

CANDIA PLANNING BOARD
MINUTES of June 20, 2012
APPROVED

Present: Sean James, Chair; Albert Hall III; Kim Byrd; Ginny Clifford; Steven Bradley, Alt: Fred Kelley, BOS Rep; Dennis Lewis, Road Agent; Dick Snow BOS

Absent: Judi Lindsey; Amanda Soares BOS Alt.

Chair James called the meeting to order at 7:00pm, immediately followed by the Pledge of Allegiance.

Minor Subdivision Application: Sarah H Giles Revocable Trust, 112 Lane Road Candia NH 03034; Property Owner: Same; Property Location: 112 Lane Road, Candia NH 03034, Map 414 Lot 148; Intent: To subdivide into 2 lots, new lot 3.105+/- acres leaving existing home with 6.843+/- acres. Owners Mr. & Mrs. Giles were present along with Jim Franklin Surveyor who was representing them. There were no abutters present.

There was a pre-application review meeting on June 6, 2012 and present were Board members Chair James, G. Clifford and S. Bradley and J. Franklin the applicant. Chair James had some comments at the review such as missing symbols for the wetlands, missing stone walls that needed to be added. The current use letter was not needed because it is less than 10 acres.

A.Hall **motioned** to accept the application as complete for review purposes only. G. Clifford **seconded. All were in favor.** Chair James said the Board had received letters from the Building Inspector, Police Chief, Fire Chief and the Road Agent. J. Franklin said he received the letters tonight. Chair James said the Fire Department said the driveway is to be constructed in accordance with Section 19.14 in the Subdivision Regulations. He read from the Police Department letter, *"After reviewing the above subdivision and visiting the property, I find that there is inadequate sight distance for the proposed driveway."* And he read from the Road Agent's memo, *"A review of the proposed subdivision of lot 148, Map No. 414 indicated that the driveway located as shown would not meet the town's sight distance requirement of 250 feet. This could be remedied by moving the driveway location to the north east property line along the south end near the curve."* The Building Inspector had concerns on the irregular shape of the lots.

J. Franklin said it is his practice when a review is done prior to the hearing he doesn't make any changes to the drawing so the entire Board can see the original. He said what he did do tonight is bring a revised drawing dated June 14th. The most significant difference in the revised drawing is the location of the proposed driveway. He moved the driveway away from the curve and closer to the north edge of the lot to satisfy the sight distance requirements. He said as a result this increased the proposed wetland crossing from 485 sq ft to 1,355 sq ft which is still a Minor Dredge and Fill Application that is 3,000 sq ft to 20,000 sq ft. He explained with changes going on up at the State he cannot use an expedited application which would have been quicker but had to file under the Minor Dredge and Fill Application. He said they have not submitted the application yet but have the paperwork ready to file.

J. Franklin said they have submitted their subdivision application to DES, but DES cannot approve it until the Minor Dredge and Fill Application has been approved and as part of the Minor Dredge and Fill Application, he has to submit two other applications for review. The first is to the NH Heritage where they do a historical review to see if there is anything significant. The second application is concerned with endangered species of plant or animals.

J. Franklin addressed the review letters. He said the Fire Chief is asking for a 10' driveable surface and they are proposing a 20' driveable surface. He said he moved the driveway to the lot line to address the Police Chief and Road Agent concerns regarding inadequate sight distance. He said the Building Inspector had concerns regarding the shape of the lot, which he said they realize it is irregular and not the standard rectangular. He said however, what they are trying to do is preserve the character of the field. He said if you drive along Lane Road from Raymond to Crowley Road there is a long existing field that they want to keep with the existing home. He said by configuring the lot as they have done they can create a new building lot and also protect visually the field with the existing homestead.

