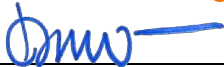
79. **If it is the determination of the Board to approve the proposed application, it is required that a construction surety estimate in an amount sufficient to cover the cost of all terms, conditions or other off-site improvements where applicable be submitted for review and confirmed as appropriate by the Town's Engineer, in conformance with Regulation Section 5.03. Additionally, it is recommended that the Board decide whether compliance inspections are required during construction, if determined required then it is recommended that payment for the review of the project surety and compliance inspection fees be paid by the applicant as a condition of approval.**

These comprise our comments at this time. We invite the Engineer and Applicant to meet with us to discuss these comments and other design related topics, which may affect the project and the associated design. We reserve the right to make future comments based on proposed revisions and additional submissions.

If you have any questions or need any additional information, please feel free to contact us.

Respectfully,

**Stantec Consulting Services Inc.**



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May 7, 2024

Candia Planning Board  
Attn. Tim D'Arcy, Chairman  
74 High Street  
Candia, NH 03034

**RE: Response Letter 2  
Beaver Meadows Duplex Development  
669 High Street Candia, NH  
Map 405, Lot 48  
JBE Project No. 22201**

Dear Mr. D'Arcy,

We are in receipt of comments from Brian Ruoff, P.E. from Stantec Consulting Services dated April 3, 2024, and Dean Young, Candia Fire Chief dated March 14, 2024. Review comments are listed below with our responses in bold.

Stantec Comments:

- 1. The plans specify that 99,000 SF will be disturbed for the proposed improvements; however, based on our review of the proposed improvements the disturbance areas that are specified are unrealistic and the proposed improvements as shown will disturb more than 100,000 SF and will require a NHDES Alteration of Terrain (AoT) permit.*

*Comment not addressed; disturbance associated with the trenching that is required to install an electrical service to the proposed barn is not considered but should be included in disturbance square foot area; accounting for this additional unaccounted-for disturbance, the project requires an NHDES AoT permit.*

**RESPONSE: The owner is planning to run overhead electric to the barn. Failing this, the barn would be powered by an on-site source such as solar panels or a generator.**

- 5. The plans show a proposed shared private well to provide the domestic water supply for the three buildings (6 housing units) but no details were submitted with the application regarding the existing hydrogeological information that was obtained for the design of the well or details and no details of the proposed well have been provided by the applicant and/or included on the plans. Additional information and details are required to be specified on the plans and submitted for review to confirm that the proposed well location is suitable, and the yield is sufficient for the proposed anticipated domestic and fire protection system(s) demands.*

*Comment not addressed; the applicant's engineer has responded that the (well) yield*

*“should” be suitable for the proposed domestic services; this must be confirmed. Additionally, it required that it be confirmed that a 1.5-inch water line is sufficient to provide water supply to the 6 building units.*

**RESPONSE:** The well will be drilled during construction and if additional wells are needed, which is unlikely, then they will be drilled which is typical for house lots. The water system designed has been coordinated with Contoocook Artesian Well Company and will be amended if needed once the well is drilled.

- 6. The specified limits of clearing of the existing/proposed woods trail to the proposed barn appear to be insufficient to provide fire apparatus access to and around the proposed barn. We defer to the Fire Chief on whether the proposed access to and around the proposed buildings are sufficient.*

*Comment not addressed; the existing 8-foot-wide trail width does not meet the New Hampshire Fire Code or Town of Candia requirement for a minimum 10-foot-wide driveway surface with a minimum of 3-feet of clear area on both sides of the driveway and a minimum of 12-feet vertical clearance as specified in Regulation Section 19.14-C.*

**RESPONSE:** The Fire Chief stated no concern with the existing access way to the barn, see attached letter. The path is not anticipated to handle any regular traffic and the cited requirement is within the Subdivision Regulations, not the Major Site Plan Regulations, therefore it is not applicable. The Landowner has used this access way for years with backhoes and trucks and the width varies. The brush and trees are cut back routinely and will continue to be.

- 9. The plans specify a plan scale of one-inch equals fifty feet (1" = 50') but are required to be provided at a minimum of one-inch equals twenty feet (1" = 20'), as specified in Regulation Section 4.03-E, it should be noted that the Applicant has requested a waiver for this regulation.*

*Comment requires a determination by the Board.*

**RESPONSE:** A waiver from this requirement was requested.

- 10. The plans only provide a partial boundary, physical conditions, and topographical survey for part of the lot but are required to provide a survey of the entire parcel including the lot perimeter, boundary survey, as specified in Regulation section 4.03-F, 4.03-G and 4.03-I. It should be noted that the applicant has requested a waiver to provide a partial survey for and in proximity to the proposed improvements.*

*Comment requires a determination by the Board.*

**RESPONSE:** A waiver from this requirement was requested.



11. *The plans are required to specify the location, size, and material of all existing and proposed public and private utilities, as specified in Regulation Section 4.03-L.*

*Comment not addressed; the proposed utilities to the barn are not specified on the plans and there is a detail for a proposed utility trench with a gas service, but no gas services are shown on the plans.*

*Additionally, the plans are required to specify the proposed fuel that will be provided to the proposed buildings. Propane tanks appear to be shown on the septic plans but are not called out or specified on them or any other plan sheet. The proposed intent should be clarified on the plans.*

**RESPONSE: Propane tanks as well as gas lines to the buildings are shown on both the septic plans and the utility plan, and they are labelled on the utility plan (Sheet C6). A ¾" PP line is shown and labelled from each propane tank to the corresponding unit.**

14. *The plans specify a 'proposed development sign' but no additional details are provided with the application, the Applicant is required to submit, for review and approval, details for the proposed signage for the property, as specified in Regulation Section 4.03-M, in conformance with Ordinance section 8.01 and Specification section 8.03.*

*Comment not addressed.*

**RESPONSE: A sign rendering was submitted on 3/27 and it is included again with this resubmission.**

17. *The plans are required to provide vehicle turning movements for a WB-67, into, around and exiting the site without potentially impacting other vehicles or pedestrian traffic, as specified in Regulation section 4,03-V and section 8.03-A-2.*

*Comment not addressed; the plans show turning movements for a Fire truck and SU-30 but both movements show the vehicles crossing the centerline into the opposite lane exiting the site, travelling West. Additionally, it should be noted that the applicant is seeking a waiver for the requirement to provide turning movements with a WB-67.*

