

Town of Candia, NH
CTAP Community Planning Road Map



**Prepared for the I-93
Community Technical Assistance Program**

**Adopted by Candia Planning Board
April 15, 2009**

Introduction

The development of this **Community Planning Road Map** is part of the I-93 Community Technical Assistance Program (CTAP). The CTAP program is a New Hampshire Department of Transportation (NHDOT) **5 year** initiative to assist **26 communities** that will be affected by the rebuilding and expansion of Interstate 93. These 26 communities include: Allenstown, Atkinson, Auburn, Candia, Bow, Candia, Chester, Concord, Danville, Deerfield, Derry, Dunbarton, Fremont, Goffstown, Hampstead, Hooksett, Hudson, Litchfield, Candia, Manchester, Pelham, Raymond, Salem, and Sandown (see following Attachment A, CTAP area map).

The purpose of CTAP is to promote beneficial patterns of growth among all 26 communities to minimize the negative effects of growth on community services, open space, school systems, traffic, environmental quality, and existing residential and commercial development. More information about the CTAP program is available at the NH DOT website at: www.nhctap.com and in the attached CTAP brochure.

CTAP is coordinated by NH DOT, four of the state's regional planning commissions (Central, Nashua, Rockingham and Southern New Hampshire), as well as a number of non-governmental organizations such as the Society for Protection of New Hampshire Forests as directed by a CTAP Steering Committee made up of representatives from each of these groups.

CTAP consists of three main planning stages:

1. **Community Planning Assessment**
A questionnaire designed to help communities determine where they are on the planning curve and where their current planning and zoning will take them in the future.
2. **Visioning and Planning**
The process in which a community pictures the future it wants and plans how to achieve it.
3. **Implementation**
Utilizing the community assessment and existing community plans actions are developed and implemented that move the community forward to its ultimate vision.

Currently, the CTAP program is moving into the Visioning and Planning and Implementation stages via the **CTAP Community Planning Road Map**. The CTAP Community Planning Road Map is designed to engage communities in evaluating how they can achieve their planning goals using the planning products, resources and services available to them through the CTAP program.

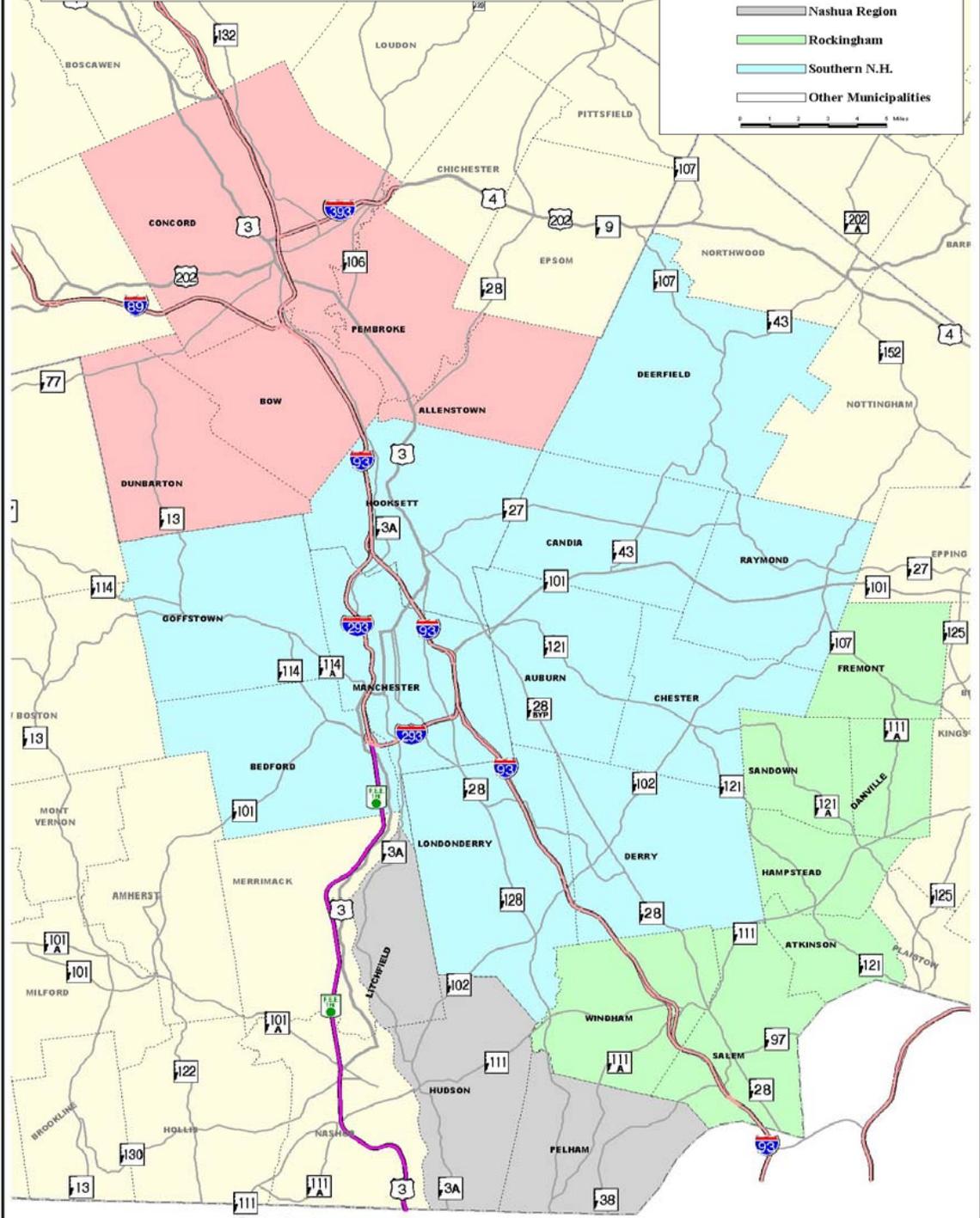
The Community Technical Assistance Program Dealing with Growth

