

UNAPPROVED  
**Candia's Virtual Selectmen's Public Session Minutes**  
**March 23rd, 2026, 6:30 pm**

Note: Individual roll call has been taken after each motion.

**6:30 pm** Chair Brien Brock opened the Public Session Meeting followed by the Pledge of Allegiance.

**Attendance:** Chair Brien Brock, Selectman Patrick Moran, Selectman Boyd Chivers, Selectman Stephanie Helmig, Selectman Susan Young and Town Administrator Amy Spencer.

**NHDOT Presentation:**

NHDOT GPI Project Manager Michael Dugas, NHDOT Project Manager Brett Rusnock and NHDOT Lead Design Engineer Andrew Martel came before the Board to discuss the different options of reconstruction for the safety and efficiency of the transportation network at the Intersections on NH 43, NH 27, and Raymond Road in Candia.

Mr. Rusnock said there was an excellent turn out of residents who came to their NHDOT Public Meeting in November 2025. NHDOT has been invited back to summarize and to give an overview of the big picture items they had talked about at that meeting. The need of this project is that these subject intersections have poor geometry, are inefficient and they lack pedestrian access. The intersections of NH 43, Raymond Road and Main Street has a high crash rate with some serious injuries. The Candia Transportation Plan references a desire to make downtown Candia at the Four Corners section a walkable and livable community center.

The National Historic Preservation Act (NHPA) under Section 106 is the Consulting Party Status. In order to accept federal funds for projects, the NHDOT has to comply with many environmental regulations. These regulations cover protection of natural resources, but also cultural historic resources. There is a process where people who have a vested interest in a historic feature or property may become consulting parties to the project. They are invited to meetings to share their concerns and have those concerns vetted through the project process.

Mr. Dugas gave an overview and a presentation of the existing conditions that Candia is facing at some of their intersections and the different options they have proposed. (Please see the presentation attachment) This is a big decision for the Town to make, and they are in no way making any recommendations right now, but they do want to provide a summary of the pros, cons and the risks that might be inherent to the various alternatives. He would like the Selectboard to offer a little more guidance to the alternatives and to focus their time and attention to this in the future. They will consider the Selectboards input on which plan they decide to implement. These are very expensive projects that impact the town in many different ways, as well as commuters in different ways. They value everyone's opinion, including members of the public, people who might live along the corridors, and people who make decisions for the town. They also want to be transparent with some of the risks that are associated with certain alternatives vs others.

The meeting was then open to the Selectboard, individuals that attended previous meetings, and to the general public. NHDOT received multiple questions, and they responded back to the individuals who also expressed their concerns. As they go through the next phase of the Preliminary Design Phase of the project, because that is where they will continue to refine those alternatives and will look a lot closer at the pros vs cons, impacts and costs. He pointed out the risks involved in choosing the bypass alternative that is a part of federal funding regulations they would have to meet under the National

Environmental Policy Act and that requires them to evaluate all alternatives for a project and to choose the one that meets the stated purpose and need of the project, while also minimizing the adverse impacts to the greatest degree possible. There were further conversations regarding the safety of the school children and buses.

Mr. Rusnock indicated that with the involvement of 3 intersections, the earliest possible date for construction completion would be 2029, but it could also extend to 2030 or later based on the time taken to complete the necessary process. The negotiation of property can be time-consuming, as can the appraisal process when dealing with property owners.

NH Executive Council John Stephens came before the board and said the town's vote is very important to him, and that is why he is here today to listen. He did advocate to make sure they acquired funds into the 10 year plan for this project no matter which way it goes. He stated that people are hurting for money, and he does not want to see anything increased. He has fought hard to make sure Candia received the funding in the Highway Fund that is currently in there, and that it is still going through the legislature process, so it is not over yet, and they will need to monitor it closely. He believes that they ended up negotiating 5.5 million for this project, and he wants to make sure that he fights for the town to receive the funds for the project that everyone in Candia votes for and decides upon. It is very important to ensure they continue to work closely with the individuals at NHDOT and to have them advocate on behalf of Candia as well. He expressed his concerns on the safety of the children near the school vicinity and the current traffic situation.

