

**CANDIA PLANNING BOARD
MEETING MINUTES OF SEPTEMBER 16th, 2026
UNAPPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Mark Chalbeck, Vice-Chairman; Brien Brock, BOS Representative; David Labbe; Linda Carroll; Judi Lindsey

PB Members Absent: Kevin Coughlin, excused; John Adams, alt.

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

Old Business:

- **Case #26-001 (Final Plat Application – MAJOR Subdivision):**
Applicant/Owner: DAR Builders, LLC 722 East Industrial Park Drive Unit 17, Manchester, NH 03109; **Property Location:** Crowley Road Candia, NH 03034; Map 414 Lot 152 & 152-10; **Intent:** *Lot 152 will be a single family residential lot with the remainder to be deeded to the Town of Chester for access, and right of way purposes for the proposed Shannon Drive.*

This is a final application following a preliminary application where the board provided advice and comments. The process will begin again with the applicant's presentation, followed by board discussion, determination of application completeness, and then opening for public comment.

Doug MacGuire of the DuBay Group presents the application on behalf of the applicant. The project is a 187-acre lot, mostly in Chester, proposing a 29-lot open space subdivision with access onto Crowley Road in Candia. All but one lot are in Chester. Chester has granted conditional approval, contingent on Candia's approval due to the access road. The proposed design, road layout, and access points are unchanged from the preliminary review application. The applicant has addressed previous comments from town engineer Steve Keach, including an updated traffic study. The traffic study concludes that Crowley Road can handle the additional traffic volume from a quantitative standpoint. However, a qualitative assessment of the road's physical condition was still pending. To address this, the applicant, in conjunction with Continental Paving conducted a qualitative assessment of Crowley Road's pavement condition from the Lane Road to Chester Road intersections; the total length being approximately 8,500 linear feet. The assessment identified various conditions requiring different levels of improvement, including full reclamation and paving for a significant portion. Only a 1,300 linear foot section, recently replaced by the Town, would not require improvement. Continental Paving provided a budgetary estimate of just under half a million dollars for these improvements.

Presenting the applicant’s proportional share determination, Mr. MacGuire then discusses the legal basis for requiring a developer to contribute to off-site improvements, citing the New Hampshire

Supreme Court case *Land/Vest Properties, Inc. v. The Town of Plainfield* and RSA 674:21. These legal precedents allow municipalities to require developers to bear a proportional share of off-site improvement costs that are rationally related to the needs created by and benefits conferred upon the subdivision. He presents two methods for determining this proportional share: First, a parcel-based assessment, evaluating existing and potential future development on Crowley Road. With 33 existing developed parcels, 4 vacant parcels, and potential for 3 additional subdivisions, the proposed 29 new lots represent 46.8% of the total potential rooftops. Second, a traffic volume assessment: Using data from the traffic study, the project is projected to add a significant number of trips. When considering the distribution of these trips (34% to Lane Road, 63% to Chester Road), the project's contribution to traffic on Crowley Road is estimated at 51.8%. Averaging these two figures results in a proportional share of approximately 49.3%, leading to the applicant's proposed contribution of \$246,450. Mr. MacGuire acknowledges that this is a starting point for discussion and that the proposal has not yet been reviewed by the Town Engineer or Road Agent. He states they are open to coordination with town officials concerning the specific process and timing of the improvements.

M. Chalbeck asks if the remaining land would be placed into a conservation easement, to which the applicant responded no, stating it could be developed in the future, incurring additional proportional shares. D. Labbe raises concerns about the longevity of the proposed road repairs, stating they appear to be less than what is actually needed. Mr. MacGuire explains that the assessment by Continental Paving indicates a good base in most areas, making a mill and overlay a viable option, but acknowledges that specific areas, like those near wetlands and culverts, might require different approaches and that Road Agent Jeff Wuebbolt's input would be valuable. J. Lindsey raises a question about whether the road could be safely widened, referencing previous discussions about insufficient right-of-way for a town-spec road. Mr. MacGuire clarifies that they are evaluating the existing road's capacity for additional traffic, not necessarily bringing it up to new construction standards, and that the traffic study determined the road does not need to be widened to accommodate the traffic. He states the Town's standards are for new roads, not existing.

