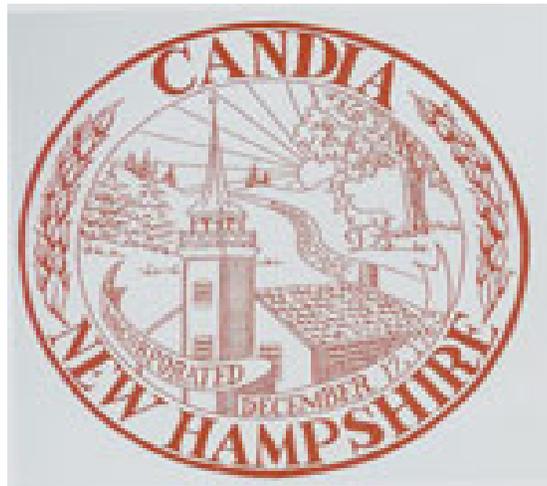


# Town of Candia, New Hampshire

## Completed CTAP Community Planning Assessment Summary Report & Questionnaire



Prepared on Behalf of the Town of Candia

By:

The Southern New Hampshire Planning Commission



**SNHPC**

# **Town of Candia, New Hampshire**

## **EXECUTIVE SUMMARY**

### **Community Planning Assessment Report**

This report is a summary of the CTAP Community Planning Assessment which was completed using the gathered information from the Community Planning Assessment Questionnaire. This questionnaire is attached at the end of the Final Summary

#### **History and Purpose:**

The Community Technical Assistance Program (CTAP) is in the second year of a five-year process. The New Hampshire Department of Transportation (NHDOT) initiated CTAP to provide support to communities projected to experience growth as a result of the Interstate 93 Expansion Project which stretches from Salem to Concord. The goal of the first phase of the program is to conduct Community Planning Assessments of those municipalities designated by the NH DOT as most likely to be affected by the expected increase in population. There are 26 CTAP-designated communities along the I93 corridor and a Community Planning Assessment has been conducted for each town. Eleven of these municipalities are located within the Southern New Hampshire Planning Commission Region and include Auburn, Bedford, Candia, Chester, Deerfield, Derry, Goffstown, Hooksett, Londonderry, Manchester, and Raymond. The primary purpose of the Community Planning Assessment is to identify the policies and regulations these municipalities currently have in place to effectively prepare and manage growth.

#### **Process:**

The Community Planning Assessment consists of more than 100 questions. The survey is centered around the following four major planning themes:

- Theme A. – Community Infrastructure and Regional Cooperation
- Theme B. – Environmental Protection, Land Use, and Open Space
- Theme C. – Downtowns, Village Centers, and Community Vitality
- Theme D. - The Local Economy

The CTAP Steering Committee determined that the questions developed from these themes should address most of the growth concerns of municipalities affected by the Interstate 93 Expansion Project. The attached Community Planning Assessment for the Town of Candia, New Hampshire was completed through a review by Town officials, Planning Board members, and staff at the Southern New Hampshire Planning Commission. The results are intended to provide community leaders and municipal officials with a basis to make decisions concerning the implementation of policies to address potential growth issues. These results are identified in this Executive Summary.

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### Findings:

The major planning needs and weaknesses identified by the Community Planning Assessment prepared for the Town of Candia, New Hampshire are listed as follows:

- The Town of Candia does not currently incorporate any regional impacts into the plan review process
- The Town of Candia has also not planned for future utilities and needs for the town's population
- There is presently no dark skies lighting ordinance and street lights are only necessary when designated by the Planning Board
- Candia's Master Plan does not define affordable or workforce housing nor does the town provide bonuses or an inclusionary ordinance for these types of housing
- The Town does not have regulations regarding parking, or other traffic oriented issues like traffic calming or requiring traffic studies for enlarged developments
- The Town of Candia is lacking a Natural Resources Inventory, an economic development plan, and an Agricultural Inventory
- Candia does not have any water protection ordinances or future plans
- There are no guidelines in place for development and design for new development in Candia
- There are no wildlife habitats protection regulations in place for the Town

### Key Recommendations:

The Town of Candia has achieved and performed extensive planning to manage growth and to prepare for the future. This Community Planning Assessment Report contains an analysis of the key findings and recommendations to continue to address a variety of existing and future growth related issues and policies in Candia. Some of the key recommendations are identified below:

- Work with other towns in the region to be able to participate in additional beneficial municipal cooperative efforts
- Future needs must be identified and planned, such as future water supply, solid waste and recycling, and future development
- To accommodate future growth and allow those who currently live in Candia to stay there; a workforce and affordable housing ordinance and age restricted housing needs to be included with the town's ordinances and Master Plan.
- Bicycle and foot paths are not encouraged within new developments, by requiring these and interconnecting developments; the town will help to alleviate vehicular traffic and congestion plus help to make neighborhoods a more pleasant place to live.
- By studying future growth predictions Candia may be able to develop transit oriented development and other transportation alternatives

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- **The town of Candia would benefit from water source protection plans including Aquifer Protection Ordinance, Wellhead Protection Programs, and a shore land and riparian buffer, this will help the town to protect surface water as changes in the land occur**
- **The Town of Candia needs to develop a village Master Plan so that it may incorporate commercial growth without losing town character**
- **Tax incentives should be developed to encourage businesses to located in the town center**
- **Zoning ordinances should be developed to protect agriculture lands and discourage single family housing on land designated for forestry and agriculture.**

### **CTAP COMMUNITY ASSESSMENT REPORT**

#### **Part I**

##### **Introduction**

The Community Technical Assistance Project (CTAP) was implemented in an attempt to help member communities grapple with potential growth issues due to the expansion of Interstate 93. The first phase of the five-year process was to conduct Community Planning Assessments of those municipalities most likely to experience growth due to the expansion of I-93. The ultimate goal of the Community Planning Assessment process is to determine whether communities have policies and regulations in place to manage potential growth effectively.

The I-93 expansion is projected to last until 2012. In an effort to minimize the effects of potential growth, the New Hampshire Department of Transportation (NH DOT) identified 26 municipalities stretched out along the I93 as areas most likely to be impacted.

Some of the potential growth impacts that the CTAP communities could experience include, increased population, traffic, and a greater demand for housing. Consequently, if growth does occur in some or all of these areas, increased demand in municipal services across the board will be expected. CTAP communities will have to plan accordingly.

More than 100 questions were developed by professional planners and municipal officials involved in the CTAP process in an effort to determine if CTAP communities have policies and regulations in place to adequately address potential growth issues. These assessment questions were answered by reviewing existing town web sites, ordinances, regulations and city policies. The assessment questions were also answered with assistance from the municipal planners and other officials in each community.

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Many of the assessment questions provide insight as to the status of the community's growth policies and the vision of the CTAP community towards its future development. The questions deal with many different planning issues including land use and mixed-use policies, zoning, minimum-lot requirements, historical preservation, open space, environmental protection, housing, water quality, economic development, and transportation. Furthermore, the assessment is designed to gauge the level at which public participation is present in each of the communities.

Prior to the publication of this report, municipal officials and Planning Board members of the Town of Candia were asked to review the preliminary findings of the community planning assessment and any possible growth issues that may have come to light as a result of the survey. This was accomplished at a regular scheduled meeting of the Candia Planning Board. The assessment questions provided discussion venues where municipal officials and planning board members could voice concerns and ask questions.