New Hampshire DOT
 Department of Transportation

LEGEND
 Study Municipalities by Regional Planning Commissions

- Central N.H.
- Nashua Region
- Rockingham
- Southern N.H.
- Other Municipalities

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This **CTAP Community Planning Road Map** prepared for the Town of Candia identifies and sets forth recommendations and priority actions to guide the town's current and future participation in the CTAP program.

Because Year One of the CTAP program is nearing completion (Year 1 of the program officially ends as of April 2009), this Community Planning Road Map is designed to guide and help assist the Town of Candia in applying for future CTAP grant funds and utilizing future CTAP resources.

Road Map Planning Process

Development of the CTAP Community Planning Road Map consists of three simple steps:

1. Initial Community Engagement Meeting

This meeting is held in each community to: (1) reintroduce CTAP to community officials; (2) evaluate CTAP products that have been developed for each community to date; and (3) develop a prioritized action plan for the community.

2. Road Map Planning Process

Communities select either the "Plan A" or "Plan B" planning process:

- Plan A: Consists of a pre-meeting review and screening of the Community Planning Assessment; facilitating a public workshop to evaluate recommendations; and developing an action plan.
- Plan B: Consists of an internal review process in which town officials, planning board members, the regional planning commission, CTAP representatives and planning commissioners met to complete a Road Map Plan for the community.

3. Concluding Presentation

The purpose of the concluding presentation is to present the CTAP Community Road Map to the public at an all boards meeting and to describe what it consists of and how it can be implemented.

Candia's CTAP Community Planning Road Map

The Town of Candia's Community Planning Road Map is provided in the following attachment. A summary of the Road Map and how it was developed follows.

TOWN OF CANDIA, NH COMMUNITY PLANNING ROADMAP

Assessment

Completed

- Community Planning Assessment
- Enhanced GIS-based Information
- Open Space Assessment

In Progress

- Community Build-out Analysis and Alternatives

Future

- Economic Assets Profile
- Cost of Community Services Survey

Visioning/Planning

Completed

- Conservation Commission Institute

In Progress

- Local Government Workshops
- Land Use/Transportation Connection

Future

- Open Space Plan

Implementation

Short term (1–3 years)

- Workforce Housing
- Mixed Use Village Plan
- Economic Development Strategy
- School Impact Fees (in progress)

Medium term (3–5 years)

- Stormwater Ordinance
- Energy Audit/Plan
- Road Connectivity Study/Plan
- Intersection Design
- Safe Routes to School
- Brownfields Redevelopment

Longer term (5–10 years)

- Exit 3 Roundabout
- Update Master Plan

Note: Blue highlighted text indicates that these projects are currently being or will be addressed through CTAP program resources

Developing Candia's Community Planning Road Map

In developing Candia's CTAP Community Planning Road Map, town officials selected the "Plan A" road map planning process. The "Plan A" road map process consisted of an internal review and screening of the Community Planning Assessment (see following Executive Summary and Summary of Recommendations as well as the following Impact/Feasibility Grid) to create the Road Map. This Road Map was then presented to the Planning Board and the public as part of a concluding presentation held on April 15, 2009 at which time the Candia Planning Board adopted the Road Map.

