

**CANDIA PLANNING BOARD**  
**MINUTES of September 19, 2012**  
**APPROVED**

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

Absent: Mark Siemonsma, PB Alt

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

Minutes August 15, 2012

A.Hall **motioned** to accept the Minutes of August 15, 2012 as amended. S. Bradley **seconded**. S. James, K. Byrd, S. Bradley, G. Clifford and A. Hall **were in favor**. J. Lindsey and F. Kelley abstained.

**Continuation 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** J. Franklin, surveyor was present. No abutters were present. He said he had received the wetlands permit. Chair James said the Board had voted at the last meeting to send a request to the Board of Selectmen to extend the Minor Subdivision Application which they did and it extends to October 19, 2012.

J. Franklin said he has not made any revisions to the plan he has been busy and would like to ask the Board for a conditional approval of the subdivision subject to setting the granite bounds and making the necessary plan revisions. He said he would have all the work completed in 30 days. Chair James said the last revision dated June 14, 2012 shows the new driveway location. D. Lewis said there is supposed to be a note added to the plan regarding cutting back trees to meet the required site distance. J. Franklin said he has not added the note but will. Chair James confirmed the wetland symbol had been added and that a current use letter is not needed since it is less than 10 acres. Chair James asked the Board if they wanted to look at the plan or had any questions. K. Byrd said he would like to see the final plan before they approve the subdivision. He said he does not like approving plans without seeing the final plan first. G. Clifford said nothing substantially changes and everything is on the plan except notations that have to be added. J. Franklin said the Giles have a purchase and sales agreement for the entire property but they wanted to continue with the subdivision and finish it.

G. Clifford asked if the note to cut trees on the plan were enough for legal enforcement or should the note be on the deed. J. Franklin said when the deed is prepared the plan will be referenced, which means the plan and all notations on the plan will become part of the deed. S. Bradley asked how you would be able to enforce the cutting of the trees. D. Lewis said he usually gives a time limit and if not he will tell them the town will do the cutting and charge them. He said it is no different than when home owners have to take care of their culverts. He said usually with a little time and tact they comply.

A.Hall **motioned** to conditionally approve the Minor Subdivision. The conditions to be met are the setting of granite bounds, add the stone walls that are missing to the plan, add the NHDES Dredge and Fill permit number to the plan and have a note added to read, "Tree removal to gain site

distance for the proposed driveway on lot 148-1 must be completed and maintained by owners if constructed. The required site distance shall be in accordance with Town of Candia standards and approved by the Road Agent” conditions to be met in 30 days. J. Lindsey **seconded**. S. James, J. Lindsey, S. Bradley, G. Clifford, F. Kelley, A. Hall **were in favor**. K. Byrd **abstained**. **Motion carries 6-0-1.**

G. Clifford said she thought you had to vote and could not abstain unless for a reason. S. Bradley said he understood you could only abstain if you missed the meeting or were in conflict. J. Lindsey said she feels there should be a reason to abstain. Chair James asked J. Franklin to have the PDF's of the final plan emailed before the next meeting so the Board can have time to review them. J. Franklin thanked the Board for their time.

#### Other Business

##### AT & T Major Site Plan extension

Chair James said the lawyer for AT & T inquired about an extension to a Major Site Plan on 606 North Road. He said they had called and emailed on September 5, 2012 saying they were waiting for the go ahead from their client to request an extension in writing. As of today, they have not received a request in writing and the Major Site Plan expires October 13, 2012.

Chair James said the ZBA granted AT & T a one year extension from April 19, 2012 to April 19, 2013 on the special exception to allow a cell tower in a residential zone. Chair James said that may be a reasonable time to extend the Major Site Plan until but since they have not requested an extension; he said he would like to open it up for discussion.

Chair James said if the request comes in from now until October 13, 2012 how does the Board want to act on it. A. Hall said the Board does not have to do anything at this point. F. Kelly said they made a request for information on how to proceed on September 5, 2012, and still have not submitted a written request. S. Bradley said if we do not meet until October 17, 2012 their Major Site Plan will expire October 13, 2012. Chair James said AT & T has spent 3 years getting this approved and to deny them for an extension on October 17, 2012, 4 days after it expires does not seem reasonable. G. Clifford asked what happens if the Major Site Plan expires would they have to reapply from now until April 19, 2012 when their special exception expires and Chair James said they would have to go through another site plan review before the ZBA decision expires.

G. Clifford said it sounds like the Planning Board does not have an obligation to do anything. S. Bradley said if they come forward before October 13, 2012 the Board could potentially meet on October 3, 2012. S. Bradley suggested voting to extend the approval 4 days until October 17, 2012 meeting. F. Kelly said according to records the Board is still waiting for the Mylars to sign and record at the registry since September 21, 2011. It appears they are dragging their feet. Chair James said the consensus appears that the Board will wait to see if they make a request.

##### Law Lecture Series in Derry

Chair James said the Law Lectures are all on Wednesdays in October. The lectures are on the 10th, 17th and 24th. He said there is a meeting on the 17<sup>th</sup> and suggested that they not go so they can make a quorum.