**RESPONSE: A waiver from the requirement to run a WB-67 was requested. The fire truck and SU-30 turning movements have been revised so that they do not cross the center line of High Street and the edges of pavement for the shared driveway have been modified to accommodate the new turning movements.**

19. *The proposed improvements require the submittal to and approval by the ZBA, NHDOT driveway permit (and/or amendment to the existing permit), NHDES subsurface disposal systems permit, NHDES Alteration of Terrain (AoT), NHDES Dredge and Fill permit and USACOE permit based on the proposed improvements. It is required that a copy of all necessary permits for the project be submitted with the application to the Town in conjunction with the application and that the required permit approval numbers be listed on the cover sheet of the plan set for reference, as specified in Regulation section 4.05.*

*Comment partially addressed; permits for the project are unsubmitted and pending at this time.*

**RESPONSE: All state permits required will be obtained and approval numbers will be added to the final plan set.**

20. *The site is required to be provided with a designated and striped space for delivery vehicles, as specified in Regulation Section 8.03-A-2.*

*Comment not addressed; however, it should be noted that the applicant is seeking a waiver for this requirement.*

**RESPONSE: A waiver from this requirement was requested.**

21. *The plans specify that a private driveway is to be built to Town standards, but the access drive, as proposed, does not meet Town roadway standards, we recommend that this note be updated, as appropriate, for clarity or that the design be upgraded to meet town standards.*

*Comment pending discussion from the Board; if the Town prefers that the proposed driveway be assigned a private road name, it is recommended that the applicant obtain a waiver from building the road to Town standards.*

**RESPONSE: The note stating that the private driveway shall be built to road standards was previously removed. This is a shared driveway for six units, not a road. Private roads and common driveways often have road names and we have no concern if this driveway is assigned a name. The design of the driveway will be per the plan.**

23. *The proposed access drive, barn and parking spaces are provided with less than 0.2 horizontal foot candles; lighting is required to be provided with a minimum of 0.2 horizontal foot candles with an average uniformity ratio of 4:1 and minimum color ratio index of 50 for common space, shared space and parking spaces, as specified in Regulation section 8.03-D.*

*Comment not addressed; however, it should be noted that the applicant is seeking a waiver for this requirement.*

**RESPONSE: A waiver from this requirement was requested.**

24. *The Applicant is required to provide the Planning Board with architectural renderings, including side elevations, proposed materials, and colors for construction for the proposed buildings, as specified and in conformance with the requirements of Regulation Section 8.03-G. No renderings have been submitted for the proposed barn and some of the required architectural rendering information was not submitted with the application for the proposed duplex units.*

*Comment partially addressed; we defer to the Planning Board as to whether the submitted architectural renderings and associated information provided is sufficient for the proposed buildings.*

**RESPONSE: A barn rendering was submitted on 3/27, so all architectural plans have been submitted at this time. Architectural plans are located at the end of the civil plan set.**

25. *The proposed multi-family structures are required to be provided with a fire alarm system and Knox Box, as specified in Regulation section 8.04-E; it is recommended that a note be added to the plans specifying these requirements.*

*Comment not addressed; we defer to the determination of the Planning Board and the Fire Chief on the requirements for the proposed improvements.*

**RESPONSE: The Fire Chief has required that we add a fire alarm system and Knox Box. See Note #25 on Sheet C4.**

28. *The proposed access drive culverts are specified as twelve-inch HDPE culverts, but are required to be a minimum of fifteen-inch RCP for open drainage systems, as specified in Regulation section 8.06-K and 8.06-Q.*

*Comment not addressed; however, it should be noted that the applicant is seeking a waiver for this requirement.*

**RESPONSE: The culverts were previously upgraded to 15-inch minimum per Section 8.06-Q. We requested a waiver from the RCP material requirement per 8.06-K.**

31. *The landscaping plan is required to be designed by a qualified landscape designer with proposed buffers to mitigate impacts to neighboring properties, as specified in Regulation section 8.14-B and 8.14-C. In general, the proposed landscaping does not appear to satisfy the requirements of Regulation section 8.14.*

*Comment not addressed; we defer to the Planning Board on whether they view the proposed landscaping as sufficient for the proposed improvements.*

**RESPONSE: We will work with the Planning Board on any changes they request.**

32. *The construction of the proposed access driveway will require an NHDOT driveway permit (and/or permit amendment) and temporary traffic signage for construction, it is required that the plans included and specify temporary maintenance and protection of traffic signage plans and details for construction, as specified in Regulation section 8.16.*

*Comment not addressed.*

**RESPONSE: NHDOT permit will be obtained for this project. The requirement for any signage on Route 27 will be their decision. Temporary sign placement is unknown at this time and will be incidental to the construction. Typically, projects of this size do not require signage on state highways in our experience.**

46. *The swale, downstream of the proposed 18-inch head wall outlet, is proposed with a slope greater than 5-percent, rip rap is required to be provided in/for this swale to prevent erosion.*

*Comment not addressed.*

**RESPONSE: We are now proposing rip rap instead of an erosion control blanket to line the bottom and sides of the swale. The 'n' value used in the HydroCAD model has been revised to reflect this as well.**

49. *Additional details and/or deed occupancy restrictions are required to ensure that the proposed well is not being proposed as or could potentially serve a small community system; for a water supply of 25, or more, people the well would be considered a small community system and would be subject to the requirements of NHDES Env Dw 305. If deed restrictions are not put on the property maximizing the number of occupants, then we*



*recommend that the proposed community well be submitted to NHDES for review and approval as a small community well system.*

*Comment not addressed; the response letter references note#24 on plan sheet C2, but this note is not on the plans.*

**RESPONSE:** Note #24 on Sheet C4 stipulates this requirement.

50. *It is required that a statement from the Candia Tax Collector indicating whether the property is under current taxation status or not be received for the project, as specified in Regulation section 10.06m.*