T. D'Arcy reads into the record the letters from the Candia Police Department, Fire Department, Road Agent, and Conservation Commission (attached). These are the same letters that were read during the preliminary hearing, but he notes the desire to have them on record for the final application hearings as well. Doug MacGuire states for the record that he met with the Candia Conservation Commission after receiving their letter and there was no further comment from them after their meeting. T. D'Arcy also reads two letters from abutters that the Board received for the preliminary application. Both letters express concerns about the strain on Crowley Road, its narrowness, poor sightlines, and the potential for increased congestion and hazards due to construction and long-term use. Sara Dunleavy highlights in her letter that Crowley Road is not wide enough for two vehicles to pass comfortably and that traffic studies may not reflect the reality of the road conditions, especially during winter with snowbanks. John Vailas' letter provided

pictures of snowbanks on Crowley Road in January 2026, illustrating the difficulty of navigating the road with large vehicles. In his letter, he raised a question about putting the matter to a town-wide vote, which was confirmed to be not permissible.

T. D'Arcy **opens public comment** at 7:15pm.

Jason Gustin, 161 Crowley Road, raises concerns that the current road conditions on Crowley Road are not even close to meeting new road standards and questions whether the traffic study accounts for physical constraints like snowbanks narrowing the road to a point where only one car can pass at a time and poor sightlines at intersections such as Chester Road and Crowley Road, where a telephone pole already obstructs visibility. The proposed road improvements are limited to pavement and do not include widening or right-of-way adjustments. He states the proposal falls under premature or scattered subdivisions and, therefore, should not be approved due to the inadequacy of Crowley Road as it stands.

Saul Levesque, 29 Crowley Road, expresses concerns about water availability, citing his own experience drilling a thousand-foot well that required fracking and yielded only 1-1.5 gallons per minute, and noted similar issues with a neighbor's well. He also highlights the recurring drought conditions in Rockingham County since 2020, emphasizing the strain on water resources with increased development. He states that every year since 2020, except maybe one, his house has run out of water.

T. D'Arcy interjects, stating the Board needs to address a procedural matter (accepting the application as complete) before continuing public comment. He reminds the audience that accepting the application as complete does not mean they are approving or denying the application; it is a necessary step for legal compliance.

L. Carroll: **Motion** to accept the application as complete. J. Lindsey: **Second**. All in favor. **Motion passed**.

D. Labbe asks if the Board has purview over water concerns, to which T. D'Arcy states they will have to consult counsel. Doug MacGuire states the applicant had a hydrogeological study done at the request of Chester and the study showed that within one mile of the proposed subdivision, the average yield is 10 gallons per minute. This suggests that it is not a problematic area for well water, though he acknowledges a small percentage of low-yielding wells.

Steph Landeau, 662 Candia Road in Chester, questions the source of the hydrogeologist's data, stating that residents within the one-mile radius did not have their wells tested. He also expresses concern about the distance from the development to the Chester Police & Fire Stations (around 7 miles), and Transfer Station (around 12 miles). He theorizes a large portion of the houses will opt for trash pickup, which poses an issue because Chester school buses and garbage trucks will be traveling on Crowley Road at the same time.

David Ondzes, 215 Crowley Road, states that high school students in Candia must walk to the end of Crowley Road to their bus stop; his son currently walks one mile. During the winter months, the mornings will be even more dangerous to walk down the road in the dark with the combined factors of snowbanks, plow trucks, buses, garbage trucks, and the regular traffic.

Ryan Balukas, 151 Crowley Road, says he moved to Crowley Road specifically because it is a scenic road and is concerned that repaving and increased traffic would turn it into a racetrack, compromising its appeal and safety.

Katherine Balukas, 151 Crowley Road, expresses that, as a taxpayer and voter, she is disinterested in road improvements funded by taxpayers, and states the money would be better allocated to other town needs, such as the schools. She reiterates the concerns about winter road safety with snowbanks, stating they already drive into snowbanks to avoid plow trucks as it is. She also questions how the proportional share of improvements was calculated, considering the planned expansion of the development in the future.

Greg Carter, 25 Mayhew Drive, asks if there is no option to access the development through Chester. T. D'Arcy confirms the only road frontage is on Crowley Road. There is an abandoned road (discontinued for about 200 years) leading to the back of the property, but it does not qualify as an access route. Mr. Carter then states that because the Town already has plans to update Crowley Road in the future, the applicant's offer to fund a portion of the improvements is moot.