In developing this report, the SNHPC considered the insights, concerns, and recommendations offered, as well as other communications provided throughout the process and has included these where appropriate. As a result, this report should be viewed as a starting point or as a guide for future planning activities and goals. A copy of the Community Planning Assessment prepared for Candia is attached.

### **Part II**

#### **Theme A**

##### **Community Infrastructure and Regional Cooperation**

The purpose of this theme is to determine how CTAP communities have planned for the future in terms of the provision and funding for municipal services. This may include new facilities and other infrastructure improvements to help meet these needs. In addition, Theme A considers how effective CTAP communities have been, and will be, regarding regional cooperation with other local municipalities in an effort to better serve constituents. Special attention is given to communication strategies and cooperation initiatives between communities within the region.

Theme A generated 42 questions dealing with the funding and delivery of municipal services, regional cooperation among local governments, housing, and transportation.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### **Goals**

- Promote the establishment of consistent funding approaches to help pay for improved and expanding public infrastructure and services. Local governments

## Town of Candia, New Hampshire

should make certain that their funding strategies are adequate to meet the new level of service provision to meet projected growth needs.

- Evaluate the need for regional cooperation between local governments. Regional approaches can often embellish the delivery of public services and environmental quality, avoid the possible duplication of services, and better allocate financial resources.
- Plan for an adequate supply of housing. The housing stock should reflect local needs and priorities and include housing for a range of income levels.
- Implement strategies to promote safe and efficient multi-modal transportation systems.

### Findings:

- **The Town of Candia only has one Master Plan guiding the entire town and does not have individual ones for villages, town centers, and different types of land use**
- **The Town of Candia does not provide tax exemptions for alternative energy installations**

### Recommendations:

**The town of Candia could benefit in the future by developing separate Master Plans for different areas in town. For example a village master plan and one directed at areas of commercial growth would designate standards for architecture style, lot size, parking, and traffic control. These standards would help maintain the town's appearance with more specific site location guidelines. It would also alleviate some issues that may surface with resident's concerns with new incoming growth.**

## Theme B

### **Environmental Protection, Land Use, and Open Space**

The purpose of this theme is to determine how CTAP communities have planned for the protection of land in a way that is consistent and compatible with future growth trends. To achieve these goals communities must focus on future land use strategies and determine how these would help to promote the preservation of natural resources, open space, and environmental protection.

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Theme B generated 38 questions dealing with natural resources, green infrastructure, parks and recreational opportunities, rural character, and the preservation of agricultural lands and forests.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

### Goals

- Promote the preservation and protection of natural resources when addressing the economic needs of the community and region.
- Protect natural resources and the environment including ground water, aquifers, wildlife, and wildlife corridors.
- Establish and conserve an interconnected green infrastructure and ensure public access to open space, parks, and other recreational opportunities.
- Maintain rural character whenever possible especially forests and farms.

### Findings:

- **There are 19 Brownfield sites that exist in Candia but none of these sites have plans for their redevelopment**
- **No gravel excavating operation regulations are written for the Town**
- **Prime wetlands have not been inventoried in Candia and do not have regulations to protect them**
- **There is no storm water management ordinance, aquifer protection ordinance, or wellhead protection ordinance written for the Town**
- **The Town of Candia does not have a Natural Resources Inventory**
- **There are no regulations or actions taken to protect wildlife and wildlife habitats within Candia**
- **The Town of Candia is lacking a shore land or riparian buffer regulation**
- **The Town of Candia does not have a minimum set amount of open space for each development**
- **Candia's land use regulations do not utilize Low Impact Development**
- **Developers in Candia are not required to connect open spaces to already existing greenways**
- **In the Town of Candia conservation subdivisions are not permitted to be built in town**

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### **Recommendations:**

**The town of Candia is lacking many of the plans, regulations, and ordinances needed to maintain natural areas and water resources. Overall preventative plans for storm water management, aquifer protection, and well head protection need to be created for the town.**

**Natural resources for Candia should also get protection plans. A Natural Resources Inventory should be conducted to keep track of what the town currently has so that it can be preserved and monitored as development occurs. With Natural Resources a wildlife and wildlife habitat inventory should be done to find out what species exist in Candia and to discover if there are any endangered habitats or animals within the town. This is important because not only would it help to securely maintain green space by putting it into a protected land easement but it would encourage wildlife to stay in the area as well as possibly migrate into it. Low Impact Development (LID) is not encouraged in Candia, which does not encourage open space or surface water protection. These LID's will allow for new development to accommodate new incoming residents but will not damage surface water, create sprawl out from town centers, and maintains open space for recreational and esthetic purposes which will make current residents happy. Developers that choose to build in Candia should also be required by the town to connect open space to existing greenways. This is currently not required and should be in order to create connecting corridors of open land. These corridors of land create a habitat for wildlife and allow for better outdoor recreation. They also discourage small open lots from being built on due to lack of use or need.**

### **Theme C**

#### **Downtown/Village Centers and Community Vitality**

The purpose of this theme is to determine how the CTAP communities have planned for the development and preservation of vibrant community centers which would include an extensive array of cultural and recreational resources. The overall intent is to enhance public participation by establishing areas for community activities around the downtown or common community village center which would add rural character and promote a sense of vitality to the village center.

Theme C generated 16 questions dealing with the development of village center districts and the promotion of walkable downtown areas in an effort to maintain the small town New England community tradition. Special emphasis was given to the development of main streets, historic preservation, and landscaping.

## **Town of Candia, New Hampshire**

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

### **Goals**

- Develop or enhance downtowns and village centers through the reuse of existing infrastructure and the rehabilitation of buildings with historic value.
- Promote the development of walkable downtown areas which are consistent with historic patterns.
- Enhance Main streets and promote a small, New England town atmosphere.

### **Findings:**

- **The Town of Candia does not have a specific village master plan or village alternative plan**
- **There is no in town policy that requires public buildings to be located near the center of Candia**
- **In Candia there are no infill development policies to prevent sprawl**
- **No Design guidelines exists in Candia to regulate commercial and residential development that is being built**
- **There are no landscaping requirements in Candia's town zoning ordinances nor does it encourage preservation of existing trees when constructing new roadways**
- **Residents of Candia are notified of new boards and committees via notices at the town hall and library as well as through word of mouth and public ads in newspapers and newsletters**

### **Recommendations:**

**Preserving Candia's town center will help to create a convenient commercial area that provides amenities to residents while preventing sprawl or depleting town character. While the town has taken some steps to develop a well run community center they are still lacking important key ordinances and goals. Candia currently does not have any type of village center master plan. Developing this type of basic guide for the center of Candia helps to keep out unsightly and commercial looking store fronts, regulate signs and lighting on store frontage, and concentrate commercial stores to one specified area. Any newly built public buildings such as libraries or town offices should be required by a Candia town policy to be located in the town center. This again keeps non residential buildings out of areas that they do not blend well with. Candia does not however, have an infill development strategy**

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that accommodates new growth while still preventing sprawl. This could be incorporated into a village master plan to aid in located new development into the center. In the Town of Candia there are currently no ordinances that set rules for landscaping or preserving existing trees when constructing new roads. Since replanting trees is not a cheap or quick fix when older ones are cut down it would be wise for the town to develop an ordinance that protects these larger tree from being cut down due to the path of a new road. Old trees provide not only shade but natural aesthetic beauty and help with the absorbing storm water and maintaining air quality.