The following Raymond Board of Selectmen and Planning Board members, town staff, Candia's CTAP representatives and planning commissioners, and staff of the Southern New Hampshire Planning Commission participated at a facilitated public meeting held at the Candia Town Offices on February 18, 2009:

Mary Girard, Planning Board Chair
Kim Byrd, Planning Board Vice-Chair
Joe Duarte, Board of Selectmen/Planning Board Rep.
Sean James, Planning Board
Amanda Soares, Alternate, Planning Board
Scott Komisarek, Alternate, Planning Board
Judith Lindsey, Planning Board and Open Space Committee Chair
Fred Kelly, Board of Selectmen
Dr. Edward Fowler, Conservation Commission Chair
Dick Snow, Conservation Commission
Deborah Levesque, Heritage Commission
Jack Munn, Southern New Hampshire Planning staff
Mary Brundage, Southern New Hampshire Planning staff

As a result of this meeting, the following important planning goals and projects for the Town of Candia were identified and discussed, including:

- Open Space Plan
- Mixed Use Village Plan
- Cost of Community Services Survey
- Economic Development Strategy
- Workforce Housing
- Intersection Design
- Safe Routes to Schools
- Brownfields Redevelopment
- Stormwater Ordinance
- Energy Audit/Plan
- Road Connectivity Study/Plan
- Exit 3 Roundabout
- Update Master Plan
- School Impact Fees (in progress)

Also recognized at this meeting are the CTAP work products which have been completed for Town of Candia to date, including the Community Planning Assessment; enhanced GIS-based information (land use and aerial photo mapping); Conservation Commission Institute workshops, and a recent open space planning assessment prepared by the Society for the Protection of New Hampshire Forests (SPNHF). In addition, SNHPC staff described the CTAP work products currently in progress, such as a PowerPoint presentation on the connection between land use and transportation.

IMPACT:
How much will it matter?

High
Moderate
Low

	<p>Intersection Design</p> <p>Safe Routes to Schools</p> <p>Brownfields Redevelopment</p>	<p>Open Space Plan</p> <p>Workforce Housing</p> <p>Mixed Use Village Plan</p> <p>Economic Development Strategy</p> <p>Cost of Community Services Study</p>
<p>Exit 3 Roundabout</p>	<p>Stormwater Ordinance</p> <p>Energy Audit/Plan</p> <p>Road Connectivity Study/Plan</p>	
<p>Update Master Plan</p>		

Low Moderate High

FEASIBILITY: How possible is it in our community?



Key Elements of Candia's CTAP Community Planning Road Map

Candia's CTAP Community Planning Road Map is divided into three parts: projects which have been completed; projects in progress; and future projects (Short Term, Medium Term and Longer Term).

In the Short Term (1-3 years), the Southern New Hampshire Planning will provide Candia with a Build Out Study utilizing Community Viz software and will schedule workshops on Affordable Housing and Innovative Land Use.

The Build Out Study is currently funded through the CTAP program and is being conducted for other CTAP communities within the Southern New Hampshire Planning Commission region. The workshops are provided through the Local Government Workshops CTAP program where experts are brought into communities to speak on a variety of planning topics.

Candia's CTAP Community Planning Road Map also recommends several additional Short Term projects, including:

- Open Space Plan
- Mixed Use Village Plan
- Cost of Community Services Survey
- Economic Development Strategy
- School Impact Fees

In the Medium Term (3-5 years), the Road Map recommends that the Town of Candia consider the following:

- Stormwater Ordinance
- Energy Audit/Plan
- Road Connectivity Study/Plan
- Intersection Design
- Safe Routes to Schools
- Brownfields Redevelopment

In the Longer Term (5-10 years), the Road Map suggests that the Town of Candia pursue:

- Exit 3 Roundabout
- Update Master Plan

A summary of current available CTAP programs and resources is provided in the following attachment.

