

CANDIA PLANNING BOARD
MINUTES of February 6, 2012
PUBLIC HEARING
APPROVED

Present: Ginny Clifford, Vice Chair; Albert Hall III; Judi Lindsey; Kim Byrd; Fred Kelley, BOS Rep; Alt, Dennis Lewis, Road Agent; Dave Murray, Building Inspector

Absent: Sean James, Steve Bradley; Mark Siemonsma

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

Minutes January 16, 2013 and November 7, 2012

The minutes of November 7, 2012 and January 16, 2013 were deferred to February 20, 2013.

Continuance Waiver Request: John Cole & Scott Komisarek 38 & 39 Fieldstone Lane, Candia NH 03034; Property Owner: Candia Crossing LLC 38 Fieldstone Lane, Candia NH 03034; Property Location: High Street, Candia NH 03034, Map 406 Lot 016; Intent: Request waiver of Section 5.06: 14 Maximum Building Height.

Vice Chair Clifford said as you probably all recall the waiver was heard and the vote was tied. She said subsequently there hasn't been meeting with the person who might break the tie and now they won't be able to break the tie because the alternate is unavailable to make the meetings. She said the Chair checked with town counsel and it was recommended that the waiver be continued until March 20, 2013 at which point there will be new Planning Board members following the Town Meeting voting. She said the Chair did speak to the applicant and that was acceptable to them.

F. Kelley **motioned** to continue the waiver until March 20, 2013. A. Hall **seconded**. K. Byrd said this sets a precedent and we should be very careful about this. A. Hall said the continuance to March 20, 2013 was acceptable to the applicant. F. Kelley said the Board did not provide to the applicant the Board that they should have had. Vice Chair Clifford said she recalls that it was the pleasure of the Board to wait until they had more participation. G. Clifford, J. Lindsey, A. Hall, F. Kelley were in favor. K. Byrd was opposed. **Motion carried 4-1-0.** Vice Chair Clifford said the waiver request is continued until March 20, 2013 at 7pm and closed the public hearing on the continuance of the waiver request.

Other Business

SNHPC Certified Site Plan presentation

David Preece and Jack Munn from SNHPC gave a presentation on Certified Site Plans "Ready Set Go" program. J. Munn said this is their first presentation to a community and would welcome feedback, comments and recommendations. Brochures were passed out one for municipalities and one for the applicant/property owner. He said you may recognize the SNHPC logo but not the Access Greater Manchester with the little door. He said it is the new Regional Alliance between the Planning Commission and the Manchester Chamber of Commerce which includes Candia and all the other towns in their region. D. Preece said it replaces what was known as the Metro Center.

J. Munn said Ready Set Go! is a new premier business development resource that SNHPC and Greater Manchester are working on together. He said they are also in partnership with NH Economy.com, NH Division of Economic Development Dred Office, Fair Point, Centrix Bank, Public Service and NH CIBOR (NH Commercial, Industrial Board of Realtors). He said this certification program is the first one in NH and also the first one in New England. He said it is a very innovative program he feels will work for both applicants and planning boards. The concept is

new and is an exciting original marketing program and economic development tool that recognizes certified sites and buildings within the region. J. Munn said it helps each participating municipality in developing certified sites and provides opportunities to market certified sites on a number of commercial and municipal websites including the Ready Set Go website. He said participation in Ready Set Go also gives property owners more time to market their certified sites, thus reducing pre-development risks and costs in getting the sites/buildings “ready” to go for development or redevelopment purposes. He said it brings visibility on local, regional, state and even national websites. He said this will help bring national and world wide attention to the NH region. He said property owners and or developers will be able to obtain five year plan approvals through certified sites instead of the typical one or two year plan approvals. Prospective companies and businesses will be able to reduce the time and risk and upfront costs that they may have when they want to expand or move to a new community.

This also helps convey an important message to prospective companies and businesses that a town is willing to work with developers.

J. Munn said the program is optional and at the discretion of the Planning Board and the property owner to decide whether they want to participate or not. If both parties agree to participate then the property owner/developer and the Planning Board would work together to complete the necessary certifications. These forms would then be submitted to the Planning Commission Ready Set Go Advisory Committee for their approval.

J. Munn said a certified site can be either a building or land but has to be on a parcel of land at least 3 acres in size and zoned either industrial, commercial mixed use, office or some combination with a list of approved uses. He said there must be a boundary survey and asking price or rental rate. There could be a phase one environmental assessment but that is optional to the property owner and the Planning Board.

J. Munn said there are three levels of certification. Level I is a very easy to achieve and is a non-binding concept or non-binding design review that has a vote of endorsement shown in the minutes of the Planning Board. Level II includes level I with the addition of a Site Plan or Master Plan approval. Level III includes level II with at least two certifications and a utility plan showing the availability and/or the provisions for utilities. K. Byrd asked where the money would come from to get these sites certified. J. Munn said that money would come from the developer and does not come from the town.

