

**CANDIA PLANNING BOARD**  
**MINUTES of July 7, 2010**  
**APPROVED**

**Present:** Mary Girard, Chair; Sean James, Vice-Chair; Judi Lindsey; Albert Hall III; Kim Byrd; A. Soares, Board of Selectmen Alt; Carleton Robie, Board of Selectmen; Dennis Lewis, Road Agent

**Absent:** Ginny Clifford; Joe Duarte, Board of Selectman representative; Scott Komisarek, Alt:

Chair Girard called the meeting to order at 7pm, immediately followed by the Pledge of Allegiance.

**Minutes June 2, 2010**

J. Lindsey Byrd **motioned** to accept the minutes of June 2, 2010 as presented. K. Byrd **seconded. All were in favor.** A. Hall abstained.

**7:15 pm – Lot Line Adjustment Application:** Jim Franklin, 173 Deerfield Road, Candia, NH 03034; Property Owners: Map 406 Lot 46-1 Jeffrey Marion, 235 South Road, Candia, NH 03034; Map 406 Lot 43, Rene & Fayne Leclerc 157 Healey Road; Map 406 Lot 44, Alvin Kam Howe Rev Trust 109 Healey Road, Candia, NH 03034; Map 406 Lot 45 Clement & Tanya Marion 85 Healey Road, Candia NH 03034, Property Location: 85, 109, 157 Healey Road, Candia NH 03034, Map 406 Lots 46-1, 45, 44, 43; Intent: To convey land from Map 406 Lot 46-1 to lots Map 406 – 43, 44, 45 through Lot Line Adjustments on rear of properties.

All four land owners for the proposed lot line adjustment were present, Mr. & Mrs. Rene Leclerc 157 Healey Road, Mr. & Mrs. Alvin Howe 109 Healey Road, Mr. & Mrs. Clement & Tanya Marian 75 Healey Road, Mrs. Deborah Marian 235 South Road and Jim Franklin, Land Surveyor.

Chair Girard said the applicant is asking for a waiver from Section 3.02 g. that limits the amount of land transfer to less than 3 acres in a lot line adjustment. She said the Board has to accept the waiver before the application can be accepted as complete. Chair Girard said the land being conveyed is land in the back portion of the 3 neighbors and is more than the minimum lot size of 3 acres. There was discussion that this land has no frontage and would not be creating new lots. M. Girard **motioned** to accept the waiver from Section 3.02g that limits the amount of land to be transferred. A. Soares **seconded. All were in favor.**

M. Girard **motioned** to accept the application as complete. S. James **seconded. All were in favor.**

J. Franklin said the land owner would like to convey a portion of Map 406 Lot 46-1 to the rear of each Map 406 lots: 43, 44, 45 as shown in the drawings. The existing area is shown with the pieces to be transferred. J. Franklin said he used existing stonewalls for uniformity and did not set the new corners. Chair Girard asked J. Franklin if the abutters receiving the land understood this land conveyed is not an additional lot but will be added to their existing lots. If the land owners wanted to subdivide they would have to come forward and conform to existing regulations.

A. Soares **motioned** to approve the Lot Line Adjustment for Map 406 Lots: 46-1, 43, 44, and 45 on Healey Road. A. Hall **seconded. All were in favor.** J. Franklin asked if he could drill holes in place of granite markers for corner markers since the boundaries corners fall on stone walls. The Board did not have an issue with this. J. Franklin to bring in the Mylars to be signed.

**7:30 pm – Minor Site Plan Application: Dana Salb, Synaptic Engineering 16 Deer Run Road, Candia NH 03034; Property Owner: Ralph Frisella 16 Deer Run Road, Candia NH; Map 408 Lot 30.2; Property Location: 16 Deer Run Road; Intent: to construct a free standing 24' x 35' carport/shed on existing parking lot behind building.** Dana Salb was present. Abutters were notified none were present.