### Theme D

#### Local Economy

The purpose of this theme is to determine if the CTAP community has enacted policies that promote economic viability, foster a prosperous business environment, and support agricultural development. The development of a strong local economy should result in increased local employment opportunities and livable wages.

Theme D generated 15 questions dealing with the development of economic development strategies, commercial and agricultural development, and tax incentives to attract new business development.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### Goals

- Support sustainable and balanced economic growth that reflects the current tax base.
- Strengthen local agriculture and forestry through the support of related infrastructure and economic systems.
- Support the development of new jobs and livable wages.

#### Findings:

- **The town of Candia does not have a specific economic development plan set for the community**
- **There is no Main Street Program set for the community because there is no designated down town area**
- **There are no tax incentives that encourage businesses to locate in Candia's community center**

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- **The Candia Master Plan and zoning ordinance does not have a definition for agriculture**
- **The Candia Zoning ordinance does not protect lands for agriculture and forestry with minimum lot size**
- **Candia does not have a Agricultural Inventory within the town**
- **There is no ordinance that requires that development proposals include a mapping of prime agricultural soils and there are no districts in town restricted for just agricultural uses**
- **There is no active agricultural commission within the Town of Candia**

### **Recommendations:**

**The town of Candia has not taken enough steps to monitor its agricultural lands. This land can be highly desired by developers and would benefit from being under a protection easement. First the Town needs to develop a definition for agricultural land. This will help so that different land types can be easily identified and fit into the agricultural category. Next Candia should develop a large minimum lot size for land that is termed agriculture and forestry. This minimum lot size will help prevent single family housing from being built. An agricultural inventory will determine what the town currently has for land, within this inventory prime farming soils should also be mapped and included for each site. Having the Town develop an Agricultural Commission would benefit the Town because it would create an advocate for protecting Candia's agricultural lands. Candia also does not have an economic development plan which would help the town to grow and provide residents with new places of convenience and work which will boost the town's inner economy.**

### **Summary**

#### **Overall Findings:**

**While Candia has adequately prepared for future impacts in the areas of Municipal Services and Facility and Regional Cooperation, Transportation, Housing, it lacks preparation for water resource protection, housing diversity, and maintaining as well as promoting the local economy. Candia would benefit from developing committees to advocate for source water protection as well as wildlife habitat protection. Creating more housing diversity, including but not limited to workforce housing and defining affordable housing. This will open up new opportunity for incoming residents to reside within the Town. Developing an Economic Development Plan would boost Candia's economy and give the town a reason to also develop a distinctive downtown area and a Main Street program. This would give**

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**any new commercial growth a sense of place and keep it confined to the appropriate area. Overall Candia has taken necessary steps to allow for new proposed growth.**

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## Town of Candia Community Planning Assessment Template

### **Theme A: Municipal Services/Facilities & Regional Cooperation**

*High quality municipal and educational services and facilities and effective regional cooperation and communication*

#### **A-1 Funding and Delivering Municipal Services and Regional Cooperation**

##### *Goals*

- Assist local governments in establishing stable, consistent funding approaches for public infrastructure and services.
- Ensure continuation of strong municipal services and schools so that they continue to provide quality services and meet projected growth.
- Develop and support new methods of regional cooperation that enhance local government delivery of public services while ensuring environmental quality.
- Allocate financial resources on a regional basis.

##### Specific Assessment Questions:

Is your community a member of an RPC?

*Yes. Southern New Hampshire Planning Commission*

Do you have appointed commissioners who regularly attend?

*Yes. Elizabeth Kruse and William Stergios*

Is your community a participant in any mutual aid agreements for police, fire, water and sewer, solid waste, etc?

*Yes. Rockingham Ambulance for EMS; Police and Fire mutual aid with all neighboring municipalities; no public water or sewer; no solid waste/recycling agreements.*

Does your community participate in any regional service agreements, including SAUs?

*Yes. Grades 9-12 with Manchester SAU 37 – Central and Memorial High Schools – and Pinkerton Academy SAU 202.*

Does your community participate in other regional municipal cooperative efforts?

*No*

Do you have an existing procedure for incorporating regional impact into the plan review process?

*No formal procedure in land use codes. Rely on State Statutes 36:54 and 55.*

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Does your community have an updated Capital Improvements Program in place and if so, when was the CIP last adopted?

***Yes. Adopted May 31, 2006.***

Does your community use Tax Increment Financing, community development funds, or Community Reinvestment and Opportunity Program (CROP) zones to provide infrastructure improvements in specific areas?

***Not presently.***

Does your community have impact fees and if so, for what type of facilities/services?

***Not presently, although authority for imposing impact fees is provided for under Section 14.03 C. of Zoning Ordinance.***

Does your community charge exactions (or off-site improvements) and if so, for what type of facilities/services?

***Yes, for road improvements and fire protection.***

Has your community planned for the provision of future utilities?

***Not at this time.***

Does your community require underground installation of utilities?

***Yes. Section 15.05 Underground Placement of Utilities, Subdivision Regulations. Also Section 7.08 A. Major Site Plan Regulations, Utilities.***

Does your community have an outdoor dark skies lighting ordinance? If so, what ordinance is it a part of?

***No.***

Are streetlights required or encouraged in any areas?

***Only when deemed necessary by the Planning Board, Section 14.23, Subdivision Regulations***

What long-range plans has your community made for meeting its future water supply needs?

***Most, if not all, Candia residents get their drinking water from groundwater resources. The town has no public water treatment or distribution system. The Town's Master Plan recommends that studies be conducted to better identify surface water and groundwater issues and limitations. Three potential public water supply aquifers were identified in Candia as a result of a 1977 USGS investigation. NH State Geologic Survey has recently enhanced aquifer mapping utilizing well logs.***

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What are your current arrangements for septage disposal—does your town have a specified site and corresponding contract?

***Candia does not have a municipal wastewater collection and treatment system. All development relies on individual in-ground septic systems. Septage is pumped from these systems by private haulers primarily to the state licensed Septage Receiving Facility in Manchester.***

Has your community planned for its solid waste and recycling needs?

***All Candia residents and businesses dispose of their solid waste at the Recycling Center on New Boston Road. It is processed in a number of ways: all recyclable items are recycled; combustible waste that cannot be recycled is burned in a small incinerator; and organic waste is composted or burned. Some items are swapped in a swap shop. There is no municipal trash collection. There are several private trash services that provide curbside pickup. The current small incinerator is permitted for use until 2008 when the existing permit must be renewed. The existing recycling center site is inadequate and nearing capacity. The Town of Candia is exploring converting to a transfer station and finding an alternative and larger site near a major road with 3-phase electricity to power commercial compacting equipment.***

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## A-2 Housing

### Goal

- Ensure an adequate supply of affordable housing stock for a range of income levels that reflects regional and local needs and priorities.

### Specific Assessment Questions:

How has your community planned for future housing needs?