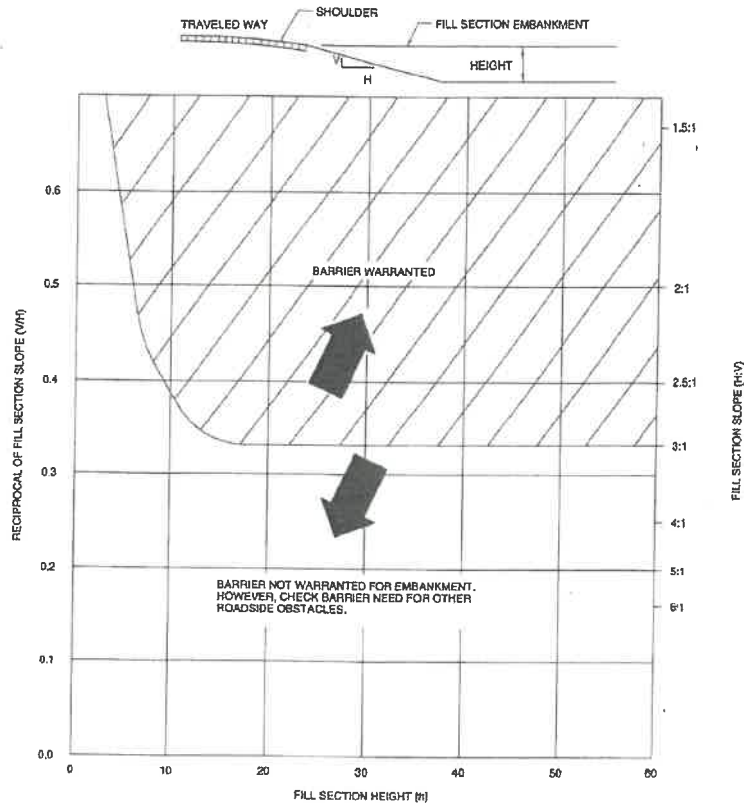
*Comment not addressed.*

**RESPONSE:** An email from the Candia Tax Collector is included with this resubmission, confirming that the subject property is not under current use.

55. *It appears that, based on the proposed grading, that guardrail is required from STA 1+60 to STA 2+70 on the right side of the road.*

*Comment not addressed; guardrail is required where side slopes exceed 4-feet horizontal and 1-foot vertical for vertical drops greater than 5-feet as specified in Regulation Section 8.17.*

**RESPONSE:** The only location with a drop of greater than 5 feet at a slope of greater than 4:1 adjacent to the pavement is around the cul-de-sac island where the detention pond is proposed with a 3:1 slope. However, we are requesting a waiver for providing guardrail in this area. Guardrail is not typically warranted for a 3:1 slope for fill heights under 15 feet. See below AASHTO guidance diagram.



58. *It is recommended that the Board discuss whether the proposed cul-de-sac road should be designated as a private road with an associated street sign and property address numbers to minimize potential confusion from future first responders.*

*Comment partially addressed; we recommend a discussion by the Board regarding this topic.*

**RESPONSE: No response necessary.**

59. *The plans specify/reference an assumed vertical and horizontal bearing, given the shallow ground water and proximity to wetlands it is recommended that a horizontal and vertical datum be established and specified on the plans for construction.*

**RESPONSE: The horizontal and vertical datums are relative & sufficient and they are labelled on Note #4 on Sheet C2. There are several topographic benchmarks for construction as shown on Sheet C2 and we can provide additional TBMs if the contractor requires.**

62. *The width, length and depths for the proposed drip edges vary in the stormwater calculations; we recommend that a chart be provided with the detail summarizing these dimensions for construction.*

**RESPONSE: A stone drip edge dimension schedule has been added to Sheet C5.**

63. *The drip edges storage areas are modelled in the stormwater calculations with a 0.3 in/hr an exfiltration rate and 40% voids in ¾-inch stone; it is required that documentation be provided confirming these values are appropriate.*

**RESPONSE: Infiltration practices are located in areas represented by the NRCS Web Soil Survey as consisting of the Scituate-Newfields Complex. According to “Ksat Values for New Hampshire Soils”, Special Publication No. 5 sponsored by the Society of Soil Scientists of Northern New England (SSSNNE), Newfields and Scituate both have a saturated hydraulic conductivity (Ksat) ranging from 0.6-2.0 in/hr in the B horizon. Newfields has this same Ksat range for the C horizon while the Ksat for Scituate within the C horizon ranges from 0.06-2.0 in/hr, but Newfields soils predominate this complex. Therefore, in accordance with standard engineering practice, the lowest published Ksat of 0.6 in/hr in the B horizon for these soil types was divided by two in order to determine the Ksat of 0.3 in/hr to use for design.**

**Per the stone drip edge detail on Sheet D2, the drip edge is constructed from ¾” stone, which typically has about a 40% void ratio. We have added a label for “40% min. voids” to the detail to clarify the design intent.**

64. *Only the outlet structure for the cul-de-sac detention pond is modelled, but all of the proposed culverts are required to be modelled in hydroCAD to determine the proposed flow depth and velocity for determining rip rap sizing.*

**RESPONSE: The culvert is modelled as the primary outlet to the pond and the orifices of the outlet structures are all devices routed toward it. Separately, the culvert was also modelled as a reach for the purpose of rip rap sizing.**

65. *The proposed cul-de-sac storm water detention pond creates a stormwater impoundment adjacent to the roadway; the 100-year detention pond water level is required to be a minimum of 25-feet from the edge of pavement, as specified in Regulation Section 8.06L.*

**RESPONSE:** There is no other feasible location for a detention pond on this site and despite not providing the 25' separation, we are keeping a foot of freeboard on the 100-year storm in order to protect the gravels beneath the pavement. The site design in compact and other locations within the developed area need to be used for landscaping and utilities, or are simply not fit for a detention pond due to the existing topography. Therefore, the design meets the intent of this regulation and we are requesting a waiver from this requirement so that we can keep the primary detention pond for the site in the center of the cul de sac.

66. *The proposed cul-de-sac detention pond is required to be designed for the 100-year storm event with 1-foot of freeboard, as specified in Regulation Section 8.06I-d.*

**RESPONSE:** We have revised the detention pond and outlet structure so that the pond has a foot of freeboard below the lowest point along the edge of pavement in the 100-year storm.

67. *Existing wetlands areas are modelled in the drainage calculations as a stormwater storage area with associated infiltration rates; these infiltration rates are required to be confirmed for the use in the drainage calculations.*

**RESPONSE:** We have removed the exfiltration routing from the stormwater storage areas in the wetlands.

68. *Reference is made on the plans that the proposed Inlet Trash Rack shall be submitted to the Town for review; the requirement would require additional fees by the Town for Engineering Services during construction.*

**RESPONSE:** Prior to construction, the shop drawings submitted by the contractor will be reviewed by Jones & Beach Engineers and then forwarded to the Town for their review to confirm that the submittal is compliant.