Jim George, 858 North Road, expresses concern about the future generations in Candia paying taxes to maintain a road for a development that is in another town. He asks if the Town has considered the future and the lack of benefits this development gives Candia.

Stacy Tremblay, 160 Crowley Road, states that this development will ruin the quality of life for the residents on the quiet, scenic road, and Chester will be receiving all the tax money. She notes a lack of community benefit and expresses concern about the road's capacity as an 18-rod road that cannot be expanded to an arterial road of 24 rods. She also mentions the disruption to the wildlife in the area.

James Kirk, 297 Crowley Road, states he and his family moved to Candia from Massachusetts in January of last year specifically for the serenity and tranquility of Crowley Road. He implores the Board to deny this application because the development will disturb the peace and privacy of the neighborhood.

Michael Yergeau, 12 Laliberte Lane, inquires about nitrate studies for the subdivision, given the prevalence of wetlands on the property, and questioned if the development violated scenic road regulations. The Board clarifies that Candia cannot re-adjudicate Chester's conditional approval and Candia does not have purview over that section of the development because it is in Chester. They also state that the scenic road designation primarily protects trees and stone walls and does

not restrict development or dictate road width.

T. D’Arcy **closes public comment** at 7:45pm

The Board reviews outstanding issues from the Town Engineer’s latest review letter, specifically regarding requested changes to the intersection of Crowley Road and Shannon Road. Doug MacGuire states that while he has reviewed the letter, he has not finalized revisions to the offsite plans to address these engineering items due to pending discussions about the proportional share determination and potential improvements. He assures the Board that these items will be addressed prior to finalization.

Multiple board members state they do not agree with the traffic study and feel the numbers presented by Continental Paving are insufficient for the work that is truly needed; the numbers are more reflective of a “band-aid job”. As such, they feel it appropriate to have the Road Agent and Town Engineer review and respond to the proportional share determination.

M. Chalbeck: **Motion** to authorize Jeff Wuebbolt and Steve Keach to review and respond to the proportional share determination. J. Lindsey: **Second**. All in favor. **Motion passed**.

The Board reiterates their disagreement with the traffic study, finding it inadequate and believing the impact will be far greater than reported. Doug MacGuire questions the basis for their disagreement and asks if they have further requests from their own engineer, emphasizing the need to rely on professional reviews. B. Brock clarifies that while they can take input, they are not obligated to agree with it. T. D’Arcy then elaborates on his personal engineering perspective, stating that the traffic engineer lost credibility when claiming a 278% increase in traffic would not be noticeable. Mr. MacGuire seeks clarification on whether the Town Engineer concurred with the study, and T. D’Arcy confirms Mr. Keach found the methodology acceptable but disagreed with the qualitative assessments of road capacity and traffic increase.

To ensure the Road Agent and Town Engineer have enough time to review and respond to the proportional share determination, Mr. MacGuire requests a continuance. **The hearing is continued to Wednesday, October 7th at 6:30pm at the Town Offices.**

- **Case #26-005 (Earth Excavation Permit):**

Applicant/Owner: Granite Hill Materials & Recycling, LLC and Believe Freetown, LLC
321 Route 27, Raymond, NH 03077; **Property Location:** N.H. Route 27; Map 407 Lots
66 & 71; **Intent:** *Excavation for reclamation purposes.*

The applicant has requested an additional continuance and is slated to be on the agenda for the October 7th, 2026, Planning Board meeting at the Town Offices.

New Business:

- **Informational:**

Applicant/Owner: Frank Reynolds 296 High Street Candia, NH 03034; **Property Location:** 296 High Street Candia, NH 03034; Map 405 Lot 16; **Intent:** *Seeking input and advice concerning subdivision, road frontage, septic, etc.*