Chair James asked if the subdivision was part of the flood zone a. He said flood zone a shows up marked as 295 poorly drained soils on Map 141 Lot 148. K. Byrd said it is not clear where the new house would be built on proposed Map 141 Lot 148-1. J. Franklin said it is in the area where it says the 4k septic. D. Lewis said the original location of the driveway was approximately 189' and if the driveway is moved back to the lot line to the north and trees and vegetation are cut back it would meet the required sight distance. J. Franklin said the new driveway location has been staked. G. Clifford asked if there is something that can be done to ensure the trees and vegetation remained cut for sight distance. J. Franklin said the owners have agreed to the recommendation to clear from the lot line to the pavement. D. Lewis said if the trees and vegetation are cut back, when they do their fall road side mowing, they will keep the area mowed back and next year if they do work in the area they can remove the stumps. J. Franklin said coming from Raymond on Lane Road there is a stone wall but when you come to Crowley Road intersection there is no stone wall. It was suggested noting this on the plan.

G. Clifford said the new lot is 3.105 acres and asked how much of that is not poorly drained. J. Franklin said on the top left corner of the plan he has the soils breakdown and approximately 2.5 acres is not poorly drained.

J. Franklin said in fairness to the Board he is not asking for an approval tonight just a continuance until they have all the additional permits back, and then they can come back to the Board. J. Franklin said he will come back on July 18th and ask for a continuance if need be. Chair James said in the meantime the revised plan will be reviewed by the Building Inspector and Police Chief for updated letters. J. Franklin said he will add stone walls and put a note about tree removal along Lane Road associated with the driveway.

Hearing no more comments, Chair James said the hearing will be continued to July 18, 2012 and closed the hearing.

Other Business

Minutes June 6, 2012

F. Kelley **motioned** to accept the June 6, 2012 minutes as presented. A. Hall **seconded**. **All were in favor.**

Vice Chairman Vacancy

Chair James said he would rather not put it off again. The position would be for the remainder of the year. He said he had not heard from anyone who had interest but did talk to one member G. Clifford earlier who is willing to volunteer as Vice Chair.

A. Hall **motioned** to appoint Ginny Clifford Vice Chairman for the remainder of Mary Girard's term (2013). K. Byrd **seconded**. **All were in favor.** Motioned carried.

Planning Board Alternate Position

Chair James said the Board received a letter of interest from Mark Siemonsma for the position of Alternate to the Planning Board and read from the letter, *"I have been a resident of Candia for the last 7 years and have been involved in the building of the gazebo behind the library and worked with the Swap Shop committee to erect the new Swap Shop. I am also involved in*

several volunteer projects around town. I have been in the construction business for the last 37 years for both commercial and residential building.” Mark Siemonsma was present and talked to the Board. He said he would like to be active in town. Chair James asked if he would have any conflicts since he does construction and M. Siemonsma said no he does mainly commercial. It was asked if the Board was filling the term from the alternate that became a full member or a new term of 3 years and Chair James suggested filling a new term of 3 years.

S. James **motioned** to accept Mark Siemonsma’s application to become a Planning Board Alternative for a 3 year term. F. Kelly **seconded**. **All were in favor**.

Minor Subdivision Application 345 Critchett Road

Chair James said the Minor Subdivision Application for 345 Critchett Road is coming to the Board on July 18, 2012. The review meeting for the Minor Subdivision Application was discussed and was set up for Thursday June 28 at 6pm at the Town Hall.

Survey Boundary Plans

J. Franklin said he is submitted two survey boundary plans to the Planning Board as required by state law. The first one is Map 414 Lot 122, 368 Patten Hill Road and the second is Map 406 Lot 140, 197 Critchett Road.

SNHPC A Granite State Future

A.Hall said he had picked up preliminary handouts but did not get the minutes yet. He said he should be able to report back by the next meeting.

Map Racks

Map racks are in process until the next meeting.

PLEASE NOTE there is no Planning Board meeting on July 4, 2012.

The next scheduled Planning Board meeting is July 18, 2012 at 7pm at the Town Hall.

A.Hall **motioned** to adjourn at 7:40 pm. K. Byrd **seconded**. **All were in favor**.

Respectfully submitted
Sharon Robichaud
Land Use Secretary