COMMUNITY TECHNICAL ASSISTANCE PROGRAM

CTAP: helping communities in the I-93 corridor to proactively plan for growth



The Community Technical Assistance Program (CTAP) provides resources and tools to help NH communities take a proactive role in achieving the future they desire. CTAP is designed to assist communities with the changes that will arise from the I-93 expansion as well as ongoing growth in the region. By taking a proactive approach to planning, CTAP helps communities to minimize the negative effects of growth on community services, remaining open space, schools, traffic patterns, environmental quality, and existing residential & commercial development.



The CTAP process follows three main stages, each with its own set of programs and resources. The first stage is Assessment, which helps communities to determine where they are and where their current planning and zoning will take them in the future. Once assessments have been made, communities can use this information to begin the second stage, Visioning and Planning. Visioning is the process in which a community pictures the future it wants and plans how to achieve it. The final stage of the CTAP process is Implementation. Implementation takes the assessments and plans that have been developed and turns them into actions that move the community towards its ultimate vision.

ASSESSMENT PROGRAMS

Assessment is the first stage in the CTAP process. It helps communities to determine where they are and where their current planning and zoning will take them in the future.

Community Planning Assessment ~ an expert analysis of your community's current planning status and a roadmap to help you make the best use of CTAP programs. Assessments review a wide range of information including existing zoning and regulations, capital improvement plans, open space plans, and master plans.

Economic Assets Profile ~ an inventory of local assets is key to a solid economic development plan. This program will inventory all assets in your community and incorporate additional data to provide a regional snapshot that will help formulate a long range strategic economic plan.

Community Build-out Analysis and Alternatives ~ using enhanced GIS, this program provides build-out views of your community based on current zoning regulations as well as alternative scenarios under different zoning options. These community analyses will be combined to show how the entire region will be affected by the I-93 expansion and local growth decisions.

Open Space Assessment ~ the Regional Planning Commissions and the Society for the Protection of NH Forests (SPNHF) will work with your community to identify and map land that should remain undeveloped and create ecologically, financially, and legally viable strategies for the protection of these lands.

Enhanced GIS-based Information ~ using the latest land use and conservation GIS data, this program will prepare an updated Natural Services Network for the CTAP region that identifies critical natural services such as water supply, flood control, forestry and agricultural soils, and wildlife habitat. Your community can then use this information to guide both development and conservation practices.



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VISIONING & PLANNING PROGRAMS

Once assessments have been made, communities can use this information to begin Visioning and Planning. Visioning is the process in which a community pictures the future it wants and plans how to achieve it.

Transportation & Land Use Integration Planning ~ this program assists communities in developing a better way to integrate and deliver transportation and land-use planning in and across local and regional master plans.

Open Space & Conservation Planning ~ by identifying open space locations and recommending methods to preserve them, this program will assist your community in improving, enhancing, or creating an open space plan that fits seamlessly into your Master Plan.

High Priority Natural Resource Protection Plan ~ using zoning, regulatory, and voluntary techniques that have worked elsewhere, this program provides the most up-to-date methods to protect high-priority natural resources identified in your Open Space Plan. A public outreach and education component is available to help others see the value of future land use planning.

Agricultural Resources Assistance ~ training and startup technical assistance is available through CTAP for newly formed Local Agricultural Commissions, whose purpose is to promote, protect, and enhance local agriculture and agricultural resources. In addition, a mini-grant program can help your community to create an Agricultural Commission or develop and implement work plans for an established Commission.

Local Government Workshops ~ designed for 3-4 towns to identify and discuss common planning problems and solutions, including those that cross regional boundaries. Workshop topics can be geared to your specific needs.

Conservation Commission Institute ~ a year long series of regional training sessions for those serving on Conservation Commissions. Topics vary based on community needs, but may include land conservation, support for working landscapes, and preservation of local agriculture. A regional environmental protection roundtable will be established to encourage communication, education, and a regional approach to environmental issues.



IMPLEMENTATION PROGRAMS

The final stage of the CTAP process is Implementation. Implementation takes the assessments and plans that have been developed and turns them into actions that move the community towards its ultimate vision.

Innovative Training for Local Government Officials ~ this program provides your local government officials with customized training on topics that address the interests and needs of your community. Innovative delivery methods will be utilized, including discussion boards, post-training support, customized 1-on-1 training, and peer-to-peer training.

Discretionary/Targeted Local Funding ~ your community has access to upwards of \$10,000 for activities that are consistent with CTAP goals but not already covered by CTAP funding. Your local Regional Planning Commission will counsel you on how the funds may be spent.