A.Hall said a potential developer coming into the town would see the community as business friendly which would give opportunities for the town to grow its tax base. K. Byrd said he thought the responsibility of a Planning Board is to see that things are in favor of the town and feels the Planning Board should not be an advocate for the developer. He said he also does not like the 5 year approval but would consider 3 years. J. Munn said the reason they went with 5 year approvals is because all the wetland and most of the DES approvals are 5 years. D. Preece said it provides the property owner a longer period of time to market their land with some certainty that per town regulations according to that site for 5 years, a person who is interested in buying the property has some assurance that if they purchase the property, the rules are not going to be changed. J. Munn said Massachusetts has enacted the 5 year approval into state law.

K. Byrd asked what happens if a plan is approved and the property owner stops paying taxes would the approval still be valid. J. Munn said the plan approval would still be valid and continued saying he shouldn't get tied up with this program with someone who doesn't pay their taxes as they are two different things. K. Byrd said it doesn't sound very friendly to the town or the property owners but geared specifically toward developers. J. Munn said it gives more exposure to a site which if commercially developed will help with the tax base which would benefit the town and the developer. He said the Town of Goffstown liked it so much they want to make the corridor of Route 114 into certified sites. J. Munn said the Town of Candia could do something similar, for example

the area down at exit 3 could be a potential certified site. Vice Chair Clifford asked if the certified sites could be by lots or zones. J. Munn said typically it is a zoned area but lots work too.

J. Munn said each Town and their Planning Board first need to decide if this program would be right for their community. He said if Candia decides to participate the Site Plan Regulations would have to be amended to include the Ready Set Go program. He said he has drafted up the changes to assist Candia if they want to go forward. He said he would like to see the Town of Candia participate but he understands it is strictly optional.

Charlie Bowman, 448 High Street asked if there is going to be a process and J. Munn replied yes. He said the Planning Commission will need to work with the applicant to make sure there is a real estate listing profile for the site and proper links. J. Munn said it will be an advisory committee and the applicant would bear the cost. C. Bowman said it would be tough for the small guy with all the costs. J. Munn said that is why there are 3 tiers. C. Bowman said he did not hear any discussion of towns that have no public water and sewer. J. Munn said level III will have this addressed.

A. Hall asked what the time table for this was. J. Munn said they are going to all the communities in the region in months of February and March and hope towns who want to participate will start holding public hearings to add Ready Set Go to their regulations shortly thereafter.

A. Hall **motioned** to continue to pursue the SNHPC Ready Set Go! Program. F. Kelley **seconded**. G. Clifford, A. Hall, J. Lindsey, F. Kelly were in favor. K. Byrd abstained because he the stated he does not understand the motion. A. Hall said the motion allows the Board to continue looking into the Ready set Go program instead of rejecting it and not going any further. K. Byrd said he feels this appears to be a preapproval and that the town is guarantying to the developer that we are going to approve something. **Motion passed 4-0-1**. J. Munn thanked them for their time and comments. Vice Chair Clifford thanked J. Munn & D. Preece for their presentation.

Vote of support for New Hampshire Community Planning Grant Application Round 2

Vice Chair Clifford said tonight the Board is to vote on whether or not to support the Community Planning Grant that SNHPC is getting ready to submit on February 12, 2013. She said F. Kelley is going to sign the Board of Selectman's letter contingent upon it actually being discussed at the next BOS meeting as they just missed the recent meeting agenda and the deadline for the grant is next week. J. Munn said they are going to submit the paperwork February 12, 2013. He said he heard hear back from Ben Frost, NH Housing and Candia can sign a letter contingent on the BOS full approval after the February 12th provided we send the approval to Ben Frost at NH Housing. K. Byrd asked what strings are attached. J. Munn said there is small cash match. F. Kelley said it is \$980.00 and the grant is \$15,000. K. Byrd said it sounds like SNHPC will be doing the work so the grant money would be going to them and J. Munn replied yes. He said they have written the grant on behalf of the town. He said it is the last round of funding and very competitive. Vice Chair Clifford said the Town would be merging the Site and Subdivision regulations into one set of regulations to ensure they aren't in conflict with each other and when they reference each other and that they contain the same language which will provide a better cohesive set of planning documents. She said unfortunately they could not use the funding for the Master Plan update they are doing. J. Lindsey **motioned** to move forward with applying for the New Hampshire Community Planning Grant. A. Hall **seconded**. **All were in favor**.

Candia Sand & Gravel

F. Kelley said the property has foreclosed and the auction date is February 20, 2013. Vice Chair Clifford said in relation to this there has been a petition warrant article against the petition warrant article that proposed the rezoning of Lots 407 Map 66 & 71 owned by Candia Sand and Gravel. She said as she understands now the warrant article will require a 2/3 majority vote to pass because there is a petition warrant article against the original petition warrant article to re zone two lots.

The next scheduled Planning Board meeting is February 20, 2013 at 7pm at the Town Hall. Vice Chair Clifford said there is a Major Site Plan Application scheduled to be heard: **Major Site Plan Application**: Millennium Engineering, Inc., 13 Hampton Road, Exeter, NH 03833 Property Owner: Vignette LLC 20 Steppingstone Road, Nottingham NH 03290, Property location: 378 South Road, Candia NH 03034, Map 410 Lot 150, Intent: To construct a 4800 sq ft addition to existing building in the LI1 District.

F. Kelley **motioned** to adjourn at 8:10 pm. J. Lindsey **seconded**. **All were in favor**.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary