

**CANDIA PLANNING BOARD
MEETING MINUTES OF FEBRUARY 4, 2026
APPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Mark Chalbeck, Vice Chairman; Brien Brock, BOS Representative; J. Lindsey; Kevin Coughlin; Linda Carroll; David Labbe

PB Members Absent: Michael Santa, Alt.

T. D’Arcy calls the meeting to order at approximately 6:30pm, followed immediately by the Pledge of Allegiance.

New Business:

- **Informational:**

Applicant: Franklin-Verra & Associates, Inc., 143 Raymond Road, Unit 4 Candia, NH 03034; **Owner:** Burrell M. & Eric M. York, 433 High Street Candia, NH 03034; **Property Location:** 433 High Street Candia, NH 03034, Map 405 Lot 75; **Intent:** *To discuss the subdivision of Map 405 Lot 75 into two new lots with the knowledge that said map and lot does not have the required road frontage and that a variance from the Zoning Board of Adjustment must be obtained.*

Chris Dane, a land surveyor, presents the plan to subdivide an approximately 19-acre lot into two lots: an approximately 6-acre lot and an approximately 13-acre lot. The discussion centers around road frontage requirements to subdivide the lot and determining whether further ZBA relief is necessary. The applicant plans to purchase land from the Highland Street Association to extend the frontage of the lot to meet the length and width requirements. Shared driveway rules are discussed, noting the requirement of an easement agreement to ensure the right of way for both parcels. The Board discusses the potentially irregularly shaped lot and the need for 1.5 acres of buildable land with contiguous, non-poorly drained soil. Mr. Dane confirms the proposed lots meet the contiguous upland requirements. Although the proposed lot line is slightly jagged, the Board determines it is not irregularly shaped, and the lot line will follow the existing rock walls throughout the property. The board agrees that the applicant will not need any Zoning Ordinance relief with the plan presented.

Other Business:

- Solid Waste Impact Fee

The Board reviews the solid waste impact fee draft from Nate Miller (Southern NH Planning). The discussion focuses on “Schedule E”, which outlines the impact fees for different types of dwellings: single-family detached (\$933), duplex (\$759 per unit), multifamily (\$620 per unit), and manufactured housing (\$720). The Board clarifies that the fees are per dwelling unit. They

discuss the justification for the fees and the ability to adjust them within certain limits. The impact fees are intended to help the town's facilities grow to absorb the impact of new development. The Board discusses how the impact fees will affect the cost of building a house, estimating that it will bring the total impact fees to around \$3,000. They also discuss how accessory dwelling units are addressed in the impact fees, noting a cumulative fee of \$0.48 per square foot of living area. Commercial and industrial properties are not listed because they are assumed to use dumpsters and will not affect solid waste facilities in town. The solid waste impact fees must be put into an account specifically for the transfer station.

B. Brock: **Motion** to accept the new Solid Waste Impact Fees. M. Chalbeck: **Second**. All in favor. **Motion passed**.

- Newest Draft Regulatory Audit

The Board begins a discussion of ordinance comments from Cam at Southern New Hampshire Planning. The comments focus on Candia opening itself up to more development on smaller lots and more cluster housing/multifamily housing. A recurring theme is that the Town gives a lot of subjective criteria for both the Planning Board and the ZBA to review, rather than hard empirical standards. Board members express a desire to maintain some subjectiveness in the regulations to allow the Town to decide what kind of development it wants and not be bound by strict rules. As an example, they discuss the importance of flexibility in screening requirements, such as trees, fences, and hedgerows.

The possibility of reinstating cluster developments is raised, with Candia Highlands cited as the only existing example in town. Cluster developments are described as having smaller lots (around 1 ½ acres) with a high percentage of open land. The benefits include preserving open space and potentially making development cheaper, which could lead to more affordable housing. However, there's an anticipation of pushback against the idea from voters. The tax implications of cluster housing are discussed, with the consensus that the impact of putting a house on a piece of land is the same regardless of lot size. The infrastructure cost savings of cluster housing are highlighted and the benefits of preserving open land in cluster developments are emphasized. A board member expresses concern about representing the desires of their constituents, who may not favor cluster housing. The challenge of balancing community preferences for preserving the Town's character with the need for more affordable housing is acknowledged. The discussion highlights the conflicting desires of residents for preserving town character and increasing affordable housing.

The possibility of using “manufactured housing”-zoned areas for smaller or prefabricated homes is suggested. Pre-manufactured/prefabricated housing is described as a modern alternative to traditional mobile homes, resembling stick-built houses but constructed in a factory. The discussion continues, emphasizing that modern versions are built on foundations and are indistinguishable from traditional houses. The benefits of tiny homes, including their

affordability and energy efficiency, are also discussed. However, there is a need to change zoning regulations to meet the demand for affordable housing. The importance of community outreach and education to gain support for affordable housing initiatives is highlighted. Suggestions include bringing in speakers from Dover or manufactured home companies to showcase modern options. The potential for developers to create affordable housing through smaller lots and smaller homes is discussed, but the lack of a current mechanism to allow this in town is noted. It is important to give options to the community and educate them about the benefits of different housing types. The possibility of passing ideas on to the HOP Steering Committee is discussed, with the suggestion to reconstitute the group and involve them in strategizing community feedback.

- Approval of Minutes 1.21.26

J. Lindsey: **Motion** to approve the minutes of 1.21.26 as presented. L. Carroll: **Second**. All in favor. **Motion passed.**

The Diamond Hill Road development is discussed, focusing on the advertising of ADUs (Accessory Dwelling Units). The regulations regarding attached and detached ADUs are clarified. Concerns are raised about whether the developer can advertise ADUs before final plans are approved and about the potential impact of ADUs on the neighborhood. The board members question if the advertisements are misleading given the potential water, septic, and ledge issues on the properties. They note that while state law allows ADUs, the developer needs to demonstrate sufficient water and drainage, and septic systems must be appropriately sized for the number of bedrooms. The Board acknowledges that they didn't specifically address ADUs in their regulations initially but have since updated them. The discussion also touches on the fact that the Planning Board only reviews the overall neighborhood plan, not the specific house plans, which are determined by septic design and other factors. The challenges of providing water and septic services for ADUs on smaller lots, particularly given the presence of ledge and wetlands, are acknowledged.

B. Brock announces that he will be scheduling a meeting with the Department of Transportation (DOT) to revisit the proposed changes to the intersection near the school. The goal is to discuss the feedback from the previous meeting and understand DOT's revised plans. Concerns are raised that DOT's initial plans were primarily driven by cost-effectiveness rather than what was best for the town. The meeting will be advertised when a date is set.

J. Lindsey: **Motion** to adjourn. K. Coughlin: **Second**. All in favor. **Motion passed.** The meeting adjourned at approximately 7:53pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file