69. *Units 5/6 and 3/4 show proposed grading from the corners of the building towards the driveway that appears to create ponding areas at the edge of the proposed driveways.*

**RESPONSE:** The grading in these areas has been reviewed and revised.

70. *The specified plunge pool to the Northeast does not appear to coincide with the detail and appears to be a level spreader; this reference and detail should be updated as appropriate.*

**RESPONSE:** The "plunge pool" has been re-labelled as a level spreader and a level spreader detail has been added to Sheet D3.

71. *The soils legend on the plans does not match the Hydrologic soil groups in the Stormwater Management report; the discrepancy should be corrected and/or clarified as appropriate.*

**RESPONSE:** The hydrologic soil groups referenced in the soils legend on the plans have been revised to match the NRCS soil report.

72. *The following plan sheet C4 notes are required to be modified as follows:*

**We combined several similar notes on Sheet C4, which changes these note numbers.**

*a. Note#16: the owner shall apply to the Planning Board for review and approval for proposed facility signs.*

**RESPONSE:** This is now Note #15, which has been revised to state this requirement.

b. Note#21: *this should be expanded to also require Town of Candia Planning Board submission for review and approval, for clarity.*

**RESPONSE: This is now Note #19, which been revised to state this requirement.**

c. Note#24: *this requirement regarding the maximum number of occupants is required to be put in dead restrictions for the property in addition to specifying on the plans.*

**RESPONSE: This is now Note #22, which has been revised to state this requirement.**

73. *The plan reference notes regarding standards and requirements that specify “should” are required to be revised to “shall”.*

**RESPONSE: All instances of the word “should” in the plan set have been removed or replaced with “shall”.**

74. *It is required that the proposed culverts be shown in the road profile on plan sheet P1.*

**RESPONSE: Proposed culverts have been added to the road profile on Sheet P1.**

75. *The typical roadway section details and pipe specify “suitable clean fill” or “suitable backfill material”, but this specified material is required to specify a NHDOT material specification for clarity.*

**RESPONSE: A particular material is not typically specified for backfill beneath the gravels of a roadway. Suitable spoils from cut sections of the site are often compacted and used as fill.**

76. *The plans specify 4-inches of loam and seed but are required to specify 6-inches of loam and seed in conformance with Site Plan Regulation Section 8.06-P and 8.06-W.*

**RESPONSE: All instances of a specification of 4 inches of loam and seed have been revised to specify 6 inches.**

77. *The typical inlet trash racks are specified as welded wire fabric on #5 rebar frame; the intended wire fabric specifications are unclear. Provide additional information and confirm that the welded wire fabric is sufficient for this application.*

**RESPONSE: We have specified on the trash rack detail that the specification for the welded wire fabric shall be 6x6 – W2.9xW2.9.**

78. *For the Multi-Stage Discharge Outlet Structure, we offer the following comments:*

a. *ID#I indicate 0.75” for the discharge culvert, which is specified elsewhere as 15-inches in diameter; this discrepancy is required to be corrected.*

**RESPONSE: The 0.75” dimension (Dimension “I”) was referring to the width of the vertical orifice. Dimension “J” is the pipe size, which is labelled as 15”. However, dimension “I” has been changed to 2” as we needed to make the orifice wider in order to have a foot of freeboard on the 100-year storm.**

b. *The proposed orifice and notched inlets have less than 2-inches of separation between them; a minimum of 3-inches between pre-cast concrete structure openings is typical and recommended.*

**RESPONSE: So that the limited vertical separation of the orifices is less of an issue for constructability, orifices can be staggered horizontally throughout the 4’ wide front face of the outlet structure. They do not all have to be along the**

**centerline. A dimension has been added to the detail on Sheet D3 demonstrating that the two orifices that are vertically closest to each other shall be placed a minimum of 3" horizontally from each other.**

*c. Note#5 indicates that all exposed rebar shall be painted at the discretion of the contractor; this is required to be revised to all rebar and shall be provided as epoxy coated.*

**RESPONSE: Note #5 on this detail has been revised as specified.**

Candia Fire Chief Comments:

1. *I am requiring duplex units to be alarmed and sprinkled. I recommend that the system also be monitored.*

**RESPONSE: Note 25 on Sheet C4 specifies the requirement that the duplexes shall be alarmed. The applicant stated on May 3, 2024 that he met with the Fire Chief and that after this meeting the Fire Chief agreed that a sprinkler system would not be necessary, so we did not add a sprinkler system to the plan at this time.**

2. *I also recommended one Knox Box for all of the units, containing a master key.*

**RESPONSE: See Note 25 on Sheet C4 – We would like to have the Knox Box on the side of Unit 5.**

Included with this response letter are the following:

1. Three (3) Full Size Plan Sets (Architectural Plans at End).
2. Two (2) Revised Drainage Analysis.
3. Sign Rendering.
4. Revised Waiver Request Letter.
5. Fire Chief Letter.
6. Letter from Tax Collector.

Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**

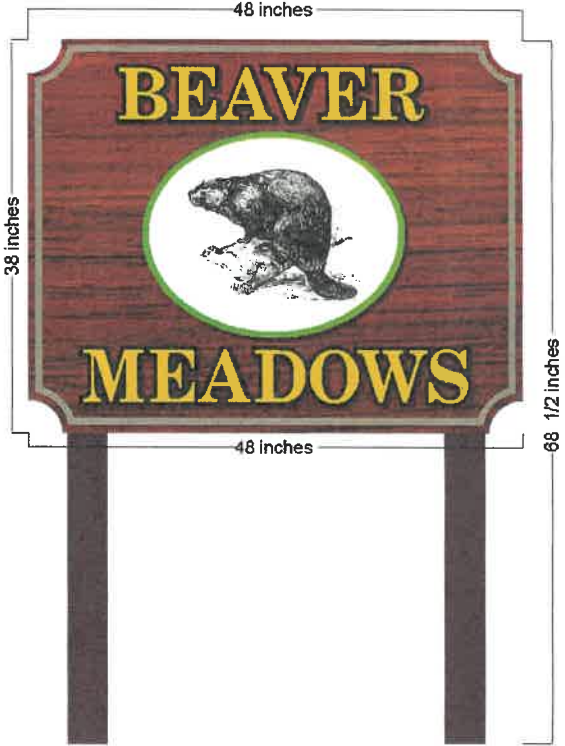


Daniel Meditz, P.E.