Mr. Stephens stated that the public hearing held by the Town will be significant. The council members in the district, including himself are responsible for selecting the commissioners. Therefore, he wishes to hear from the Selectboard and the Town Residents, ensuring that the appropriate individuals are present to evaluate and develop a final design and approval, as this represents a crucial milestone. His primary takeaway in his commitment to the Town is to remain engaged, attend the necessary meetings and advocate for continued funding. Should it be determined that a roundabout is required, resulting in a 10 million dollar project, he will need to be informed of that. The longer they delay will present a risk of being pushed out of the 10 year plan. At this point they are planning one or two more public informational meetings for this project before any decision is made for a final plan.

**Approval of Minutes:** Public session minutes of March 9th, 2026. Correction conservation to conversation and to add on line 112 Selectmen Young asked to have the minutes to reflect the Board thanked L. Chandonnet for all her hard work with the planning of the 250<sup>th</sup> Celebration and that it is very much appreciated.

**Motion: Selectman Moran made a motion to approve the March 9th, 2026, Public Session Minutes as noted. Selectman Chivers seconded. Motion carried by a vote of (5-0-0).**

### **NEW BUSINESS:**

**Departments to Oversee:** The Selectmen made the decision to keep the list the same as last year. They have added one new line to the list for the Farmers Market, and Selectman Young will be their liaison.

**Motion: Selectman Young made a motion to approve the 2025 list of Selectmen's Departments to oversee and added Selectman Young as the liaison for the Farmers Market. Selectman Chivers seconded. Motion carried by a vote of (5-0-0).**

Selectman Chivers said he and Town Administrator Spencer have thought about adding one more item to the list of the Departments to Oversee, and that would be a liaison to the Assessor. It would determine if there are any new State Laws that requires the Selectmen's response and whether their Elderly and Disability Exemptions are adequate. Chair Brock said he does not think this would be necessary, because that is achieved within the Selectmen's Office.

Selectman Young stated she would like to keep Brien Brock as Chairman and Patrick Moran as Vice Chairman.

**Motion: Selectman Young made a motion to nominate Brien Brock as Chairman and Patrick Moran as Vice Chairman again. Selectman Chivers seconded. Motion carried by a vote of (5-0-0).**

**Impact Fees:** Developer Scott Komisarek for the 23 Main Street Project came before the board with Developer Jim Logan for the High Street Project that are both located in Candia to speak about the Impact Fees, as well as their impact on the budget and their tax revenue. He said their developments offer free trash pickup for the homeowners, they take care of their own roads and are located on a state road in which the State Highway takes care of. Therefore, when looking at the impact fees that they will be paying, it is really no cost to the Town. The Developers asked the Board if they would consider helping them, by giving them some relief on their impact fees. Based on the fact that they do not feel like they have an impact, because the roads are on a state road, and the same goes for trash pickup. They do not have any leverage in the negotiation, but considering the overwhelming revenue that it brings in and the continuation in escalation of costs, therefore they are trying to let the Board know their thoughts. The Board had conversations including their opinions and said they would acquire the actual figures being assessed for Impact Fees from the Building Department and they will have another discussion in a future meeting. Selectman Young thanked them for coming in to speak with the Board.

**OLD BUSINESS:**

**Tax Deeded Property:** Selectman Chivers stated in their last Board meeting they discussed NH Tax & Deed & Property Auctions selling 17 parcels of land they have identified on the tax maps as unknown owners in Candia. The auction company has had success in doing this in other towns, and they are proposing to have Candia sign a contract and engage their service to auction off these parcels. Since then, he has received assurances from owner Weston Sander of this company that they have done the research for each one of these parcels and have not determined if Candia has ever granted a Conservation Easement or Conservation Commission authority over the properties. The auction company will do all the research, determine how they became into being unknown, and then schedule an auction with their fee paid by the successful bidder. It will not cost the town anything, and the total assessed value of all properties is approximately 1.2 million dollars. Once these properties are placed back on the tax rolls it will represent \$14,000 in property taxes every year. His recommendation to the Board is to sign this service agreement with the auction company and allow them to begin the process. A list of these unknown owners of properties will be available and sent out beforehand.

