

**CANDIA PLANNING BOARD**  
**MINUTES of July 17, 2013**  
**PUBLIC HEARING**  
**APPROVED**

Present:, Ginny Clifford, Vice Chair; Judi Lindsey; Ken Kustra; Al Hall; Fred Kelley, BOS Rep; Amanda Soares, Alt BOS Rep; Dennis Lewis, Road Agent; Dave Murray, Building Inspector;

Absent: Sean James, Kim Byrd, Mark Siemonsma

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

Minutes June 19, 2013

A.Hall **motioned** to accept the Minutes of June 19, 2013 as amended. F. Kelley **seconded**. G. Clifford, F. Kelley, A. Hall, K. Kustra **were in favor**. J. Lindsey abstained.

**Minor Site Plan Application:** Shon Grice, LKQ Car World 134 Raymond Road, Candia NH 03034, Property Owner: Jeff Canter 115 Meadow Lane, Dunbarton 03046, Property location: 134 Raymond Road, Candia NH, Map 409 Lot 100, Intent: to construct a 3,400 sq ft metal canopy on a concrete pad in the Commercial District.

Shon Grice, LKQ Car World 134 Raymond Road, Candia NH 03034, applicant was present. There were no abutters present. He introduced himself and said he is the General Manager at LKQ Car World since September of last year. He said LKQ is trying to put money into the location to get it up to their standard of business which includes this dismantling shed. He said they are trying to move the operation so it is not so far away from where they do all of their coring activities.

Vice Chair Clifford said to the Board they should have copies of drawings and that the Board has a letter from Jeff Kantor, property owner granting permission to Shon Grice from LKQ to do the work. She said on June 25<sup>th</sup>, Sean James, herself and Shon Grice met for a pre-application meeting. She said they determined the applicant should request a waiver on 4.04 (g) from showing the wetlands because they already have oversight on this property with DES and a storm water management plan.

K. Kustra said he noticed the map used at the pre application meeting on June 25<sup>th</sup> with Shon Grice and Sean James was put together in May prior to the June 25<sup>th</sup> meeting and asked if there had been any changes since. S. Grice said no. Vice Chair Clifford said the plan came in with his application and then it was reviewed before it was brought forward to the Board.

F. Kelly made a **motion** to waive Section 4.04 (g) Wetlands, if any, copies of state permits for filing or alteration of wetlands, if applicable; from the Minor Site Plan. A. Hall **seconded**. **All were in favor**.

A.Hall said this addition will add value to the property and asked what the cost would be to construct it. S. Grice said it is going to cost roughly \$177,000. A. Hall said not only will this add value to the property but will increase the tax base without adding a burden to the school system.

K. Kustra asked once the structure is constructed do they anticipate any additions to it and S. Grice said there would not be any additions to the structure. He said it is a large addition and S. Grice said it has to be large to be able to drive the loader in and out of it. K. Kustra asked if they anticipate more volume and S. Grice said hopefully and is the overall goal but right now it is more of a convenience factor. He said there is a lot of time and labor going back and forth all the way down to the end of the yard with pickup trucks to carry parts taken off the vehicles right before they are crushed.

Vice Chair Clifford read the description of Minor Site Plan from LKQ letter dated 5/28/2013 into record, *"The proposed pad is a concrete pad being 60 feet square made with 5000 psi concrete and #4 rebar mesh at 12 inches on center. It will have no walls, electricity, plumbing or sewage. The canopy will be made from steel (20 gauge) and be 25 feet tall at its peak. It will not be visible from the front of the property or the*

*street. Its main purpose is three fold. 1. To protect existing recycling equipment and personnel from weather during recycling activities. 2. To eliminate hauling traffic in the customer area. 3. To concentrate our recycling efforts to the area that recycled material will be stored which will eliminate handling material multiple times.”* Vice Chair Clifford then showed the photo. She said the application was sent to the town engineer and they didn't feel it was necessary to undergo an engineer review as the site as it is already compacted and wouldn't change the property.

S. Grice said right now when the cars are crushed their trucks have to come right through the yard where the customers are walking to bring parts to storage area. He said this will relieve this liability. A. Hall asked about how much wind the canopy could withstand and F. Kelley said it is protected behind buildings. S. Grice said it is tucked behind and protected but said he could get the information from his contractor. Vice Chair Clifford asked if there were any other questions and seeing none asked for a motion.

F. Kelley made **motion** to grant the Minor Site Plan as presented. A. Hall **seconded. All were in favor.** Vice Chair Clifford told the applicant that he will be send a NOD.

J. Lindsey said she wanted to commend LKQ and Jeff Kanter for their state of the art recycling business. She said Jeff Kanter has been to China to talk about his business. She said the school children were given tours during agricultural environmental days and were shown the entire operation and how nothing touches the ground, no oil seeps into the ground. She said it is very wonderful and inspiring and continued by saying how it was very impressive how clean it is and said to keep up the good work. S. Grice said he just found out recently the facility is the first of its kind in the United States to be certified green working with DES and now green yards have taken off all over the country and it makes him proud to be part of it. A. Hall said Jeff Kanter was small businessman of the year several years ago. S. Grice said years ago these types of business were looked down upon as large polluters but now he feels they perform more of a service with how things are done today with the old vehicles being recycled including the fluids. S. Grice thanked the Board for their time. F. Kelley thanked S. Grice. Vice Chair Clifford closed the public hearing at 7:12pm.

#### Other Business

##### Sign Mylars 33 Raymond Road Major Site Plan

The board member signed the plan.

The August 7, 2013 Planning Board meeting has been cancelled due to lack of applications. The next scheduled Planning Board meeting is August 21, 2013 at 7pm at the Town Hall.

The ZRRC meeting is immediately following.

A.Hall **motioned** to adjourn at 7:17 pm. J. Lindsey **seconded. All were in favor.**

Respectfully submitted,  
Sharon Robichaud  
Land Use Secretary