*About 90% of Candia's 1,360 households live in single-family homes. Most of these homes have been built in the last three decades with about 20% of the stock built before 1940. The Town's Master Plan's goal is to provide an adequate supply of "decent, safe and sanitary" housing which is affordable to current as well as prospective residents while maintaining the rural character of the town. However, housing costs continue to increase at rates greater than incomes. SNHPC's Regional Housing Needs Assessment recommends Candia consider ways to expand housing opportunities to accommodate its "regional fair share" of housing (approx. 331 units) for elderly, disabled, single persons and other non-elderly households by 2010. At the March 2007 town meeting, Candia voters recently adopted an age-restricted housing ordinance. This ordinance will provide greater opportunities for elderly housing in the community. In addition, the town's zoning regulations were amended last year to allow residential dwellings in a new mixed-use district and within buildings used for commercial purposes. Also manufactured housing is permitted anywhere within the town's primarily residential district. Current master plan policies recommend that the town accommodate a rate of housing development over the next 10 years that does not exceed a 1.6% average annual rate of increase in the number of households (i.e. average of 22 new units/year) and support through local development regulations, the development of housing that meets the needs of diverse groups, including elderly, work force, low and moderate-income residents. Such housing should, however, be well integrated into the community.*

Are the population and employment projections within your Master Plan consistent with regional and state projections?

*Yes. They reflect both OEP and SNHPC projections which call for a population increase of 27.2% by 2015 (an increase of 1,062 people). Most of this increase is projected to occur by 2010. There are no employment projections in the town's master plan.*

Does the community's Master Plan reference and/or make use of the regional housing needs assessment in evaluating the housing needs within the community?

*Yes. See page 30, Volume II of II.*

Where within your community is new residential growth occurring?

*Single-family residential growth is occurring throughout Candia and new elderly housing projects are being proposed near and within the village center.*

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Do the community's land use regulations provide for a wide range of housing types (single-family, duplexes, manufactured homes, apartments, etc.)?

***Yes. But, the town's zoning regulations only permit two-family (duplex) dwellings by Special Exception only in the Residential and Mixed-Use Districts. Residential cluster subdivisions are not permitted in any zoning district in the town.***

Are accessory apartments permitted/allowed?

***Yes, only by Special Exception in the Residential and Mixed-Use Districts.***

Does the community's land use regulations allow multi-family (> or = 3 units per dwelling) residences?

***Yes. But, the town's zoning regulations only permit multi-family dwellings by Special Exception only in the Residential and Mixed-Use Districts.***

Does your community have an age-restricted housing ordinance? If so, it is limited to 55+ or 62+?

***Yes, it was recently adopted at the 2007 Town Meeting and it is limited to 100% 55+ only.***

Do your community's regulations encourage energy conservation?

***Current building codes represent the minimum legal energy efficiency for structures. There are no special provisions to require higher insulation values, decrease building perimeters, optimize electrical lighting, use high-performance glass, encourage day lighting, utilize passive solar heating and cooling systems, utilize high-efficiency mechanical equipment, optimize HVAC systems, encourage energy efficient appliances and equipment and employ passive solar design.***

Do your community's regulations encourage housing that meets disabled and/or universal design standards?

***The town's current building codes reflect the minimum legal handicapped requirements as required by the Americans with Disabilities Act (ADA).***

Has your community taken any steps (such as tax relief programs) to help senior citizens remain within their own homes?

***Yes, the town is currently working on this.***

Do your Master Plan or land use regulations define affordable and workforce housing? If yes, how are these terms defined?

***There are no definitions for affordable or workforce housing in the town's land use regulations. The Town's Master Plan makes an attempt by identifying median values of owner and renter-occupied units and relies upon the SNHPC Housing Needs Assessment "fair share" formula in order to determine low and moderate income (LMI) housing needs for Candia, but no definitions are offered.***

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Does your community have an inclusionary housing ordinance or provide bonuses for affordable and workforce housing?

*No.*

What steps has your community taken to provide and preserve affordable and workforce housing?

*See answers to question one. Also town master plan recommends zoning changes to encourage a diversity of housing by establishing new lot sizes for moderate density residential development; allowing multi-family housing in areas with good access to public services; allowing accessory dwellings; and encouraging planned residential developments to minimize development costs and provide a density bonus to projects which include affordable housing units.*

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## A-3 Transportation

### Goal

- Promote safe, efficient, accessible, and diverse multi-modal transportation solutions for services and goods.

### Specific Assessment Questions:

Do the provisions of the master plan and zoning ordinance encourage a continuous street network? How is the connectivity of new streets ensured?

***Yes. Subdivision Regulations, Section 14.06 requires that the lay out of the street pattern shall be from a minor street system connected to collector street system to an arterial street system and in addition, streets shall be arranged to provide for extension or connection of eventual street systems necessary to develop abutting land in future subdivisions. In addition, the Town Master Plan recommends maintaining town ownership of Class VI roads and legal access to trails as well as continuing to maintain town road network in a safe and efficient manner. The master plan also recommends that road improvements address needs of cyclists and pedestrians.***

Are cul-de sacs addressed (in the context of the street network of the town) in your regulations? If so, what aspects are regulated?

***Yes. Cul-de-sac streets are permitted and may exceed 1,000 foot maximum length only at the discretion of the Planning Board provided public safety issues are addressed (Section 14.11 of the town's Subdivision Regulations). Temporary cul-de-sacs are not permitted, but in the case of temporary streets, where future extension to another outlet is approved by the board, the full width of the right-of-way must be shown on the plat. Provisions must also be made for future extension of the street through to adjacent property and for reversion of the excess right-of-way to the adjoining properties.***

Does the Planning Board permit design waivers for reduced pavement width and the installation of Cape Cod curbs?

***No, there are no specific provisions for design waivers for reduced pavement and curbing. However, the board can grant waivers under Article 3 of the Subdivision Regulations of one or more of the town's subdivision requirements. The minimum travel surface width is 20 feet for a minor street (Section 14.15). Curbing is not mandatory, but, the Planning Board may require curbing with a closed drainage system in urban or village areas and in these cases it must be sloped granite curbing (Section 14.20).***

Are dead-end streets permitted and if so, what is the maximum street length allowed?

***No. Dead end streets which do not end in a cul-de-sac are not allowed (Section 14.13, Subdivision Regulations).***

Does the community's road standards reflect the character and topography of the existing area in terms of slope and sight distance?

***Yes. Section 14.05, Subdivision Regulations requires street patterns shall give due consideration to contours and natural features and subdivision streets shall be laid out to blend with the topography. Grade within 100 feet of an intersection shall not exceed +/- 3% and no structure or planting shall impair corner visibility (Section 14.09).***

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*Maximum profile grade is 7% for minor streets; 6% for collector; and 5% for arterial and minimum stopping sight distance is 250' for minor streets; 300' for collector; and 400 ' for arterial (Section 14.15). Sight distance is also defined.*

Do road standards vary depending on anticipated traffic volumes?

*Yes. Section 14.15, Subdivision Regulations. Based upon Average Daily Traffic (ADT): 1-300 minor street; 300-500 collector street; and 500+ arterial street.*

What is the community's policy for issuing building permits on Class VI roads?

*The town's subdivision regulations (Section 2.05) prohibits the issuance of building permit or other structure to be erected on any lot within the town unless the street giving access to said lot is a public street, or unless authorized by the Board of Adjustment (ZBA) pursuant to RSA 764:41. Therefore, the town follows the requirements of RSA 674:41 which permits building, and issuance of building permits on Class VI roads only as authorized by the ZBA and the governing body, after comment by the planning board; the municipality doesn't assume responsibility for maintaining the road or liability for damages resulting from the use; and the applicant has filed an acknowledgement of this limit of liability and responsibility regarding the road with the registry of deeds. The town's zoning regulations (Section 12.03) also provide that the ZBA hear appeals pursuant to the provisions of RSA 674:41. The Town's Master Plan recommends that the town develop a Class 6 road policy to clearly set forth the terms under which such roads may be upgraded and property served by such roads developed.*

Has the community considered bicycle or pedestrian transportation on a town-wide scale in the Master Plan or other planning documents?