Project Engineer

cc: Bob Carr (via email)  
Jason A. Bielagus, Esq. (via email)  
Bryan Ruoff, Stantec Consulting Services (via email)





# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

May 7, 2024

Candia Planning Board  
Attn. Tim D'Arcy, Chairman  
74 High Street  
Candia, NH 03034

**RE: Waiver Request Letter  
669 High Street Candia, NH  
Tax Map 405, Lot 48  
JBE Project No. 22201**

Dear Mr. D'Arcy:

Jones & Beach Engineers, Inc. respectfully requests the following waivers for the proposed multi-family residential development on the above-referenced parcel on behalf of our client & owner, Bob Carr, Claudia Patricia Carr Rev Trust due to the unique characteristics of the subject property and the proposed use. We have consolidated all of the proposed waivers into this one letter for ease of review rather than having multiple separate letters. We have also removed the waiver for the drainage design as we are providing a report now.

**Section II, Article 4.03.E – Plan Scale: The scale of the plan shall be at a minimum of one-inch equals twenty feet (1" = 20'), and the plan shall include a north arrow and the date.**

We are asking for a waiver from this requirement because this site is 88 acres and most of that property is not being developed. Typically housing developments would be at a larger scale than 1"=20'. Since we are required to apply under the site plan regulations, those are more geared towards commercial sites and additions, which makes more sense for a more detailed site plan. Our plans are at 1"=50' and provide adequate detail for this spread out housing design.

**Section II, Article 4.03.F – Boundary Survey: A survey of the perimeter boundaries of the proposed use subject to site plan review, including compass bearings, distances, and area in acres.**

We are asking for a waiver from this requirement because the site is 88 acres and mostly undeveloped backland. The client also agreed to no further development as part of the ZBA approval to allow the multi-family housing development. The units are not being sold off individually and therefore we are not required to survey the entire lot per the condominium law. We have surveyed approximately 17.6 acres of boundary which is well past the proposed barn in the rear of the parcel and enough to prove out density. For these reasons, we feel that this is a reasonable request given the small size of this development compared to overall parcel size.

**Section II, Article 4.03.G – Topography Survey: Existing and proposed topography showing surface contours at intervals not in excess of 2-feet.**

We are asking for a waiver from this requirement because the site is 88 acres and mostly undeveloped backland. The client also agreed to no further development as part of the ZBA approval to allow the multi-family housing development. We have provided detailed topography on the front 15 acres, which is far more than the area needed for this small development. For these reasons, we feel that this is a reasonable request given the small size of this development compared to overall parcel size.

**Section II, Article 4.03.I – Natural Features: The location of natural features such as rivers, streams, marshes, wetlands, and any man-made feature such as existing dams, roads, stone walls, and structures. The plan shall indicate those natural and man-made features which are to be removed, retained, or altered.**

We are asking for a waiver from this requirement because the site is 88 acres and mostly undeveloped backland. The client also agreed to no further development as part of the ZBA approval to allow the multi-family housing development. We have provided detailed existing features for the front 15 acres, which is far more than the area needed for this small development. For these reasons, we feel that this is a reasonable request given the small size of this development compared to overall parcel size.

**Section II, Article 4.03.K – Sidewalk: Proposed streets, driveways, parking spaces and sidewalks, with indication of direction of travel and inside radii of all curves. The width of the traveled way of all streets, driveways and sidewalks, and the total number of all parking spaces shall be shown. Loading spaces, trash disposal facilities, and facilities used in connection with any structure on the site shall be shown.**

We comply with most of this section but we are asking for a waiver from the sidewalk requirement because we are proposing a short shared private driveway, just over 300' in length, for six (6) dwelling units. The purpose of having sidewalks is to improve pedestrian safety on roadways with high traffic volume, so that pedestrians will not be walking in the travel lane. Traffic on the shared driveway will be minimal and does not warrant the need for sidewalks. There is no sidewalk along Route 27 to connect to and the residents will be able to walk along the driveway with no safety concerns.

**Section III, Article 8.03.A.2 – Truck Turning: Turning movements shall be provided for a WB-67 vehicle demonstrating that a delivery vehicle can access, maneuver and exit the site without impacting other motorists or pedestrians.**

We believe that this requirement is intended for industrial and major commercial sites where deliveries via a large tractor trailer such as a WB-67 are anticipated. A WB-67 is specifically intended for deliveries of materials to warehouses or superstores, and it would have no business utilizing a shared access driveway between three duplexes. The largest vehicles anticipated to use the proposed shared access driveway are fire trucks and delivery box trucks similar to a SU-30. Turning movements for these two vehicles were run on Sheets T1 and T2 of the plan set.

**Section III, Article 8.03.A.3 – Delivery Area: An area designated and striped for delivery vehicles (is required).**

Again, this requirement seems like it is intended for industrial and commercial sites. The delivery vehicles will mostly like stop in the cul-de-sac near the driveway for the unit it is delivering to and walk to the front door. Residents exiting their driveways would be able to either wait or go the other direction away from the delivery vehicle on the cul-de-sac and therefore wouldn't pose any traffic congestion.

**Section III, Article 8.03.D.3.D – Lighting Design: Parking lot and sidewalk lighting shall provide a minimum 0.2 horizontal foot candles with an average uniformity ratio of 4:1 and a minimum color ratio index of 50.**

A parking lot is not proposed and neither are sidewalks. Lighting on the units is proposed above their garage doors and at front doors like most homes. We want to avoid having too many lights in this development and we believe that is the goal of the Town as well in a rural area like this one.

**Section III, Article 8.03.I – Granite Curbing: Parking spaces shall be of adequate size and number in accordance with Candia's Zoning Ordinance, and shall be physically delineated by granite curbing so as to protect adjacent pedestrians.**

We are providing three parking spaces per dwelling unit – two in the driveway and one in the garage. The parking requirement per zoning is only two spaces per dwelling unit and therefore we exceed the required number and a waiver is not required for the number or dimension of parking spaces. However, no curbing is being proposed anywhere for the use. The intent of curbing typically is twofold; to stop stormwater from leaving pavement where it is not intended to, and to physically demarcate paved areas. We are proposing to allow runoff to sheet flow off of the paved surface and into several culverts and swales toward a detention pond in the center of the cul de sac, then finally to the back of the site. Therefore, curbing is not necessary for drainage design purposes. Furthermore, curbing would be contrary to the intended character of the proposed multi-family residential use. We are intending to maintain a rural feel to the site in keeping with surrounding properties and the existing use of the subject parcel. There is no curbing on High Street or any surrounding sites along High Street to the best of our knowledge. Therefore, we have no need for curbing and feel that it would be detrimental to the intended character of the property.