Chair Girard asked the review committee if the application was complete. S. James said it was complete. S. James **motioned** to accept the application as complete. A. Soares **Seconded. All were in favor.**

Chair Girard explained the applicant was denied a building permit by the Building Inspector saying he required a minor site plan because the building was 840 sq ft. Chair Girard said the applicant did not believe he needed a site plan to build it. D. Salb said when he originally talked with the Building Inspector he was told he just needed to show that the carport met setbacks and didn't say anything about a minor site plan. D. Salb said in order to get the plans for the carport for the building permit, he had to place the order for the carport and take delivery.

The Fire Chief and Police Chief saw no issue with the building. D. Salb explained they are putting the building behind 16 Deer Run Road on the pavement. K. Byrd asked if the carport was already in place and the applicant explained it was. Chair Girard said they needed to have a plan with a signature block. She said a Minor Site Plan does not need to be drawn by an engineer. S. James said the applicant used the original building site plan to show the location of the carport on the pavement. Chair Girard asked if the Board would be willing to accept the submitted plan for signatures. She said Minor Site Plans are not recorded. J. Lindsey suggested an area on the plan where signatures could go. K. Byrd asked what the building was for and the applicant said it is to house a piece of equipment for testing cars and is fully enclosed. The applicant showed pictures of the carport and explained a dumpster was removed and the area was cleaned up to put the carport in place. Chair Girard asked the Board if anyone had any questions or concerns.

S. James **motioned** to accept the Minor Site Plan at 16 Deer Run Road with no conditions. A. Soares **seconded. All were in favor.** K. Byrd abstained. The submitted plan was signed by the Planning Board and a Notice of Decision will be mailed to the applicant.

### **Other Business**

#### **459 High Street Major Site Plan Extension**

Michael Johnson, Site Acquisition Specialist at Tower Resource Management and Carleton Robie were present. M. Johnson said they are here tonight requesting a one year extension to the Notice of Decision that is expiring August 5, 2010. He explained they are asking for 12 month extension to give them time to acquire a tenant. They do not want to start building the tower unless they have a tenant. They are working with T-Mobile in Mass right now and should be expanding to NH. Chair Girard asked the Board if they had any questions or concerns on granting the extension. S. James and A. Hall didn't see any problems. K. Byrd asked to see the original conditions continue.

M. Girard **motioned** to grant a 12 month extension from August 1, 2010 to August 1, 2011 with all original conditions to be met. A. Hall **seconded. All were in favor.** K. Byrd abstained.

#### **SNHPC Buildout Study presentation**

J. Munn and Amy Kusiak GIS Senior Analyst were present from SNHPC. They presented a slide presentation on the CTAP Candia Buildout Studies they have been working on. This study is included in the CTAP grant for all 26 communities in the I93 corridor. It is a study of different growth scenarios. The project has three buildout maps. It is not based on parcels because not all the towns in the CTAP region had parcel data in digital form for SNHPC to use. The Buildout Study is an analysis of what could happen in a town when all available land

residential and commercial is built to capacity. It is not a prediction of what will happen but a planning tool of what could happen under current land use regulations. By applying different scenarios planners can see what different land use regulations might impact the growth of the town. A. Kusaik passed out a handout that included a buildout comparison with the base scenario and standard alternative scenario.

The first buildout map is uniform throughout all 26 communities in the I93 corridor. The standards for this map are constraints on wetlands, 100-year floodplain and conservation lands. The reason this map is standardized is that eventually SNHPC will put together a regional buildout.

The second map is the Standard Alternate Scenario which like the first buildout map is done uniformly over the 26 towns and will include the constraints from the first map and additional constraints of the Natural Services Network. This is a GIS layer that includes flood storage lands, water storage lands wildlife habitat, productive soils in the Natural Services Network Study developed by the Jordan Institute.

The third buildout is the community scenario, where the Town of Candia will have input into additional constraints and ideas. There are approximately 40 indicators in the completed study that are calculated for each build out in six categories including demographics and employment, transportation, water and energy use, land use characteristics, and municipal demands. A. Kusiak suggested using ideas for the Village District in the third Buildout.

A. Kusiak talked about the products of Buildouts. The products are indicators that are calculated values that represent the impacts or outcomes of scenarios by comparing indicators of the different buildouts scenarios. They provide assessment and development patterns. She showed charts with the different results and maps that included residential dwellings versus commercial areas, impervious surfaces and open space, total energy use by residential and commercial use, vehicle trips per day and walk ability of dwelling units located within ½ mile of the village center. The final report will put all the maps and indicators together.