*No, there is no town bicycle or pedestrian plan. The Town Master Plan recommends that opportunities be explored to safely cycle and provide for pedestrian access between the historic High Street area, Four Corners and Candia Village. The plan also recommends that all road improvements consider the needs of cyclists and pedestrians.*

Do the land use regulations require sidewalks or bicycle paths or other pedestrian paths within new residential or commercial development?

*Yes. However, this is not a mandatory requirement. It is left to the discretion and judgment of the planning board that rights-of-way for pedestrian access be required between parts of a subdivision or between a subdivision, a school, and/or other public property. When such need has been created by a subdivision, the planning board may require the subdivider to provide sidewalks outside of the subdivision (Section 14.21, Subdivision Regulations). In addition, the planning board's Major Site Plan Regulations require sidewalks to be provided to ensure pedestrian safety as may be necessary (Section 7.03 H).*

Are trails or other pedestrian connections required or considered between developments in the plan review process?

*Yes. This will be implemented in the new elderly housing projects currently being considered by the board.*

## Town of Candia, New Hampshire

Do parking requirements in the community vary by use classification or zoning district? If so, what are they?

***Use Classification. Currently, the schedule of required off-street parking spaces is contained within the town's zoning ordinance (Section 9.06). This section is to be moved to the Planning Board's Site Plan Regulations. Parking standards vary from 2 per dwelling unit to 1 per 200 square feet of sales area plus one per employee for retail trade and personal services.***

Does the community permit/ encourage or require sub-compact parking spaces?

***There are no provisions or incentives which encourage sub-compact parking spaces in the town's land use regulations.***

Does the community's parking regulations include maximum as well as minimum parking requirements, i.e., setting a limit on the amount of parking allowed?

***No. There are no maximum limitations or incentives to limit the total number of parking spaces allowed per use classification.***

Do the community's regulations and transportation planning practices encourage the implementation of traffic calming techniques?

***No. There are no specific provisions or regulations for traffic calming techniques contained within the town's land use regulations. However, the town's master plan recommends that the town explore opportunities to slow traffic and consider cost effective solutions (e.g. traffic calming including sidewalks, bike paths and trails) before new infrastructure (e.g. new roads, bypass) is planned or built.***

Do the community's land use regulations require the submission of traffic impact studies or analyses for new and enlarged developments? If so, when is a study required?

***No. There are no specific provisions or threshold requirements which state when a study such as a traffic impact analysis is required. The town's Major Site Plan Regulations (Section 4.04) provide that the planning board may require an impact study such as municipal services, traffic, etc. or an environmental impact assessment, and/or additional information that it deems necessary in order to enforce the purpose of the regulations. Such studies shall be undertaken at the expense of the applicant for site plan review at no extra cost to the town. The firm, individual or agency shall be selected by the planning board.***

Does your community encourage alternative transportation? If so, is this accomplished through the land use regulations or other means?

***Yes. However, while there are some general requirements to address safety of vehicles, pedestrians and bicycles in the review of new site plans and subdivisions, there are no specific standards in place within the town's land use regulations to accomplish this. The encouragement of alternative transportation is primarily promoted by the town's master plan.***

## Town of Candia, New Hampshire

If transit or other transportation alternatives exist, does your community encourage or allow transit-oriented development?

***Not Applicable. At the present time, there are no forms of public transit operating within Candia and the town's land use regulations do not encourage or provide for transit-oriented development.***

Does the community have access management standards? Are they restricted to a specified area in the community or to specified uses?

***No. There are currently standards or specific access management plans in place for any corridor or specific area within the community. Municipalities may work with NH DOT to establish more stringent curb cut standards.***

Does the community have a memorandum of understanding with the DOT regarding driveway access on state highways?

***No. There is no formal MOU in place with NH DOT regarding driveway access. District 5 Office is currently working with communities in region to develop an MOU. The benefits to the town would be increased opportunities to comment and review driveway permit applications, advanced notification, and plan copies.***

## Town of Candia, New Hampshire

### **Theme B: Environmental Protection, Land Use, and Open Space** *Strengthened protection and expanded access to natural resources and open space*

#### **Environmental Protection, Land Use, and Open Space Protection**

##### *Goals*

- Protect natural resources in harmony with meeting economic needs of the community and the region.
- Protect natural resources and environmental health, including ground water and aquifers, wildlife, and wildlife corridors.
- Establish and conserve an interconnected green infrastructure.
- Ensure convenient and nearby public access to open space, parks, and recreational opportunities.
- Maintain unique and diverse rural character of the community and region by protecting and preserving farm and forestlands.

##### Specific Assessment Questions: *Land Use*

Does your Master Plan have a vision chapter and a land use chapter?

***Yes. The town's master plan has a vision statement and includes a review of the public participation and planning process. Also included is a chapter on Land Use (Chapter 3).***

Has your community updated your Master Plan within the last five years? If not, how old is your plan?

***Yes. The town's master plan was last updated and adopted in 2004.***

In what ways is your zoning ordinance consistent/or not consistent with the recommendations and projected land uses in the Master Plan?

***The town's zoning map and zoning districts were amended and updated last year to conform to the town's master plan goals and recommendations. The Future Land Use Map contained in the plan was not relied upon nor was it helpful in bringing about these zoning revisions. The Planning Board has been working with the SNHPC to make the town's zoning consistent with the plan. So far this work has been successful in addressing economic development; land use/zoning consistency; and housing diversity, including elderly housing improvements. Last year, the Planning Board also prepared and adopted a new CIP and budget to implement the town's new master plan. There are still many recommendations to address including: impact fees; natural resources and conservation; groundwater protection; historic preservation; affordable housing incentives; Exit 3 development; and updating subdivision and site plan regulations.***

## Town of Candia, New Hampshire

Does your community's zoning ordinance allow innovative land use techniques as listed in RSA 674:21? If so, which ones?

**Yes. There is an innovative growth management provision (timing incentives and phased development) in Article XI: Land Use Regulation, Sections 11.01 through 11.03 and Article XIV Section I. Limitations of Building Permits in the town's zoning ordinance. These provisions currently limit the issuance of building permits within an approved subdivision to no more than 9 residential lots per year or no more than 9 permits per building year per approved subdivision. These provisions are administered by the Town's Building Inspector. A lot under this provision is a lot, plat, site, or other division of land for the purpose of sale, rent, lease, or condominium conveyance or building development. Also included in the town's zoning ordinance (Section 14.03 C.) is the authority to impose impact fees and an impact fee schedule as provided under RSA 674:21(m). Also the town's zoning ordinance (Article IV: Establishment of Districts, Section 5.04 and Article X: Wetlands Protection, Section 10.09) provides for the use of Conditional and Special Use Permits as authorized by RSA 674:21 II. There is also reference to Innovative Land Use Controls under Section 13.04, Specific Special Exception Uses which authorize the ABA to allow certain commercial uses within the town's Residential District. These uses must be located on an arterial street, can not exceed an enclosed floor area of 2,000 square feet and can not detract from the rural aesthetics of the area.**

Do the community's land use plans and regulations establish minimum densities to promote efficient use of land?