Local CTAP Collaborative Grants ~ funding is available for two or more local governments to pursue a collaborative project that addresses an immediate concern to their communities and helps to achieve the broad goals of CTAP.

Grant Writing Assistance ~ a Grant Resources Guide, grant workshops, and grant consultation are available to help you prepare proposals for non-CTAP grants that support goals & objectives identified in the CTAP strategic planning process.

Affordable Housing Initiatives ~ the Inclusionary Zoning Implementation Program (IZIP) was created by the NH Housing Finance Authority to provide communities with direct technical assistance grants to address shortages in workforce housing by developing and adopting inclusionary zoning ordinances. CTAP funds will be used to leverage IZIP technical assistance for CTAP communities on a competitive basis.



Candia CTAP Community Assessment Recommendations

Theme A: Community Infrastructure and Regional Cooperation

- Develop separate Master Plans for different areas in town. Example: village master plan, areas of commercial growth to designate standards for architecture style, lot size, parking, and traffic control.
- Provide tax exemptions for alternative energy installations.

Theme B: Environmental Protection, Land Use, and Open Space

- Develop plans, regulations, and ordinances needed to maintain natural areas and water resources.
- Preventative plans for storm water management, aquifer protection, and well head protection need to be created.
- Natural resources for Candia should also get protection plans
- Conduct Natural Resources Inventory to keep track of what the town currently has so that it can be preserved and monitored as development occurs.
- Conduct Wildlife habitat inventory to find out what species exist in Candia and to discover if there are any endangered habitats or animals within the town.
- Encourage Low Impact Development (LID) with new developments.
- Require developers who build in Candia to connect open space to existing greenways.

Theme C: Downtown/Village Centers and Community Vitality

- Create village master plan to help create a convenient commercial area that provides amenities to residents while preventing sprawl or depleting town character.
- Require that 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
- Develop an infill development strategy that accommodates new growth while still preventing sprawl. This could be incorporated into a village master plan to aid in locating new development
- Develop an ordinance that protects larger trees from being cut down due to the path of a new road.

Theme D: Local Economy

- Develop a definition for agricultural land.
- Develop a large minimum lot size for land that is termed agriculture and forestry.
- Conduct an inventory to determine what the town currently has for land, within this inventory prime farming soils should also be mapped and included for each site.
- Develop an Agricultural Commission.
- Create 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.

Overall Findings:

- Prepare for water resource protection, housing diversity, and maintaining as well as promoting the local economy.
- Develop committees to advocate for source water protection as well as wildlife habitat protection.

- Create more housing diversity, including but not limited to workforce housing and defining affordable housing.

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 I-93 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 on 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.

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 include guidelines for deterring development of any regional impacts in its site plan review process.**
- **The Town of Candia has also not planned for future utilities and needs for the town's population.**
- **The town does not have a 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 this type of housing.**
- **The town does not have regulations in place regarding traffic oriented issues like traffic calming.**
- **The Town of Candia is lacking a Natural Resources Inventory, an Economic Development Plan, and an Agricultural Inventory.**
- **Candia does not have a ground water protection ordinance in place.**
- **There are no design review guidelines in place 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 need to 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, a workforce and affordable housing ordinance needs to be included with the town's ordinances.**
- **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.**
- **The Town of Candia would benefit from water source protection plans including an Aquifer Protection Ordinance, Wellhead Protection Program, and shoreland and riparian buffers, to protect surface waters from the affects of development.**
- **The Town of Candia should consider a village Master Plan so that it may incorporate commercial growth without losing town character.**
- **Tax incentives should be developed to encourage businesses to locate 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.

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 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 has not developed specific area plans for villages, town centers, and other 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.

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 approximately 19 Brownfield sites that may exist in Candia, but there are no plans for their redevelopment.**
- **There is no written gravel excavating operations regulations in place for the town.**
- **Prime wetlands have not been inventoried in Candia and there are no 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 shoreland or riparian buffer regulations.**

- **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.**

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 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.

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 town policy that requires public buildings to be located near the center of Candia.**
- **There are no infill development policies to prevent sprawl.**
- **No design guidelines exist to regulate commercial and residential development.**
- **There are no landscaping requirements in Candia’s town zoning ordinances nor does the town 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 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 an economic development plan for the community.**
- **There is no Main Street Program 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.**
- **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 through minimum lot sizing.**
- **Candia does not have a Agricultural Inventory within the town.**
- **There is no ordinance that requires that development proposals include a map 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 be a down developed 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 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.