Frank Reynolds explains his and his wife's desire to create a multi-generational plan for their property, allowing their family to remain connected to the land. The plan involves dividing the approximately 21 acre-property into two lots: one for their daughter and her husband, which would include the existing house and approximately four acres, and another for themselves to build a new house. Later, the new house would be purchased by their other daughter and her husband. They are seeking input, suggestions, and clarity on what is possible and what limitations exist before proceeding with a professional survey. Mr. Reynolds presents a map created for the Federal Aviation Administration (FAA) in 1985, when the tower was built behind their house. T. D'Arcy acknowledges the property's odd shape and notes that each lot would require 200 feet of frontage. Mr. Reynolds confirms they have approximately 588 feet of road frontage on High Street. Their primary concern is the location of the existing house and septic system, as the property line for the new lot could potentially run through the existing leach field. The Board confirms that if the property line can be established to provide 200 feet of frontage for the new lot and maintain a 25-foot side setback from the house, it should be feasible, and Mr. Reynolds would just need an easement for the leach field. It is recommended that the Reynolds' consult a lawyer to review easements and rights, especially concerning the FAA's right of way through their property to the tower.

Other Business:

- Town Planning
- Approval of Minutes 9.2.26

J. Lindsey: **Motion** to accept the minutes from September 2nd as presented. M. Chalbeck: **Second.** All in favor. **Motion passed.**

- Any other matter to come before the Board

T. D'Arcy states a member of the Selectboard recently brought to attention that the Zoning Ordinance currently allows data centers by right in the Commercial, Industrial, and Mixed-Use Zones, as well as by special exception in the Residential Zone. Board members agree this should be reviewed, and an amendment to remove this from the Zoning Ordinance should be proposed for Town Meeting.

B. Brock provides an update on the Farms of Candia development, sharing that Mr. Logan met with the Board of Selectmen about subdividing a 3-acre building lot on Baker Road to sell separately from the development. He was informed that the BOS do not have the authority to create a lot on a Class VI Road and he would need to go to the Zoning Board of Adjustment with his request.

J. Lindsey makes an official announcement of her campaign to be one of the New Hampshire State Representatives for District Rockingham 2. Her 25 years on the Planning Board and Conservation Commission, 23 years as a teacher, and love for her town and community have solidified her desire to be a voice for the people in the State House. She encourages everyone to check out her campaign website and provide feedback.

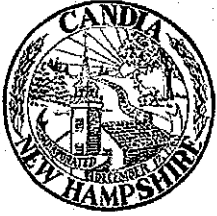
J. Lindsey: **Motion** to adjourn. L. Carroll: **Second**. All in favor. **Motion passed**. The meeting adjourned at approximately 8:30pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file



Candia Police Department

74 High St. Candia, NH 03034
Business hours- 603-483-2318
After hours- 603-483-2317



Chad P. Shevlin
Chief of Police

MEMORANDUM

TO: Planning Department
FROM: Chief Chad Shevlin
DATE: 01/26/2026
RE: Tanglewood Project
CC:

Dear Candia Planning Department,

I am writing on behalf of the Candia Police Department regarding the proposed Tanglewood Project located on Crowley Road. The purpose of this letter is to provide public safety input and highlight operational concerns related to police and emergency response.

One significant concern is that the sole access road serving the residential portion of the project is located within the Town of Candia, while the proposed buildings and the development itself are situated within the Town of Chester. Although there is currently a mutual aid agreement in place between Candia and Chester, this split jurisdiction raises important questions regarding emergency response responsibility. Any delays or confusion resulting from differing municipal oversight could adversely affect public safety, particularly for emergency services responding to incidents within the development.

Because the Town of Candia maintains the access roadway, our department may experience increased traffic volume, calls for service, and emergency response activity associated with a development that is physically located within another municipality. This situation raises several important concerns, including the extent and limits of mutual aid expectations, obligations related to roadway and winter maintenance, and potential liability should an incident occur along the access route. These issues warrant careful consideration to ensure that service demands, operational responsibilities, and legal exposures are clearly defined and appropriately addressed prior to project approval.

From a law enforcement and emergency services perspective, it is important that clear agreements be established prior to project approval addressing:

- Primary and secondary police responsibility.
- Traffic enforcement and crash investigation jurisdiction.

- Any Road Agent concerns need to be addressed.
- Clear readable boundary markers/town line signage.
- Communication and coordination between Candia and Chester responders.

Additionally, increased traffic associated with the development will impact Crowley Road. Careful attention should be given to speed management, pedestrian safety.