**Yes. The town's zoning regulations (Section 13.04 B 2.) establishes a density limitation for multi-family of 1 unit for the first 3 acres and an additional unit for each additional buildable acre. The town's zoning ordinance (Section 5.06 7 a. and b.) also establishes density restrictions for age-restricted housing development in the form of multi-family, single-family and two-family dwellings in relationship to certain mileage distances from the town's "Four Corners" intersection of NH 27 and NH 43 which essentially serves as the town center.**

Does the community have different land use plans for villages, town center districts, other neighborhoods, and open, less dense rural areas?

**No. There is only one master plan for the entire town. All other plans, such as the town's open space plan and hazard mitigation plan are included by reference as a part of the master plan.**

Do your community's regulations provide for a range of lot sizes? If so, what are they?

**Yes. The town's zoning ordinance currently provides a standard lot size of 3 acres in the town's one and only Residential District, and 2 acres in all other non-residential districts.**

Does your Master Plan and land use regulations encourage higher density development where water, sewer, and other infrastructure currently exist?

## Town of Candia, New Hampshire

*Yes. But the town does not have public water or sewer. Nevertheless, higher residential development (especially age-restricted housing) is concentrated in or near the “Four Corners” town center where the school, library, fire, police and town offices are located.*

Does the community’s Master Plan encourage, and the zoning ordinance provide, for at least one or more zoning districts that allow a mix of residential and commercial uses?

*Yes. The town’s master plan encourages the establishment of mixed use districts and the community voted in a new Mixed-Use District at town meeting in 2006 located within the town center. This district allows a mix of residential and commercial uses to occur not only within the district, but also combined within a principal structure on a lot within the district.*

Do the community’s land use plans encourage traditional neighborhood development or the development of new villages?

*Yes. The town’s master plan encourages the transformation of the “Four Corners” area as the town’s cultural and civic village center, including the development of compatible mixed commercial, residential and industrial uses at Exit 3. Also village districts were recommended at High Street, Candia Depot and East Candia.*

Does your community’s zoning ordinance allow backlots?

*No. There are no specific provisions in either the town’s zoning or subdivision regulations which provide for back lots. Section 2.05 of the town’s zoning ordinance only allows one residential building on a lot unless otherwise approved under Innovative Land Use Controls (Section 13.04).*

Does your community’s zoning and/or development patterns locate nonresidential uses along major roadways or are those uses concentrated at intersections of major roads in a “village” or node?

*Yes. The town’s commercial, light industrial and mixed use zoning districts are located along major roadways and are concentrated at major intersections and at Exit 3 along NH Rt. 101.*

Does your community have an historic resources inventory? Historic district(s)?

Demolition delay bylaw?

*Yes. A comprehensive survey of Candia’s cultural resources was done in 1979, as part of the development of a cultural resource protection plan for the town that was incorporated by reference in the town’s 1986 master plan and related documents. The initial survey was conducted by two trained cultural resource planners and included on-site observation and photographic documentation. This inventory has not been updated, but additional cultural resources and historic landmarks – including local cemeteries and historic barns – have been identified by other groups. See town master plan for summary. The town does not have a historic district nor does it have demolition delay requirements.*

## Town of Candia, New Hampshire

Are there any brownfields located in the community and does the community have any local plans to redevelop them?

***According to NH DES records, there are 19 potential petroleum sites in Candia. There are no plans for redevelopment, however, the SNHPC has submitted a Brownfields grant to conduct community-wide assessment program in the region to assist communities in identifying and redeveloping these sites.***

Does the community provide a property tax exemption for alternative energy installations per RSA 72:61-74?

***No.***

### Specific Assessment Questions: Natural Resources

What strategies and actions is the community taking to protect natural areas?

***The town has wetlands protection overlay district zoning regulations in place and has recently established a 150 foot wide vegetative buffer within the town's new Light Industrial 1 district adjacent to the Branch River. The conservation commission is active in protecting open space and obtaining conservation easements utilizing the town's conservation fund, which is funded through land use change tax under current use. The conservation commission has also recently participated in a year long study in developing an ordinance for protecting the community's riparian or surface water buffers. In the future, the planning board intends to develop groundwater/aquifer and wellhead protection zoning regulations as recommended by the town master plan. In addition, the master plan recommends the planning board develop a comprehensive overlay district to protect identified natural resources and greenways and to encourage an integrated land protection strategy that links the most sensitive areas of town to protect fragile and other important features, including groundwater, surface waters and important wildlife habitat.***

Does the community have a Natural Resources Inventory? If yes, when was the last inventory conducted?

***No. No formalized Natural Resources Inventory has ever been conducted. There are numerous environmental maps and natural area data available through the town's Open Space Plan, master plan GRANIT and Bear Paw Greenway. Also, the town's open space plan recommends that a Forestland Evaluation and Site Assessment (FLESA) be conducted.***

Are there any local boards or commissions active in environmental protection?

***Conservation Commission and Planning Board.***

Does your community participate in the National Flood Insurance Program?

***Candia recently voted to participate in the NFIP last year.***

## Town of Candia, New Hampshire

Does the community's land use regulations prohibit development within the floodplain and if so, how?

***The town adopted floodplain development regulations last year meeting the minimum requirements of Section 60.3(d) of NFIS. These regulations basically prohibit development within designated special flood hazard areas by requiring that all new construction or substantial improvement of structures have the lowest floor (including basement) elevated to or above the 100-year flood elevation or be flood proof.***

Do the community's land use regulations require best management practices in its drainage, sedimentation and erosion control measures and if so, what examples are included?

***Yes. But, the standards are very basic and do not address low impact development techniques, such as biofilters, constructed wetlands, infiltration practices and vegetative buffers. The typical BMPs in the town's subdivision regulations include: grassed swales, mulching, detention ponds, silt fence, and .***

Do the regulations require the submittal of drainage calculations and stormwater management plans? ***Yes. Major Site Plan (Section 7.06) and Subdivision Regulations, (Section 15.06) require submittal of drainage calculations based on 25-year storm design flow. There are no requirements for submittal of stormwater management plans, however, erosion and sedimentation control plans must be submitted in conformance with Candia Subdivision Regulations, Article 16, Sediment and Erosion Control.***

Does the community have regulations for erosion and sediment control during construction as well as post-construction?

***Yes. However, the town has very few post-construction standards and the town's existing sediment and erosion control standards are out of date need to be improved.***

What storm interval(s) are required for drainage analysis calculations?  
***25-year design flow.***

Has the community adopted a stormwater management ordinance?

***No. The town relies upon old and outdated erosion and sedimentation control regulations.***

Does the community have regulations for gravel excavating operations?

***No. The Town relies upon the procedures and standards as provided by RSA 155-E.***

Has the community adopted a Wetlands Conservation District?

***Yes. Article X: Wetland Regulations, Zoning Ordinance. This overlay district applies to all areas of poorly drained soils; areas of poorly drained soils ½ acre or more in size; and areas of poorly drained soils of any size if contiguous to surface waters such as lakes, ponds and streams subjected to high water tables for extended periods of time.***

## Town of Candia, New Hampshire

Does the community have wetland buffer or setback requirements and if so, what are they?

