

**CANDIA PLANNING BOARD
MEETING MINUTES OF February 21st, 2024
APPROVED MINUTES**

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Representative; Judi Lindsey; Kevin Coughlin

PB Members Absent:

Tim D'Arcy (excused)

Scott Komisarek (excused)

Mike Guay, Alt. (excused)

Linda Carroll, Alt. (excused)

Mark Chalbeck, V-Chair

M. Santa, Alt.

* R. Cartier, Chair; called the PB meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance

New Business:

Old Business:

- **Villages at Candia Crossing** – Review of updated Housing Association Documentation.

R. Cartier: There was a little bit of a mix up on that. There were two documents that were submitted by the board to us. One of them was the declaration for the association and the other one was Appendix C which was actually part of the declaration, but it was submitted as a separate document. The first one was looked at by a lawyer, went over everything, had just basically one comment. There were a couple of minor changes. But the second one didn't get reviewed. We sat down with the president and vice president of the board and tried to get everything all straightened out. We finally got everything straightened out and figured out. I reviewed the bylaws and there was nothing in there that looked really applicable to what the planning board needed to be concerned with. I had Amy talk to Mike Courtney and send him an email and Mike had pretty much the same opinion, that the bylaws did not contain anything applicable to planning board issues that we have to worry about. So, he didn't feel that he had to go through it all. So, basically what we need to do is just to have a vote to approve the declaration and the bylaws of the Village at Candia Crossing Condominiums, and we can sign off on that and they will be all set with the documentation that they need for their lawyer and can move forward

J. Lindsey: I make a **motion** that we approve the amended and restated declaration and bylaws of the Villages of Candia Crossing. K. Coughlin: **Second**. All were in favor. **Motion passed**.

- Nate Miller – SNHPC – CIP

R. Cartier: Nate will be here at our meeting on March 20th.

- Southern NH Planning Commission - InvestNH HOP Updates – Steering Committee

R. Cartier: I believe that Cam is going to be back from paternity leave next week. There was some concern about paying the \$64.00 for the insert in the Town Report. There was some question whether and how we could get the money out of the HOP Grant. Amy and I met with Kim, our Accounting Specialist, and she was able to figure out how it is supposed to work. The concern was, if we take it out of our budget, then it doesn't get put back in our budget, when we get reimbursed, which created a very big concern on my part. Because if we get a bill for \$10,000 from Southern NH Planning and we take it out of our budget, we don't have \$10,000 in our budget for anything else. So, what happens is off budget accounting that is used for grants. You have the account and you basically put that in there and say \$64 is going to come out of here, so the budget shows a - \$64 until you submit the reimbursement, and it goes back into there and negates everything and balances out to zero. Kim was a great help with that. So we are all set for any grants that we have.

Other Business:

Foster Farms – Appeal Update:

R. Cartier: The applicant has filed a motion to reconsider with the HAB. That was done last week. You all got a copy of the motion to reconsider. Our attorney said that we really did not need to submit an objection, but he said it would be in our best interest if we did. That had to be done within five days, so that's why it was never discussed on the Board because it was a matter of timing, to get that out. I didn't want to call a special meeting. That's back on our list. We will see if that gets rescheduled. We will see what the Housing Appeals Boards says on that.

- Approval of Minutes: 2.7.24

K. Coughlin: Motion to approve the minutes as amended. **Second:** J. Lindsey. All were in favor. **Motion passed.**

- Town Planning
- Any other matter to come before the Board.

Motion to Adjourn: J. Lindsey. **Second:** K. Coughlin. All were in favor. **Motion passed.**

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file