##### CIP Update Discussion

Chair James said Aaron Lachance from Stantec came last month and talked about the CIP plan and the Board was asked to submit comments by September 5, 2012. Chair James said they asked to reschedule to the next meeting. They are re-scheduled to come back on October 17, 2012. He said he requested an updated draft to be emailed two weeks before then next meeting so the Board could have a chance to review it.

##### 2013 Budget & Warrant Articles

Chair James said a draft budget was requested to be done by Thursday September 20, 2012. He said the budget would remain basically the same with only two line items that would be

increased. He said he increased the phone line budget because costs are going up and raised the special projects line. He said traditionally they had \$150 but last year it was cut to \$50 and would like to put it back to \$150.

A. Soares said the special projects was over current budget and asked if the Planning Board paid the full amount for the map rack because the Conservation Commission was to pay half. It was confirmed the Planning Board only paid half.

Chair James said he thought about suggesting a warrant article for Master Plan update but said he was not sure because of the economy. He said according to state RSA's the Master Plan should be updated every 5 to 10 years and right now the Master Plan is 8 years old. He said some parts have been updated and parts remaining are not terribly out of date. He said an update would be approximately \$25,000-\$30,000 and felt without education and discussion ahead of time does not feel a warrant would pass. He said next year is the 250<sup>th</sup> Anniversary of Candia and perhaps they could get people thinking about the town and maybe then put forward the warrant article. G. Clifford said she is personally in favor of beginning preliminary work to get community input, such as through a phone survey and focus groups to get a sense of the scope of the revision and if the surveys or focus groups come back with the people wanting the same thing as 10 years ago maybe they would need a smaller scope of revision.

A. Soares said they could think about putting money aside every year like they are doing for the revitalization to cover the cost. She suggested asking for a smaller number on a warrant article, perhaps \$15,000 one year and \$15,000 the next year, so it would not be so intimidating to the public. She said this way they can get the update done. Chair James said they were originally going to put out an RFP, get someone selected and get a firm price to put in a warrant article for 2013, but said there isn't enough time. It was suggested to put a survey in the Boy Scout packet. G. Clifford said they could go that way, but she was thinking of a more professional survey by a planner via phone who would know what questions to ask and would collect input and analyze the information. She said this could be done over the phone, focus groups or via the Town's website. Chair James said if we hire someone to do a formal survey he feels that is part of the MP process. He said the first step would be is to have focus groups to get people involved.

Chair James said in 2004 it cost \$15,000 to do the Master Plan. He said he couldn't find a recent M.P. done that was the size of Candia for a price point. G. Clifford asked when a warrant article would have to be submitted to make the 2013 ballot and A. Soares said by the second week in January. G. Clifford said perhaps there is still time to ask someone to do a formal survey. G. Clifford suggested finding out how much it would cost to start the information gathering and ask for that amount in 2013 to get started next year. Chair James they can talk about the warrant article at the next ZRRC meeting.

#### Workshop October 25, 2012

Chair James talked about a workshop that is to be held in Bedford on Thursday October 25, 2012, 5pm to 9pm, "Reclaiming Commercial strips and Strengthening Town Centers" He said it is a workshop for developers, planners, architects, planning board members and land use commissions. It is about various re-development design strategies to create mixed use centers from existing highway strips. He said if anyone is interested it is free to attend. G. Clifford said she forwarded the information to the Board and said she personally attended a workshop put on by this speaker and it really provided a beautiful redevelopment vision. S. Komisarek said the speaker is renowned speaker.

#### Granite State Future Update

A. Hall said SNHPC placed suggestion boxes in the Town Hall and the library which have pamphlets that explain Granite State Future. There are also white comment cards to fill out and leave in the box which will be collected. He said the Granite State Future meeting was on

September 6, 2012 and they will be meeting again December 6, 2012. He said all meetings are open to the public. A.Hall said there is a meeting tomorrow at SNHPC on Broadband Stakeholders Group and another meeting on the September 27, 2012 on broadband for the region. Chair James thanked A. Hall for the update.

Liquid Planet Conservation Easement

Chair James said the Board was copied on a letter DES sent to Liquid Planet regarding a permit. The letter states the permit they obtained through the DES was contingent upon execution of a conservation easement on 7.21 acres which is depicted on their plans dated February 22, 2007 and the easement has not occurred. DES said they have to complete the easement or get fined. J. Lindsey said it is between the owner of Liquid Planet, Kevin Dumont and DES, she just wanted to keep the Board informed and also that the Conservation Commission has nothing to do with the easement either.

A.Hall **motioned** to cancel the October 3, 2012 meeting due to lack of applications. S. Bradley **seconded. All were in favor.**

The next scheduled Planning Board meeting is October 17, 2012 at 7pm at the Town Hall.

F. Kelley **motioned** to adjourn at 7:55 pm. A. Hall **seconded. All were in favor.**

Respectfully submitted,  
Sharon Robichaud  
Land Use Secretary