***Candia only has a wetland setback requirement (Zoning Ordinance, Section 10.06 Buffer Provision). This requirement states that no septic system, leach field or other waste disposal facility shall be installed within 75 feet of the edge of any wetland and all construction, forestry and agriculture activities within 100 feet of any wetland shall be undertaken with special care to avoid erosion and run off into wetlands. In addition, this requirement states that no building activity (building does not include septic systems) shall be permitted within 50 feet of any pond, flowing stream or very poorly drained soil, and within 50 feet of any poorly drained soil except as required to fulfill up to 50% of the minimum lot size required by zoning.***

Have prime wetlands been inventoried and mapped within the community? Are there regulations in place protecting prime wetlands?

***No***

Does the community have an Aquifer Protection Ordinance?

***No***

What mapping source is the basis of the district?

***N/A***

Has the community developed a Wellhead Protection Program and local regulations?

***No***

Does the community have land use regulations in place to protect surface water resources?

***Yes, but only the wetlands protection regulations and setback requirement of 50 feet.***

Does the community have Shoreland or Riparian Buffer regulation in place?

***No***

Does the community's land use regulations utilize LID<sup>1</sup> performance standards and/or encourage use of environmentally-friendly techniques and materials, such as porous pavement?

***No***

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<sup>1</sup> LID is "low-impact development", a series or network of stormwater techniques and performance standards that utilize the natural environment to reduce the impacts of development.

## Town of Candia, New Hampshire

Has the community adopted the recommendations found in the Land Conservation Plan for New Hampshire's Coastal Watersheds, the Wildlife Action Plan, or the Natural Services Network? If not, would the community like more information about these plans?

*No to the 1<sup>st</sup> question and yes to the 2<sup>nd</sup> question.*

Has the community adopted regulations to protect wildlife or wildlife habitat?

*No.*

What actions, if any, has the community taken in cooperation with neighboring communities to protect wildlife or wildlife habitat at the regional scale?

*None.*

## Town of Candia, New Hampshire

### Specific Assessment Questions: Open Space Preservation

Does the community have an Open Space Plan? When was the plan last updated?

***Yes. The open space plans was prepared by SNHPC in June 2001. The plan has not been updated.***

Does the community's Master Plan consider the protection and preservation of wildlife habitats?

***Yes the town's master plan recommends that fragile natural features be protected through land use regulations, including large forest blocks (un-fragmented areas greater than 500 acres) and critical wildlife habitat areas. The plan also recommends that the town work with private organizations to inventory wildlife habitat in town, including wildlife travel corridors, and to develop strategies for the preservation of that habitat.***

Do the community's zoning districts require a minimum amount of open space in each development?

***No.***

Do the community's land use regulations require developers to connect open spaces to existing greenways and other open space destinations within the community?

***No. However, the town's new age-restricted housing regulations require that 40% of the gross area of development be set aside as open space and that access to this open space be provided by a trail or pathway within the development.***

Do the community's land use regulations allow/require/or promote conservation subdivisions? Are conservation subdivisions mandatory in any zoning district within the community? If so, what is the acreage requirement? Is a density bonus offered?

***No. Conservation subdivisions are no longer permitted within Candia.***

Does the community's land use regulations require new development to consider existing natural landscape features in the design of the site?

***Yes. The town's subdivision regulations (Section 11.05 Preservation of Existing Features) requires this. Also, Section III, subsection 7.03 Site Characteristics of the Planning Board's Major Site Plan Review regulations does the same.***

What funding mechanisms has the community approved to acquire open space? (For example, bonds, the dedication of current use penalty taxes, capital reserve fund or conservation fund for land protection and acquisition, other mechanisms)?

***Funding received from current use penalty taxes are dedicated to a Conservation Fund for land protection and acquisition. Candia has not had the occasion of utilizing bonds for land protection yet.***

## Town of Candia, New Hampshire

If your community dedicates current use penalties for land protection and acquisition, what is the percentage?

***100%. The town's conservation fund has been used successfully to facilitate the purchase of conservation easements with willing landowners.***

Does your community have an open space committee and/or an active local land trust?

***Yes. There is an active open space committee under the conservation commission. The only active local land trust within the community is Bear Paw Regional Greenways.***

## Town of Candia, New Hampshire

### Theme C: Downtown/Village Centers and Community Vitality

*Vital, diverse, safe, and participatory communities with rural character, vibrant community centers, and a wide range of cultural and recreational resources*

#### C-1 Downtowns and Village Centers

##### Goals

- Target and support new development and redevelopment of existing downtowns and village centers, reusing built infrastructure, and rehabilitating buildings of historic value.
- Promote walkable downtowns and villages consistent with historic patterns within the community and region.
- Maintain small community New England “feel” with vibrant community centers and main streets, and historic preservation of buildings and landscape.

##### Specific Assessment Questions:

Does your community have an established traditional compact center or village area? If so, how many are there and what are they commonly named?

***Yes. Candia has 6 areas characterized by dense residential development, a number of public structures, and a more compact settlement pattern. Four of these areas: High Street, Candia Village, Candia Depot and East Candia have similar characteristics and abilities to accommodate additional growth.***

Does your community’s zoning support these areas?

***Yes. The town’s new Mixed-Use District supports Candia Village; the Commercial District supports High Street and East Candia.***

Does your community have in place a Village Master Plan or Village Plan Alternative Ordinance?

***No.***

Does your community have a policy to locate new public buildings near the community center?

***No specific policy, however, the town’s master plan encourages mixed residential, commercial and institutional uses at Candia’s Four Corners or Village Center.***

Are there public places that encourage community gathering such as parks, central plains/greens, or community centers?

***Yes. There are a number of public gathering places in Candia which include: the town offices, the library, the post office, Henry W. Moore School, and Moore Park. There is no community center in Candia at this time.***

## Town of Candia, New Hampshire

Does your community have an infill development policy<sup>2</sup> or ordinance in place?

*No.*

Are residential uses and mixed uses encouraged or allowed within the central village or traditional downtowns area?

*Yes. See previous comments about the town's mixed-use zoning district and master plan recommendations encouraging mixed use within the Four Corners area.*

Does your community have a sign ordinance? What are its dimensional/ and other key provisions?

*Yes. ZBA may grant a Special Exception for off premise signs provided each sign does not exceed 2 square feet in area of two sides; the sign is intended solely to give local directional information and multiple signs shall share a common post. Flashing and animated signs are prohibited, except in commercial/light industrial districts provided no light is visible to any adjacent residential property. Home occupation signs may not exceed 4 square feet in area. Commercial and Light Industrial District signs may not exceed 40 square feet in overall area. Planning Board may authorize or require that all advertising signs be integrated and coordinated so as to limit any unnecessary proliferation of advertising on the premises.*

Has your community designated scenic roads? If so, how many and what are they named?

*Yes. There are a total of 11 "Scenic Road" segments (designated under RSA 231:157). Libbee Rd., Pine Hill Rd., Adams Rd., Land Rd., Depot Rd., New Boston Rd., Baker Rd., North Rd., Patten Hill Rd., Critchett Rd., Crowley Rd.*

Does your community have design guidelines for new commercial and residential development? If so, are these guidelines advisory or mandatory?

*No. However, the town's new age-restricted housing ordinance requires the submittal of architectural renderings showing the exterior facades of all sides of the proposed buildings. Building design and style shall be distinctly residential in character, drawing on historical design elements that are consistent with rural New England architecture such as pitched roofs, clapboard or shingle style siding, raised panel exterior doors and divided light windows.*

Is the maximum size and scale of new development as permitted in the community's zoning ordinance an appropriate scale for the community?

