

**CANDIA PLANNING BOARD  
MEETING MINUTES OF October 18th, 2023  
APPROVED MINUTES**

PB Members Present:; Mark Chalbeck, V-Chair; Brien Brock, BOS Rep.; Judi Lindsey; Tim D’Arcy; Kevin Coughlin; Scott Komisarek; Linda Carroll, Alt.;

Mike Guay, Alt

PB Members Absent: Rudy Cartier, Chair (excused); Mike Santa, Alt.

\* Mark Chalbeck, V-Chair; called the PB meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance

**Call to Order:**        **Pledge of Allegiance:**        **Roll Call:**

**New Business:**

- **Case #23-002 (Major Subdivision):**  
**Applicant(s):** AV Development – Al Talarico, 157 Marble Street, Stoneham, MA 02180;  
**Owner(s):** AV Development – Al Talarico, 157 Marble Street, Stoneham, MA 02180;  
**Property Location:** Diamond Hill Road, Candia, NH 03034; Map 409 Lot 228.

**Intent:** ***MAJOR Subdivision.*** 73.7 Acres – 9 Lot Subdivision.

Applicant requested a continuance.

**Old Business:**

- **Case# 20-002: (Major Site Plan) Applicant/Owner** – Mountain States LLC – 106 Mount William Pond Road, Weare, NH 03281. **Property Location:** 291 Raymond Road, Candia, NH 03034 Map 409 Lot 131 **Intent:** Discussion of conditions of approval.

Tom Severino: Representing. Discussion of overhead powerlines. Their process started in late 2020 and the application process took over a year. Paid their fee, ordered their transformer...early of March 2022. They were told by the utility that they honestly don’t know when you will get a transformer. At this point they had tenants for their building and needed power. They were given the option by Eversource to do overhead. We asked for a six-month extension. We requested it of the board. We were requested to come in and fill out a full formal application. It’s 10s of thousands of dollars to change at this point. To my knowledge, none of the residents have had complaints. I am here tonight to simply request that we can make this an administrative on the plan. I drew what the original plan was. If they ever build their third building, they will go underground provided they can get a transformer.

M. Chalbeck: Transformers are a hard thing to come by. The best thing is to keep this overhead and underground for the buildings.

T. D'Arcy: This is a commercial zone district. It is not a residential district and the power up the street is above ground as well.

L. Carroll: The height will allow for large trucks?

Yes.

M. Chalbeck: It's not the applicant's fault.

B. Brock: It makes sense to do it this way.

T. D'Arcy: **Motion** that we approve the change to the overhead lines. B. Brock: **Second**. All were in favor. **Motion passed**.

- Nate Miller – SNHPC – CIP

N. Miller: I come bearing gifts tonight. Drafts of the CIP. This is a draft. Its marked as draft. I will walk you though the changes. Based on guidance from Rudy. They ambulance with ventilator is back in for 2023 with 2/3 of that cost coming out of... Is that correct.

B. Brock: Yes.

N. Miller: The ambulance is back in for 2024. Interest has been applied. I have applied 3% inflation for anything from 2025 – 2029. Rudy advised me that something needed to be added. Voting machines. \$7,000 for voting machine replacement. The Old Deerfield Road Bridge. The DOT has released their draft 10-year plan. It appears in the 10-year plan, and we now know the cost. All that's in the CIP is the match responsibility which is \$205,000 in 2028. It's a much bigger project then the town's portion. The telehandler is programmed in. The recycling center capitol reserve is where it will be paid out of. The last thing. Conclusions and recommendations. This CIP should be used for impact fee updates. We do recommend that the town create a new capitol reserve for police body cams. We do recommend that you revisit this annually. You've got the form and you've got the base. It's not a heavy lift. This is your draft program of projects. There are not a lot of formal requirements. If you do have comments, feel free to send them along to me. I am happy to make any updates. I go department by department and explain some of the projects. I drew a lot upon what the language was in the actual applications. I wanted something succinct but hopefully provides the level of detail that the town wanted.

B. Brock: Good job Nate.

J. Lindsey: This is great. Well thought out.

N. Miller: The four corners / DOT Project. I did talk with the project manager, and I encouraged her to reach out to the Select Board so she can come in and bring the board up to speed about the project.

S. Komisarek: You had indicated that it is still on schedule.

K. Coughlin: Nate, really nice job. It says draft and it's going to remain draft until we vote.

S. Komisarek: It was discussed at one point.

N. Miller: It will be an open public process. They typically do open houses, etc.

N. Miller: People pay tolls. Every time a toll is collected, the federal toll is collected, and the state says thank you. It's not real money.

- Southern NH Planning Commission - InvestNH HOP Updates – Steering Committee

HOP Steering Committee Meeting, tomorrow, Thursday, October 19<sup>th</sup>, 2:30 – 3:30 Meeting.

- Approval of Minutes, 10.4.23

Tabled until next meeting.

**Appeal Updates:**

- *Foster Farms*, New Boston Road – No updates

**Other Business:**

- Town Planning
- Any other matter to come before the Board.

B. Brock: The safety facility committee did meet last week, and Anthony gave us a set of plans that we can use to price it. We are under the 3 million where we wanted to be.

**Motion** to adjourn, J. Lindsey. **Second:** L. Carroll. All were in favor. **Motion passed.**

Meeting adjourned at 7:04PM

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file