S. James confirmed that the results are not realistic because they are not parcel based. A. Kusaik said they are not realistic from the parcel based standpoint but are realistic because lots can be merged and subdivided. She said this is a test out of what could happen and trends that could possibly happen. K. Byrd asked about possibly of looking into public water and sewer supply. A. Kusiak said that could be tested out on an area where density of ½ acre lots could be supported. The studies show Candia is approximately 25% developed with a current population of 3,753 and the Buildout is 12,093 people. They calculated that using past records it could take up to 200 years to reach 12,093 people. A Hall said the general public would have to want this. He said this becomes what is theoretical and what is not realistic.

C. Robie noted the congestion in traffic in the proposed Village District and suggested moving the roads to divert traffic to make the Village concept work. K. Byrd asked if the studies were to justify widening I93. A. Kusaik said the Buildouts help to plan for potential growth due to the expansion of I93 because I93 has to be widened due to increase of traffic. Chair Girard thanked SNHPC for their presentation.

#### Village Zoning Study

J. Munn presented an updated map with a preliminary study area for Village Zoning. He said he would like input from the Board because it is important to know the area to focus on. J. Munn based the Village Zoning mapping on an area of ½ acre around the four corners. The Planning Board gave input of extending the boundaries to include South Road both sides, out to include Healey Road and further down 27 to include more businesses. J. Munn suggested putting in place a Village Zoning committee and to encourage other people such as other property owners, business owners, CYYA, Jesse Remington High School and others to participate in the village concept. J. Munn suggested advertising the Village Zoning Committee in a public forum to attract participants and to also make personal phone calls to encourage

participation. J. Munn said he would like to work with this group in September in a public workshop for input. He suggested a photo exercise that would show examples of what other village centers look like etc. S. James suggested contacting other committees and advertise on the website for participants.

J. Munn asked about the road map update status. He said the road connectivity map can be put into a GIS format so the town can have a street map. Chair Girard thanked J. Munn for his time.

#### Town of Raymond Meeting September 23, 2010

Chair Girard talked about a letter received from the Town of Raymond. The letter was sent to the Planning Board inviting Planning Board members from surrounding communities to attend a meeting on September 23, 2010 at 7:00pm at the media center at the Raymond High School. It is an effort to improve communications and outreach between towns, and to offer a forum for Boards to discuss issues of regional significance. J. Lindsey said she attended a site walk in Raymond regarding future excavating at the quarry and found it to be informative. She said they are only doing digging not blasting. There were concerns with adjacent housing and the river. The excavating is going to generate 150 trips through Candia.

#### New Building Inspector

A. Hall suggested a press release for the new Building Inspector to welcome him and give the town background information on him. He said he realizes this should be coming from the Selectman's office but would like to see the Planning Board go on record supporting the positive press. A. Soares said William Hallock retired on June 24<sup>th</sup> and John Ciardi is replacing him. He is from Wakefield NH and will be the new part time Building Inspector. His hours are Mondays 8-4, Tuesday 12-8pm and Thursday 8-4. He has a civil engineering degree, previously worked as the Deputy Code Enforcer for Wakefield and has owned his own businesses. A. Soares confirmed his title is Building Inspector/Code Enforcer.

#### Earth Excavation Regulations

S. James said he had some minor changes and gave them to the secretary. Chair Girard said if anyone else has any changes please give them to the secretary.

S. James **motioned** to cancel the next Planning Board meeting July 21, 2010. J. Lindsey **seconded. All were in favor.**

#### Public Hearing August 4, 2010

The next scheduled Planning Board meeting is a Public Hearing on August 4, 2010, to be held at the Town Hall, 74 High Street. The Public hearing is for proposed changes to the Subdivision regulations, Site Plan Regulations and Earth Regulations.

J. Lindsey **motioned** to adjourn at 8:35pm. A. Hall **seconded. All were in favor.**

Respectfully submitted,  
Sharon Robichaud  
Land Use Secretary