There was a question on how much money was made on last year's sale of approximately 12 or so of unknown properties. Selectman Chivers said a total of \$60,500 was made on the previous sales and the money went into the Unreserved Fund Balance and that was used to help lower all property taxes last year. Mark Chalbeck (Vice Chair of the Planning Board) asked where the line is showing this money was used to help reduce the tax payer's property taxes. Chair Brock said it is process when they set

the tax rate mark of all those funds. M. Chalbeck said he would like to see this line. Selectman Helmig said when the Board looks at it, they look at the bottom line to see how much money we have in our Unreserved Balance Fund. There is a law that states we must have between 12-15%. Previously the Board voted to keep 11.5% of the Unreserved Fund Balance in the guide they used when setting the Tax Rate. Therefore, there is extra money that they can either keep or put towards the tax rate. The Board agreed to show M. Chalbeck documentation of where the funds in the Unreserved Balance Fund were used to lower the property tax bills.

**Town Clerk:** Tracey Boucher is Candia's new Town Clerk. New hours begin on April 6<sup>th</sup>, 2026. Mondays & Tuesdays 4:00pm-7:00pm and Wednesdays & Thursdays 8:30pm-1:30pm and closed on Fridays.

Next Board of Selectman Meeting is scheduled on Monday, April 13<sup>th</sup>, 2026 @ 6:30pm.

**Public Input:**

Justin Guston (resident) stated there is an upcoming development in Chester in which Candia also needs an approval from the Planning Board. A Planning Board meeting was scheduled for this Wednesday, and that is why he has come to tell Chair Brock, who is a representative of the Planning Board, to talk about the Tanglewood Development on Crowley Rd. and his disapproval of this project. On the application process in Chester the developer was routinely late and would ask for meeting to be rescheduled with little to no notice to the public. This is very frustrating as a member of the public, because the burden was put on him to make sure he was vigilant. This whole process has started off in Candia on the same foot as on Wednesday as they were not ready again for the meeting. Enforcing the public to reorganize their lives on poor planning is completely unacceptable.

The main issue that he sees with this development is using Crowley Road entirely for access when this road as it is cannot handle the increase of traffic, and that it would be brought about by this development. In order to safely handle the increased traffic, Crowley Road would need to be updated to an arterial roadway. These updates are not feasible due to the closeness of houses, rock walls and wetlands. Crowley Road is a scenic road which boards its certain protections. Any impact of the trees and rock walls on a scenic road must be approved by the Planning Board. In a case the Supreme Court sided with Candia's Planning Board that it was within its legal authority to deny the request to cut trees. There are RSAs to utilize and to push back on developments such as RSA 674:36, II (a), which discusses premature or scattered subdivisions. Some of these are a danger to injury, safety, lack of water supply and transportation. See attached. Chair Brock confirmed there will be a Planning Board meeting on Wednesday regarding the development.

Kevin Coughlin questioned the warrant article that was on the ballot for Keno. Chair Brock said the Board was scheduled to have a Public Hearing, however due to a snow storm it was cancelled. Selectman Young said this warrant article did not pass. Town Administrator Spencer said the State of NH is still trying to clarify it due the language that was very confusing.

**Employee Review Criteria:** Selectman Chivers has made a recommendation that they add #8 on their Employee Performance Review Criteria to grading employees on their level of Customer Service. This idea was originated when the Operating Budget and all the Warrant Articles recommended were approved. He has had a conversation with the Director of the Recycling Center who indicated that it is because of the public's confidence and support for this Board that he claims is because of Customer

Service. He teaches all his employees at the Recycling Center about Customer Service, because he believes that if he has any requests, it will be supported by the public and they will be satisfied with the service they provide. They have had conversation about making Customer Service something they evaluate on their employees. He stated that every employee who works for the Town is here to provide a service to the residents, and is the reason why they would like to add line #8 Attitude - Customer Service.

**Motion: Selectman Chivers made a motion authorize Town Administrator Spencer to change the Employee Performance Review Criteria to include Customer Service as a component. Selectman Moran seconded. Motion carried by a vote of (5-0-0).**

**8:31 pm - Selectman Moran made a motion to adjourn the meeting. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of (5-0-0).**

Linda Chandonnet  
Recording Secretary