*Yes. Residential development is restricted to a minimum of 3 acre lots and commercial/industrial development is limited to a minimum of 2 acre lots. All lots must have a minimum of 200 feet lot width and frontage and all buildings can not exceed a maximum height of 35 feet or 2.5 stories.*

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<sup>2</sup> Infill development is defined by EPA as "a strategy for accommodating growth and preventing sprawl through greater density and efficiency in land use development." Examples include rear lot development, redevelopment in existing developed areas, etc.

## Town of Candia, New Hampshire

Does your community's ordinance require the installation of street trees and landscaping for new and enlarged developments, both along existing roads and on roads to be constructed?

***No. There are no landscaping requirements or standards in the town's zoning ordinance or the planning board's major site plan review regulations. The planning board's major site plan regulations (Section 7.03 G.) currently requires the submittal of landscape plans and planting schedules by all applicants. Section 7.05 of the board's site plan regulations also requires screening of all storage areas, waste collection areas and service areas from neighboring properties with plantings of live trees, shrubs, etc., approved in advance by the Planning Board through its town engineer. Also, Section 14.14 Tree Plantings of the board's subdivision regulations states that the board may require the planting of trees and/or shrubs within the street right-of-way in those subdivisions where, due to the nature and character of the land, it would be appropriate. Such plantings shall be indicated on the Final Plat.***

Does your community's ordinance encourage the preservation of existing trees within the right-of-way of existing and proposed roadways?

***Not specifically. However, Section 11.05, Preservation of Existing Features in the subdivision regulations and Section 7.02, Site Characteristics in the major site plan regulations provide the means for the planning board to accomplish this.***

Does your community's ordinances preserve and enhance stone walls, both along the rights-of-way of roadways and across the landscape? If so, what ordinances are used to accomplish this?

***Only as used in connection with Section 11.05 and Section 7.02 as noted in the question above. Also stone walls within the right-of-way can be protected along designated "Scenic Roads".***

# Town of Candia, New Hampshire

## C-2 Vibrant Communities

### Goals

- Support and encourage safe and diverse communities with a wide range of cultural and recreational resources.
- Foster an atmosphere wherein community members are actively involved and participate in civic life in their communities.

### Specific Assessment Questions:

Are the citizens within your community active in community planning and growth initiatives? *Yes*

To what extent are community residents and business owners aware of your community's Master Plan?

*The town's master plan was recently updated in 2004. Many residents and businesses participated in the town's community profile and attended various public forums and planning board meetings before and during the development of the plan. The master plan is also referred to during various public meetings and hearings on development proposals.*

How does your community encourage public involvement and recruit new board members?

*Primarily by posting public notices at town offices and library and on the town's webpage. New board members are typically recruited by word of mouth and through public ads in newsletters and newspapers.*

# Town of Candia, New Hampshire

## Theme D: Local Economy

*Strengthened economic, business, and agricultural development that provides local employment and livable wages*

### D-1 Economic Vitality and Business Development

#### Goals

- Support sustainable and balanced economic growth and tax base.
- Support broad-based business development that provides local employment and livable wages.

#### Specific Assessment Questions:

Does your community have an economic development plan?

***No. There is no specific economic development plan for the community. The town's master plan includes background information on the town's economic base and sets forth a number of goals and policies.***

Does your community participate in the Main Street program?

***No. There is no distinctive downtown within Candia that would qualify under this program.***

Where does your Master Plan anticipate or specify new nonresidential development to take place?

***Within the community's new Mixed-Use District and Light Industrial 2 District within the vicinity of the Exit 3 interchange. Also along Route 27, on High Street and Raymond Road where most of Candia's existing commercial and industrial establishments are located.***

Where is most of your community's new commercial or industrial growth occurring?

***Within the vicinity of Exit 3 and the Commercial District along Route 27.***

Is residential development permitted in retail or commercial areas?

***New residential development is permitted within the town's new Mixed Use District. It is also grandfathered in the Commercial and Light Industrial Districts. Also, under Section 13.04, the ZBA may grant a special exception to allow a dwelling in a building used for commercial purposes.***

Does the community provide tax incentives for businesses to locate in the community center or other priority areas, e.g. RSA 79E tax relief for downtown improvements?

***No.***

Does the community provide regulatory relief for businesses that locate in the community center?

***No.***

## Town of Candia, New Hampshire

Has the community identified anchors (such as a post office or municipal building) which could be used to spur economic activity within the community center?

*Yes. This is common knowledge.*

### D-2 Agriculture and Rural Working Landscapes

#### Goals

- Strengthen local agriculture and forestry by supporting related infrastructure and economic systems.

#### Specific Assessment Questions:

What strategies for protecting farmland are in your Master Plan?

*According to the town's master plan remaining farmland comprises less than 2% of Candia's total land area. There are a few active agricultural operations left in town. Those remaining are important for the local economy, and for maintaining the town's rural character and scenic open spaces. The conversion of privately held farmland is discouraged to a limited extent through voluntary enrollment in NH's current use taxation program. Identified master plan strategies include: allowing only compatible rural land uses in the rural-residential district (i.e., farming); encouraging continued use of existing forest and farmland for logging and agriculture; prohibit fragmentation of resource lands and maintaining large tracts of open land to preserve both rural character and productive open land; and support acquisition of conservation or agricultural preservation easements with willing landowners/farmers.*

How does the community's Master Plan and zoning ordinance define agriculture?

*It is not defined in either the town master plan or zoning ordinance. The town currently relies upon the state definition.*

Does the zoning ordinance protect lands appropriate for agriculture and forestry with a substantial minimum lot size that discourages single-family tract housing and preserves large sites for forestry or agricultural uses?

*No. There are no distinctions in lot size requirements for any use. All permitted land use activities within any district in Candia are subject to the same minimum lot size requirements.*

Does the community map the location of farms and prime agricultural soils?

*Both farms/agricultural operations and prime agricultural soils are mapped by a variety of different sources, available as GIS coverage in GRANIT.*

Do the ordinances require HISS<sup>3</sup> mapping or county soils where on-site septic systems are required?

*No. NH DES approval is required for all subdivisions, however, in minor subdivisions for lots greater than 5 acres in size an opinion from a registered engineer is required that a suitable site for a subsurface disposal system exists, may be substituted for state*

<sup>3</sup> HISS stands for high intensity soils mapping, a site-specific requirements for soils analysis.

## Town of Candia, New Hampshire

*approval and in minor subdivisions, for lots greater than 10 acres, a request for a waiver from this requirement may be made when supported by appropriate soil data.*

Does your community have an Agricultural Inventory?

*No.*

Do your community's ordinances require the mapping of prime soils for agricultural in development proposals?

*No.*

Does your community have any districts that are restricted for agricultural uses only?

*No.*

Does your community have an agriculture commission?

*No.*

Does your community reference the right-to-farm law in its zoning ordinance?

*No.*

### **Other possible questions to ask the audience during the presentation of results:**

How much do you know about CTAP? Would you like to know more?

*Our CTAP representatives and the SNHPC keep us up to date.*

What planning tools would be helpful to your community?

*Impact Fees, Design Review Guidelines.*

What did you think of this survey, and how do you think the town could use this information?

*It has been beneficial in terms of an overall review of the town's ordinances and policies.*