

**CANDIA PLANNING BOARD
MINUTES of May 15, 2013
PUBLIC HEARING
APPROVED**

Present:, Sean James, Chair; Ginny Clifford, Vice Chair; Judi Lindsey; Kim Byrd; Fred Kelley, BOS Rep; Amanda Soares, Alt BOS Rep to the Planning Board; Dennis Lewis, Road Agent; Dave Murray, Building Inspector; Carleton Robie, BOS; Dick Snow, BOS

Absent: Albert Hall III; Kenneth Kustra; Mark Siemonsma

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

Minutes May 1, 2013

J. Lindsey **motioned** to accept the Minutes of May 1, 2013 as presented. F. Kelley seconded. S. James, F. Kelley, J. Lindsey, K. Byrd **were in favor**. G. Clifford abstained.

Continuance Major Site Plan Application: Sandford Surveying and Engineering 597 New Boston Road Bedford, NH 03110, Property Owner: JCC Legacy Realty Trust LLC PO Box 219 Candia NH 03034, Property location: 33 Raymond Road, Candia NH, Map 409 Lot 207-1, Intent: to construct a 3,000 sq ft addition to existing building in the Commercial District. Carmon Sarno, owner and Raymond Shea of Sandford Surveying were present for the applicant. Aaron Lachance from Stantec, engineer for the Town was present. No abutters were present. R. Shea presented full size plans that were the most recent revised set. Chair James said review comments went back forth between the engineers which will be discussed, then they will listen to any comments the Board has then open discussion up to the audience. A. Lachance said the letter dated May 13, 2013 has the correct outstanding items. He said the issues still outstanding are all procedural. He said comment #3 discusses surety requirements Section 5.03 of the Major Site Plan Regulations. He said his comment is pending discussion with the Board. Chair James asked D. Lewis what he thought about this. D. Lewis said it is not a town road so it would be a Planning Board decision. He said other sites have had bonds to make sure abutters were not affected. A. Lachance said this site has already been developed and is less of an issue then if you were taking a forested area that you have to disturbed. R. Shea said there is not a lot of area that will be disturbed maybe the silt fence where it is proposed. Chair James said they recently had another Major Site Plan with a building being expanded with minimal area disturbed and the Planning Board did not require a bond on that project. He asked if anyone on the Board had any comments. He said he felt there was not much need for it. G. Clifford asked if there was any effect on the road entrance. R. Shea said they did received their DOT driveway permit and the only thing they were asked to do was create a radius because the gravel flares out wider then DOT likes, so there is no disturbance. G. Clifford asked if the increased trucking would affect the road and R. Shea said it would not. D. Lewis said it is a state road. Chair James said they would not require a surety bond.

A.Lachance said comment is #8 is regarding Section 4.03 N which the applicant has requested a waiver. Chair James read from the waiver request dated May 7, 2013, *“On behalf of the owners of the above referenced property, I am requesting a waiver from the requirement of providing a landscape plan per Section 4.036.n of the regulations. As discussed at the April 17th Planning Board meeting, due to the nature and screened location of the building we feel the existing foliage along the road and adjacent to the property lines will sufficiently screen the site and the fact that the general public will not be visiting the business diminish the need for ornamental plantings to the building.*

Thank you for your consideration of this waiver request. Sincerely, Raymond P. Shea” Chair James said they would wait to vote on the waiver until they had discussed all the comments.

A. Lachance said comment #13, required a wetland scientist stamp. He said the re-evaluation was done but it was not stamped but since their review they have received stamped plans. A. Lachance said that were all the comments they had. Chair James thanked Aaron and asked if there were any questions or comments from the Board.

G. Clifford asked since the waiver request indicates the current perimeter be left does that mean it has to be left, because it is in the waiver application and said the Board did not ask for any notation that the existing landscaping be maintained. R. Shea said they could add that the Board did grant the waiver. He said the only cutting is on the north side to square off for more parking and they will still be leaving a substantial buffer. He said the plans indicate the original tree line and the proposed tree line. He said he believes the trees are mostly deciduous. Chair James said they would not be held to this in the future and G. Clifford said then there really is no restriction on clearing trees in the future. R. Shea said the fact the site plan is approved with what they proposed for clearing somewhat locks them in and said there is wetland where trees would not be removed. He said he sees no reason to be cutting the buffer of trees by the road. Chair James said if there was a large enough change in the tree line or a change in use that would trigger either a minor or major site plan. Chair James said hearing no other comments asked for a motion on the waiver.

F. Kelley **motioned** to accept the waiver on “*Section 4.03 N ...Proposed Landscaping plan...*” J. Lindsey **seconded. All were in favor.** Chair James said so far they have 2 waivers including Section 4.03 G for partial waiver on topography voted on at the last meeting. He said beyond that they have addressed all the comments. K. Byrd asked if the plan showed the total acreage. R. Shea said sheet 1 on top is marked 33.9 acres. K. Byrd asked about the long strip of land in back and R. Shea said nothing is happening with that part but did note there was prior logging done before they bought the property.

F. Kelley **motioned** to approve the Major Site Plan with the 2 waivers. J. Lindsey **seconded. All were in favor.** S. James said the plan is approved and they will get out the NOD within a few days. R. Shea thanked the Board for their time.

Other Business

Capital Improvement Plan (CIP)

Chair James told A Lachance they have not forgotten about the CIP and said the plan is in the next month or two to get the CIP committee together then beyond that start talking about prioritizing the list. He said with summer upon them it may take a bit. He said they voted to extend the current CIP for another year. A. Lachance said they will push everything one year ahead in the plan.

J. Lindsey **motioned** to cancel the June 5th Planning Board meeting due to lack of applications. F. Kelley **seconded. All were in favor.**

J. Lindsey **motioned** to cancel the July 3rd Planning Board meeting due to lack of applications and being so close to the 4th of July. F. Kelley **seconded. All were in favor.**

The next scheduled Planning Board meeting is June 19, 2013 at 7pm at the Town Hall. Chair James said the ZRRC meeting is immediately following if they wished to stay.

F. Kelley motioned to adjourn at 7:20 pm. J. Lindsey **seconded. All were in favor.**

Respectfully submitted,
Sharon Robichaud
Land Use Secretary