**Section III, Article 8.06.K – Culvert Pipe: Acceptable pipe material for roadway drainage systems and driveway culverts is: Reinforced Concrete Pipe (RCP).**

RCP is typically only used for wetland crossings. ADS-N12 HDPE pipe is industry standard for culverts underneath driveways and roadways. Local contractors are more accustomed to installing ADS-N12 HDPE pipes and these are more readily available for construction. ADS-N12 is rated for H20 loading at a depth of as little as 1 foot, and we are proposing at least 3 feet of cover in all paved areas. ADS-N12 HDPE pipe is a sufficient construction material for the intended use we are proposing.

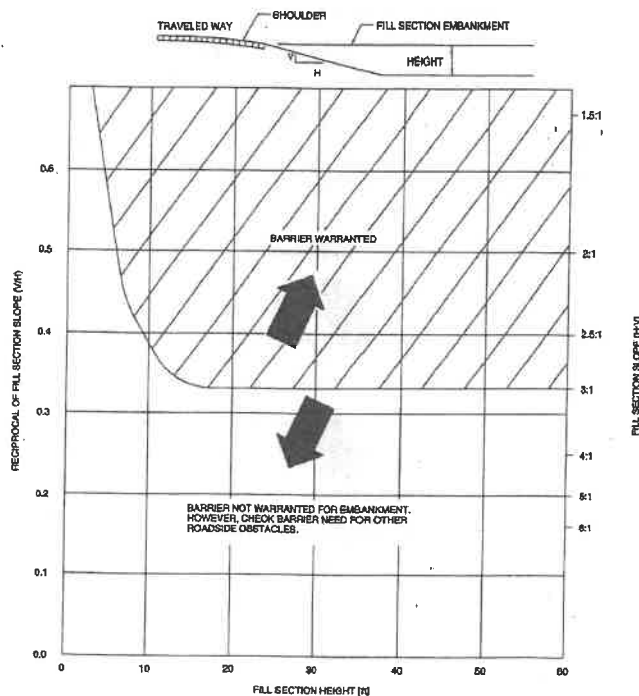


**Section III, Article 8.06.L – Stormwater shall not be impounded adjacent to roadways. The 100-Year Detention Pond elevation shall be designed to be a minimum of 10-feet from the edge of the right-of-way or otherwise a minimum of 25-feet from the edge of pavement.**

Due to the clustered nature of the proposed development in the front area of the subject parcel, the center of the cul-de-sac is the only good location for a detention pond. Otherwise, it would need to be between units 4&5, which is space that we need to use for landscaping and utilities. We are keeping the 100-Year peak elevation of the pond 1 foot below the lowest grade of adjacent pavement and the remainder of the pavement is higher so it will have more freeboard than that. This will protect the road gravels more than a horizontal separation of the peak elevation of water would. The 100-year peak water surface would be about 6 feet from the edge of pavement at the closest but this is a temporary condition and the multi-stage discharge outlet structure is designed to fully drain the pond. The water level would return to a stage at which it is 25' from the edge of pavement shortly after the storm and then the pond would fully drain.

**Section III, Article 8.17 – Guardrail shall be provided for all locations where side slopes exceed 4-feet horizontal and 1-foot vertical, for a vertical drop greater than 5-feet.**

The only location where a 5' vertical drop at a slope greater than 4:1 is proposed is in the center cul-de-sac island. Guardrail is typically only required with a 5-foot vertical drop if a 2:1 side slope is proposed. In this case we are providing an 8' vertical drop 3:1 side slope. Per AASHTO, guardrail is typically not warranted on a 3:1 slope unless there is a drop of 15' or greater. (See below AASHTO guidance diagram). This Town ordinance is more stringent than the typical requirement and guardrail would not be of any benefit from a safety standpoint in this case. Vehicle traffic will naturally follow the outer lane of the cul-de-sac in a counter-clockwise direction. The inner lane of the cul-de-sac would be mostly unused. Guardrail in this location would be a large expense to the applicant for no safety benefit.





Thank you very much for your consideration. If you have any questions, or need further assistance, please contact our office.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



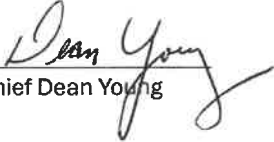
Daniel Meditz, P.E.  
Project Engineer

# MEMO

TO: CANDIA PLANNING BOARD  
FROM: CHIEF DEAN YOUNG  
DATE: 05/03/2024

On behalf of the applicant Bob and Claudia Carr regarding their property on 669 High Street, I offer the following. As the Planning Board already knows I am impartial as to the access path/road to the proposed barn out back that is part of their current Site Plan request. Like so many barns and outbuildings in Candia their proposed access is an existing path, which in my view, is up to the owner if that's how they want to access their barn. As far as the Fire Department is concerned, as long as it is not used as dwelling unit the current access path is appropriate for the use intended. Whether it's an access road, path or town-maintained road, if conditions are not safe for firetrucks we will not travel down those roadways.

Sincerely:

  
Chief Dean Young



**Daniel Meditz**

---

**From:** Bob Carr <bob.carr22@comcast.net>  
**Sent:** Wednesday, May 1, 2024 9:57 AM  
**To:** Daniel Meditz  
**Cc:** Joseph Coronati  
**Subject:** Fwd: 669 High Street Current use  
**Attachments:** 405-048-000 Carr 669 High Street Candia Assessing Card 04-30-2024.pdf; 405-048-000 Carr 669 High Street Candia 2nd Issue Billing 2023 04-30-2024.pdf

For Site Plan package

Begin forwarded message:

**From:** Candice Stamatelos <taxcollector@townofcandia.org>  
**Subject: RE: 669 High Street**  
**Date:** April 30, 2024 at 6:13:36 PM EDT  
**To:** Bob Carr <bob.carr22@comcast.net>

Hi Mr. Carr,

I have attached the Assessing Card information on your property, and I have not found any listing for the Current Use Coding. I have also attached a copy of the 2nd Issue Billing from 2023 and it does not have any Current Use Values attached.

Along with the documents attached I can say with confidence that your property is not Taxed under Current Use valuations.

I hope this is all you need to move forward, if not please let me know.

Have a \*""  
 ,.. ' ,.. \*"" ,.. \*""  
 ( ,.. ' ( ,.. ' \* Wonderful Day

Sincerely,  
 Candice Stamatelos,  
 Tax Collector  
 Candia, NH 03034  
 Phone: (603) 483-5140  
 Fax: (603) 483-0252  
 Hours: Tuesday & Thursday 5 p.m. to 8 p.m.  
 Wednesday 9 a.m. to 12 noon  
 (Extended Office Hours will be posted during the Billing periods June and December)

-----Original Message-----  
**From:** Bob Carr <bob.carr22@comcast.net>  
**Sent:** Tuesday, April 30, 2024 9:59 AM  
**To:** Candice Stamatelos <taxcollector@townofcandia.org>  
**Subject:** 669 High Street

Attachment from Candia Planning Board Meeting on 5/15/2024

Property Location 669 HIGH STREET Map ID 405/ 048/ / / Bldg Name State Use 1010  
 Vision ID 396 Account # 000420 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 4/30/2024 5:49:51 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2204  CANDIA, NH  <b>VISION</b>	
CLAUDIA PATRICIA CARR REV TRUS CARR, CLAUDIA TRUSTEE 17 VASSAR STREET  MANCHESTER NH 03104		1 Level	5 Well	1 Paved	3 Rural	Description	Code	Assessed	Assessed		
		4 Rolling	6 Septic			RESIDNTL	1010	76,800	76,800		
		SUPPLEMENTAL DATA				RES LAND	1010	324,900	324,900		
Alt Prcl ID				EXEMPTI	RESIDNTL	1010	13,400	13,400			
OWNER A 4014 PICK-UP											
SC											
GIS ID				Assoc Pid#							
								Total	415,100	415,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CLAUDIA PATRICIA CARR REV TRUST AGR		6150	2657	08-12-2020	U	I	0	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	
CARR, CLAUDIA P.		4507	1774	07-01-2005	U	V	375,000	2023	1010	76,800	2023	1010	76,800		2022	1010	76,800	
DESILETS, NOEL H & HELEN V		0	0		U	V	0		1010	324,900		1010	324,900			1010	324,900	
									1010	13,400		1010	13,400			1010	13,400	
								Total	415,100		Total	415,100		Total	415,100		Total	415,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	76,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,400
Appraised Land Value (Bldg)	324,900
Special Land Value	0
Total Appraised Parcel Value	415,100
Valuation Method	C
Total Appraised Parcel Value	415,100

NOTES	
DUG WELL,DIRT DRIVEWAY 13M&L:ADJ SHED SIZE & SKETCH	

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
12-12-2013	DJW			00	Measur+Listed
08-19-2013	JD			01	Measur+1Visit
05-26-2009	RK			14	Residential Field Review
06-21-2004	PP			14	Residential Field Review
11-10-2003	FA			00	Measur+Listed

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	SINGLE FAM	R			43,560	SF	2.5	1.00000	5	1.00	05		1.0000	2.5	108,900	
1	1010	SINGLE FAM	R			83.000	AC	5,000	0.52048	5	1.00	1.000		1.0000	2,602.5	216,000	
Total Card Land Units					84.00	SF	Parcel Total Land Area					84.00	Total Land Value				324,900

Attachment from Candia Planning Board Meeting on 5/15/2024

Property Location 669 HIGH STREET  
 Vision ID 396 Account # 000420

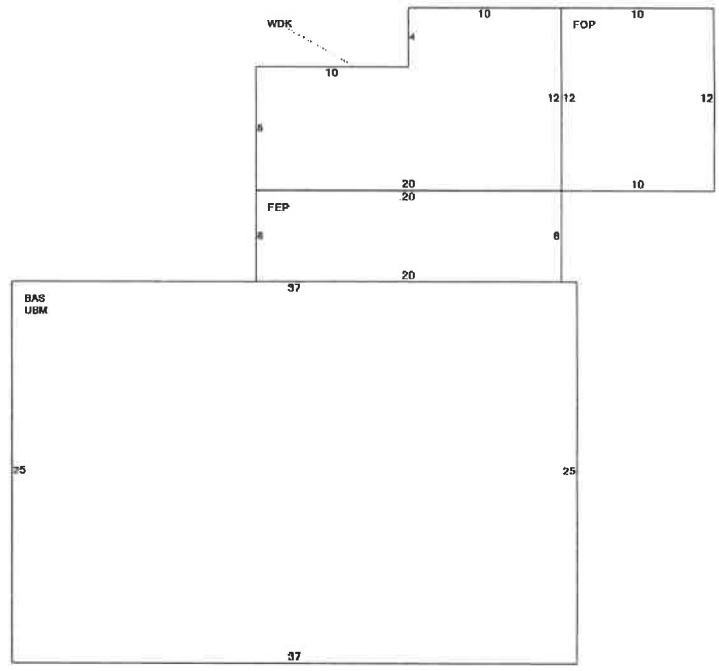
Map ID 405/ 048/ / /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 1010  
 Print Date 4/30/2024 5:49:52 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	02	Below Average			
Stories:	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	13	Pre-Fab Wood			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	06	Inlaid Sht Gds			
Interior Flr 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Typical			
Color	10	Grey			
			Parcel Id	C	Owne
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
<b>COST / MARKET VALUATION</b>					
			Building Value New		112,918
			Year Built		1950
			Effective Year Built		1987
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		32
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		68
			RCNLD		76,800
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE 1ST	L	660	25.00	2004	F	50		0.00	8,300
SHD1	SHED FRAME	L	518	9.00	2004	F	50		0.00	2,300
SHD1	SHED FRAME	L	627	9.00	2004	F	50		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	925	925	925	91.71	84,832
FEP	Porch, Enclosed, Finished	0	120	84	64.20	7,704
FOP	Porch, Open, Finished	0	120	24	18.34	2,201
UBM	Basement, Unfinished	0	925	139	13.78	12,748
WDK	Deck, Wood	0	200	20	9.17	1,834
Ttl Gross Liv / Lease Area		925	2,290	1,192		109,319





Town of Candia  
**TAX COLLECTOR**  
 74 High Street  
 Candia, NH 03034

Tuesday & Thursday 5:00 p.m. to 8:00 p.m.  
 Wednesday 9:00 a.m. - 12:00 Noon  
 (603) 483-5140  
 taxcollector@townofcandia.org  
 Call for additional hours during June and December

**Second Bill REAL ESTATE TAX BILL**

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	221626	11/16/2023	8 % if paid after	12/29/2023
MAP/PARCEL	LOCATION OF PROPERTY		AREA	
405-048-000	669 HIGH STREET		84.0000	
OWNER OF RECORD			TAX CALCULATION	
Parcel ID 000420 Acct # 4014			Municipal Tax Amount	\$1,847.00
CLAUDIA PATRICIA CARR REV TRUST AGRMT CARR, CLAUDIA TRUSTEE 17 VASSAR STREET MANCHESTER, NH 03104			School Tax Amount	\$5,612.00
			State Tax Amount	\$747.00
			County Tax Amount	\$357.00
			<b>Total Tax</b>	<b>\$8,563.00</b>
			<b>Net Annual Tax</b>	<b>\$8,563.00</b>
TAX RATE	ASSESSED VALUATION		Less Prior Billed Amount	\$-4,221.00
Municipal 1.8000	Buildings	\$90,200.00	Amount this Bill	\$4,342.00
School 13.5200	Land Value	\$324,900.00		
State 0.8600	Current Use	\$0.00		
County 4.4500	Other	\$0.00		
<b>TOTAL</b>	<b>NET VALUE</b>	\$415,100.00	<b>Amount To Pay</b>	<b>\$4,342.00</b>

**INFORMATION TO TAXPAYERS**

TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF NOTICE OF THE TAX AND NOT AFTERWARDS, APPLY IN WRITING TO THE BOARD OF ASSESSORS FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL.

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERANS SPOUSE, OR ARE UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE BOARD OF ASSESSORS

REAL ESTATE TAX PAYMENTS WILL BE APPLIED FIRST TO THE OLDEST DELINQUENT REAL ESTATE TAXES (IF ANY) FOR THE INDICATED PROPERTY.

TAXPAYERS DESIRING ANY INFORMATION IN REGARD TO TAXATION, ASSESSMENTS, EXEMPTION, OR CHANGE OF ADDRESS MUST REFER ALL INQUIRIES TO THE BOARD OF ASSESSORS (603) 483-8101 NOT THE TAX COLLECTOR.

ALL TAXES ARE ASSESSED ON APRIL 1ST OF EACH YEAR. TAX BILLS ARE MAILED TO LAST KNOWN ADDRESS

**PAYMENT POLICIES:**

- \* POST-DATED CHECKS CANNOT BE ACCEPTED, AND WILL BE RETURNED TO THE TAXPAYER.
- \* NO REFUNDS CAN BE GIVEN ON CHECKS WRITTEN IN EXCESS OF THE TOTAL AMOUNT DUE.
- \* A \$30.00 FEE PLUS ALL ADDITIONAL DELINQUENCY PENALTIES AND COLLECTION COSTS WILL BE CHARGED FOR ANY CHECK RETURNED BY THE BANK FOR ANY REASON.
- \* PAYMENT OF THIS BILL DOES NOT PREVENT THE COLLECTION OF PREVIOUS UNPAID TAXES, NOR DOES AN ERROR IN THE NAME OF THE PERSON(S) TAXES PREVENT COLLECTION.
- \* IF YOU ARE NOT THE PRESENT OWNER OF THIS PROPERTY, PLEASE FORWARD TO THE PROPER OWNER. THE TAX COLLECTOR IS NOT RESPONSIBLE FOR PAYMENT ON THE WRONG TAX BILL.
- \* IF THIS BILL IS PAID BY CHECK OR MONEY ORDER, IT IS NOT CONSIDERED PAID UNTIL CHECK OR MONEY ORDER IS CLEARED BY THE BANK.

\* PLEASE MAKE CHECK PAYABLE TO: Town of Candia

PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS

DETACH HERE TO INSURE PROPER CREDIT, RETURN ENTIRE BOTTOM PORTION OF BILL DETACH HERE

**Town of Candia  
 REAL ESTATE TAX BILL**

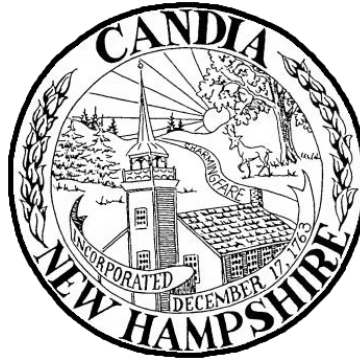
MAP/PARCEL NO	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
405-048-000	669 HIGH STREET	2023	221626	12/29/2023

8 % APR Interest Charged After  
 12/29/2023 On This Bill

Amount To Pay \$4,342.00

Parcel ID / Account #  
 000420 / 4014

CLAUDIA PATRICIA CARR REV TRUST AGRMT  
 CARR, CLAUDIA TRUSTEE  
 17 VASSAR STREET  
 MANCHESTER, NH 03104



May 15<sup>th</sup>, 2024

This is an update on the HOP committee:

1. We finished the town questionnaire shortly after town meeting in March.
2. Southern NH Planning has yet to get back to the HOP committee with the results.
3. Hop has not had a meeting since Feb.
4. Cam took maternity leave.
5. About 4 weeks ago Chairman, Carla Penfield, called Southern NH Planning because we had not heard from Cam.
6. About 5 min. after the conversation with Southern NH Planning Carla got a phone call from Cam.
7. The phone call was followed by an email stating the questionnaire would be tabulated and a meeting would be scheduled.
8. Our last contact with Southern NH Planning, Cam, was about 4 weeks ago, we have not heard anything since.
9. We have no results from the questionnaire, and we do not have a meeting scheduled.

It is my opinion since HOP is a committee appointed by the Planning Board that the Planning Board might be concerned with the neglected way HOP has been treated by Southern NH Planning. The committee is made up of a group of informed, interested, dedicated people who have done their part in this project, but as I stated we have been neglected by Southern NH Planning. Please feel free to contact me.

Carla Penfield, chairman  
603-483-2667  
[pentiques@comcast.net](mailto:pentiques@comcast.net)