

CANDIA PLANNING BOARD
MINUTES of February 17, 2016
UNAPPROVED
Public Meeting

Present: Sean James Chairman; Al Hall, Vice Chair; Mark Laliberte; Tom Giffen; Mike Santa; Scott Komisarek BOS Rep; Dennis Lewis, Road Agent

Absent: Ken Kustra; Judi Lindsey

Chair James called the meeting to order at 7:00 pm immediately followed by the Pledge of Allegiance. He asked M. Laliberte to sit for Judi Lindsey.

Minutes December 2, 2015. January 6, 2016

T. Giffen made a **motion** to accept the minutes of December 2, 2015 as presented. S. Komisarek **seconded**. S. James, M. Santa, T. Giffen and S. Komisarek **were in favor**. M. Laliberte and A. Hall abstained. **Motion passed** (4-0-2).

A. Hall made a **motion** to accept the minutes of January 20, 2016 as presented. T. Giffen **seconded**. S. James, A. Hall, M. Laliberte, T. Giffen, M. Santa **were in favor**. S. Komisarek abstained. **Motion passed** (5-0-1).

Other Business

Informational 4 Healey Road Map 405 Lot 122 – 3 Lot Subdivision

Peter Stoddard, S & H Land Services 1717 Wellington Road Manchester NH 03104, presented. He passed out plans of the proposed subdivision. He said it is Edna Brown's property on High Street and Healey Road, 38.5 acres total. He said what they are proposing to do is subdivide the existing farm house lot with 4 ½ acres and then subdivide two additional lots one large lot 29 acres and one smaller lot 5 acres. He said what they want to accomplish today is how to proceed as they want to come forward as a Minor Subdivision even though technically don't meet the requirements because of the amount of land but they meet the intent of the zoning regulations. Chairman James said as the regulations read it is a Major Subdivision based on the potential for further subdivision. P. Stoddard said they would like to meet the intent by putting a restrictive covenant on the large parcel so it couldn't be further subdivided. The idea is to have a large estate lot. He said they have looked at different ways of putting a road in and how many frontage lots could be made and it is just not feasible with the amount of road you would have to build with 3 acres minimum lots and all the wetland setbacks. He said the large lot would be like an estate lot and would have a nice large buildable area. He said note number 11 is the waiver they are requesting to allow the application to proceed as a Minor Subdivision and another waiver to allow for the front corners to be drilled holes instead of granite markers because of the stonewalls. Chairman James said they have allowed drilled holes in place of granite markers before.

P. Stoddard asked what the board thought about the Major vs. Minor Subdivision. He said he feels he meets the intent for the Minor Subdivision because of the covenant restrictions that will be put on the large estate lot. Chairman James said that is an interesting thought as he doesn't think anyone ever went that route before. He said the big concern is it could be subdivided further. A. Hall asked if that would be contingent on the police and fire departments. P. Stoddard said with the Minor Subdivision you do not get into fire and police review. It was noted that Police and Fire are made aware of Minor Subdivisions to comment on. P. Stoddard said the large lot would be good for a horse property with a good 4 to 5 acres of nice flat buildable land. Chairman James said as far as the process goes this is an informational and is not binding. He said their plan is to come back in a month with whatever direction the Board gives where the Board will vote to accept the application and waivers to start the process. He said he is glad they came in for an informational. M. Santa asked about history on the slab. P. Stoddard said from his understanding it used to be a mill site and what is left is a slab on the ground which is not a safety issue as it is not a foundation you

could fall into. A. Hall said it was an old saw mill years ago. D. Lewis said they had two saw mills one in the front near the house and when that burned out back which they rebuilt part of it which burnt also. He said when the mill went out of business it was used as storage rental and then there was a fire one night and all that remains is the slab. P. Stoddard said there is shed building that he was told once used by a landscaping business. D. Lewis said it was Gorden Construction up until a few years ago.

Chairman James said the regulations talk about new lots being compact and regular and 2 lots are far from it with a property line going through a pond and he asked if there was any consideration given to swapping and making the lot nice and rectangular and leaving the balance for the large lot. P. Stoddard said they tried to get three frontage lots but because of the irregular shape of the abutting lot and the rules of contiguous buildable land couldn't even get 3 frontage lots. He said if the lines were brought straight back the back land would be unusable to lot 122-2 and would take away from usable land for 122-1 the larger lot. Unfortunately the parent lot has an irregular shape so it doesn't lend well making the proposed lot nice rectangular. Discussion followed about making different lines which P. Stoddard showed would not make either lot better as moving the lot line would take away useable land for lot 122-1. He said there is a big buildable area on 122-2 out front with the pond in back. He said they had tried several designs but it ends up with the irregular jog on 122-2 to make the 3 acre minimum with the irregular lot next to it. Chairman James asked if there were any other comments from the Board. T. Giffen said because of the irregular lot next to 122-2 no matter what you do it is going to be an odd shape.