The Candia Police Department supports responsible development and appreciates the opportunity to provide input early in the planning process. We respectfully request that these jurisdictional and public safety concerns be addressed and resolved prior to project approval.

Please feel free to contact me if you would like to discuss any of these matters in greater detail.

Respectfully,

A handwritten signature in black ink, appearing to read 'M. Shevlin', written in a cursive style.

Chief Shevlin



Candia Volunteer Fire Department

11 Deerfield Road
Candia, New Hampshire 03034
(603) 483-2202 (603) 483-2311 (fax)
www.CandiaVFD.org



December 22, 2025

Tim D'Arcy, Chairperson
Candia Planning Board
74 High Street
Candia, NH 03034

Re: Tanglewood

MAJOR Subdivision- Crowley Road (Map 414 Lot 152 & 152-10)

Intent: Lot 152 will be a single-family residential lot with the remainder to be deeded to the Town of Chester for access and right-of-way purposes for the proposed subdivision.

Dear Mr. D'Arcy,

I have reviewed the plans referencing the Major Subdivision application for Crowley Road in Candia, NH.

Based on my review, the Fire Department has no problems with this plan.

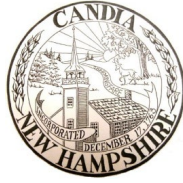
If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Dean M. Young".

Dean Young, Chief
Candia Volunteer Fire Department

cc: file



Town of Candia

Town Road Agent

Jeffrey Wuebbolt

Candia, New Hampshire 03034

(603) 483-8588

From: Candia Town Road Agent

To: Tim D'Arcy, Chairman of the planning Committee

Subj: Tanglewood development

After reviewing the plans submitted there are a few points that I would like to bring to the board's attention. They are as follows:

1. Road assessment: Currently Crowley Road serves as a low-volume paved road. The right of way is 33' and there is a maximum of 20'+/- of pavement at any point in the road. The road serves the current traffic adequately and due to a narrow right of way and being classified as a scenic road it would be very difficult to widen if needed. It is important to note that a road project was completed in October of 2025 which included base and pavement improvements on a portion of this road. These improvements are set to continue over the next few years and will focus on creating a more stable road base and better drainage infrastructure. It does not include widening of the road or right of way.
2. There needs to be an updated traffic study conducted by the applicant so that the town can give a proper assessment of what is needed to ensure road safety and stability.
3. It is important to note that this project as submitted would effectively double the number of houses on Crowley Road, with only one being taxed in Candia and that any increase in traffic on Crowley Road would result in a higher burden to the town for maintenance and any needed rehabilitation.
4. Based on prior development on Crowley Road, there was an offsite improvement fee set for each house lot. Previously, the fee was assessed to be \$11,261.91 per lot. This fee was based upon the number of vehicle trips each lot creates per day. Based on this fee and the submitted set of plans, the offsite improvement fee would total \$304,071.57. It is important to note that this fee does not include any costs of bringing the road up to town standards for widening and creating clear space based on a traffic study.
5. Based on the amount of construction traffic that will be associated with a development of this size, I advise there be a bond put on Crowley Road for any damage associated with construction of the project.

I reserve the right to make any changes to this letter based on updated plans or new information that is brought to my attention.

Jeff Wuebbolt
Road Agent

January 15, 2026

Dear Planning Board,

The Candia Conservation Commission would like to submit a few comments on the proposed Tanglewood development on Crowley Road.

These are the **CONSERVATION VALUES** the property located directly across the road from this proposed development includes:

- Wildlife habitat identified as conservation priorities in the ***NH Wildlife Action Plan*** (2025), ***NH's Coastal Plan***, and the ***Bear-Paw Conservation Plan***
- Over 3,000 feet of frontage on the Fordway Brook; serving as a “buffer” to the brook – providing riparian habitat as well as protecting water quality (a “Tier I” watershed, one of the highest quality in the state)
- • Wetlands and other riparian habitat • Habitat for species of concern, including native Brook Trout, Spotted Salamander, and Blanding's Turtle, all having been documented on or near the property
- • Productive forestland
 - 2,100 feet of undeveloped frontage on Crowley Road
 - Outdoor educational and recreational use by the public

Development in this area will have a negative impact on these important environmental values - including safeguarding our water and biodiversity.

Respectfully,

Judi Lindsey

Chair of the CCC