Chairman James said they had a plan similar where other land owners bought land in the back to extend their property in a uniform shape to eliminate the jog of land behind them. He asked if they had considered approaching the abutting land owners about extending their lots uniformly on the piece that jogs up behind them. P. Stoddard said from his knowledge they have not been approached. He said it is pretty steep back there. He said he would like to be able to come forward with a Minor Subdivision with a restrictive covenant on 122-1 with wording in case they did want to adjust the lines with these owners which would not create buildable lots but to extend their property in the future. Chairman James said they would have to send that to the Town Attorney. Chairman James said they are stuck with this irregular shaped lot and trying to go by the regulations to make regular shaped lots is difficult and he continued this regulation is not a requirement it is a goal but there is one lot that is compact and regular.

Chairman James said a vote is not needed but they can do a roll call and he asked if anyone had any objections to them coming forward as a Minor Subdivision with the covenant. T. Giffen said the whole point of the difference between a Major or Minor Subdivision is the fact it would have to be a Major if there was a possibility of further subdivision and with the covenant it takes it off the table and doesn't see a big issue there and he felt it was a well thought out way to subdivide the land. Chairman James said he doesn't either. He said unofficially he doesn't hear any objections for them to come forward as a Minor Subdivision. P. Stoddard asked if the Board saw any other issues that may come up. D. Lewis said he doesn't see an issue on the driveways as the area is straight and level. P. Stoddard asked if the Board will do an outside review with Stantec and Chairman James said they do have outside reviews but not with something like this. He said the normal procedure would be to have a pre-application meeting where the applicant comes and meets with a Board member and they go over the check list to make sure the application is complete to be able to except the application as complete at the public hearing. He said they can set that up or have the Board review the application when it is submitted and if they see anything let him know. M. Santa said there is even an existing driveway on 122-2 and P. Stoddard said it is more of an entrance than a driveway as it is a break in the stone wall an access point to the field. M. Santa asked if D. Lewis was aware of this and he said yes they used to go into the field there. Chairman James said they will go through the checklist so they do not have to come out again.

P. Stoddard thanked the Board and Chairman James thanked him for coming in.

Jack Munn SNHPC Update Transportation Steering Committee Survey

Chairman James said Jack Munn is here tonight to talk about the transportation steering committee survey which everyone should have a copy in their folder and it was emailed out previously. J. Munn said

they have been working with the Transportation Steering Committee for several meetings in the last couple of months. He said Dennis Lewis and Scott Komisarek are on the committee as well as Patricia who is on the Community Profile UNH Committee for the Master Plan update. Also, Boyd Chivers is on the committee. M. Laliberte said she came to the first Community Profile UNH Committee and decided she wanted to be on the Transportation Steering Committee. D. Lewis said she was at the last Master Plan committee back when they did it 10 years ago. J. Munn said she has been a big help going through the questions and said they have a good group. He said ultimately whatever they do comes back to the Planning Board for review and approval so nothing gets out or published or made available to the public until it is reviewed by the Board. J. Munn said that is why he is here tonight. He said the survey has gone through a few different iterations. The survey is to help gauge people's travel behaviors and how they feel about the roads in Candia. He said to their knowledge and Dennis's this may be the first transportation survey in Candia. He said it is kind of behind the scenes of the Community Profile UNH Committee work that UNH is doing which as the Visioning Profile Event in April. He said the idea is to get these surveys returned and then SNHPC will summarize them and have another Transportation Steering Committee meeting probable towards the middle to end of April so they can talk about the results of the Visioning Profile Event as well as the survey and help guide how the Transportation Chapter will play out a little bit.

S. Komisarek said on #8 the word "you" should go after "Would". J. Munn said good catch. He said he will be making last edits tomorrow morning and getting it printed to make the Boy Scout mailing packet. He said he would like to be able to post this on the town website. M. Laliberte asked if it would be possible to make it like a survey monkey interactive online format as opposed to a pdf on the website because with a PDF you are asking people to print it out and fill it out and drop it off. He said using the online survey monkey would be how he would do it if possible. J. Munn said he would do that and said that is an easier way and tallies the results and he will add the survey monkey link. M. Laliberte said he will also make sure that 2026 also has a link on the website and on the face book page for 2026. J. Munn said they will be putting out 3 drop off boxes, one here at the town, one at the library and one at the recycling center and continued he has never been there not sure where it would be and it was suggested to be put at the swap shop.

J. Munn asked if there any other comments or suggestions on the survey questionnaire. Chairman James said on the first line it reads, "working on a new Master Plan" he suggested saying "updating the Master Plan". He said he was not sure on what the answer they are looking for on #2. J. Munn said they have discussed this and what they are looking for is an idea which roads residents take to leave town to go to work. Discussion ensued. It was decided to read "What Candia roads do you generally use when leaving home/commuting to go to work?" and another line was added in case of multiple roads. M. Santa said he wonders if people are going to know what they mean by Candia's transportation network. D. Lewis said that was discussed at length. M. Santa said he was not sure what he thought that meant. J. Munn said it is basically the infrastructure and D. Lewis said or the lack of. M. Santa said #10, #11 & #12 all talk about Candia's transportation system network. M. Laliberte suggested the questions to read just roads. J. Munn said yes but there is more to roads, such as pathways, human services public transportation for seniors or others not just roads per say but understands it's hard to get beyond that because roads are really all Candia has. T. Giffen said they have a rather one dimensional transportation which is solely roads and would be less confusing to the residents. J. Munn said he will change to just roads. Chairman James said on #5 he said the first box is issuance of traffic violations and the last one is traffic violations and was wondering why twice and why asked. J. Munn said he will scratch them both. M. Laliberte said how about adding lack of ride share/carpooling options. A. Hall suggested a blank line where you can write in. Chairman James said #4 "(c) requires the most structural improvement" he was not sure as a structural engineer himself how to look at this differently. J. Munn said it is about road reconstruction. D. Lewis said what roads residents feel need rebuilding A. Hall said people will express their opinion or not. It was suggested to just say "...need to be reconstructed/paved or repaired." J. Munn said they have #9 "Which specific road they feel needs improvement." T. Giffen asked if #9 was a duplicate of #4 (c). It was discussed it was different and

then people can put down what they think on #4 (c) and also have to address the other one. Chairman James said he could not read the map. J. Munn said they are going to redo the map so it is readable at that size. He said the map shows the traffic volumes through the town. S. Komisarek said the fax number is wrong. J. Munn said good catch and will fix. M. Laliberte asked when the data will be available. J. Munn said the surveys are due at the end of March and they will collect them and summarize them the first week of April and then after the Community Visioning Profile event will make it available unless they want it for the event. M. Laliberte said it doesn't need to be finalized but would be good to have some preliminary general information for the Community Visioning Profile event.

J. Munn handed out a schedule and outline for the Master Plan update upon approval of the town budget to complete the 2016-2026 Master Plan. He said the updated Master Plan will consist of the following elements in compliance with RSA 674:3, 1. New vision state and goals (in process); 2. Transportation Chapter (in process); Existing and future land use chapter (waiting town funding); Implementation strategies and development ordinances (waiting town funding); and 5. Executive summary waiting town funding).

J. Munn said they will be taking the information from the UNH community profile as well as developing a comment board to put at the town and at the library where residents can make notes about what they like about the town and their biggest issues which they will summarize. He said the goal is to put together a new vision statement and goals. He said he knows they are working on major goals right now such as Pinkerton School but there will be other areas of issues or concerns that will come up for the update. After the UNH project that is where the Planning Commission then begins comes in and starts taking a larger goal. He said they are doing the Transportation Chapter now which is being done through NH DOT funding. He said so the cost for #1 and #2 are already addressed. He said #3, #4, #5 are waiting town funding approval. He said so if the town votes in the budget then they will come back with a more definitive scope of work, proposal and schedule, and contract. He said then they will begin work on the existing and future land use chapter and developing implementation strategies zoning ordinances and an executive summary.

J. Munn said under state statues all that needs to be done legally is the vision statement, land use analysis, and goals. He said this will carry the town forward for many years particularly the goals. He said the land use analyses chapter will lead into doing some of the zoning amendment work that the town will want to do. He said perhaps after the current Master Plan Committee event is completed then they will be your ears and eyes for updating the land use chapter working on community goals and the zoning committee after the master plan work is done to begin to work on the two major areas of the zoning, exit 3 area and village district. He said what they would like to propose is a Charrette for the exit 3 area and the village district area. He said they would organize the Charrette bring in people to help facilitate it and work with the zoning committee to come up with ideas on how to rework some of the ordinances make them stronger and better for the town and how the town really wants to see itself growing in those areas.

Chairman James said they have discussed exit 3 and the 4 corners before so there may not be any interest in the Charrette on these two but there may be other areas. J. Munn said exit 3 and the 4 corners were in the original scope of work he had prepared for the BOS when they went ahead and incorporated the funding for the project as part of the town budget instead of doing a separate warrant article. He said he is not sure if he had seen the full scope of work and will share that. Chairman James said he thought the funding in the budget was for the Master Plan update. J. Munn said it is for the Master Plan update and the original scope of work was done about 6 months ago. He said that can be addressed and think what you may want to do as the results come in from the community profile this will give ideas where a lot of people feel they like would want to see some new development occur in town and there may be a lot of people who may feel that exit 3 may be a good spot and then there may be people who don't. He said that will help shape your decision and the zoning committee's decisions on where they want to focus their efforts. J. Munn said he put those two areas in because the 15 years he has been coming to Candia exit 3 has always come up as a need and the town owns two parcel of land there. He said what to do with the parcels been a

major question for many people in town and he feels that exit 3 definitely needs to be talked about and decided upon by the Planning Board and zoning committee. The village district was to promote a more livable walk able zoning overlay district typical of what they have where he lives in Dublin. It is a small village district seen in a lot of smaller older historic towns where they have village districts safe guards for protecting the older historic character of the districts as well as allowing some new growth. He said it is a balancing act and he is looking to promote that. He said it will come out of the community Charrette, how people feel what are the big priorities.

S. Komisarek said the current Master Plan shows pretty clearly the 4 corners and if you look back 13 years ago when they did the Master Plan work it generated a 15 page report about what the residents wanted. He said if you have 80% of the residents saying they want Candia to sit here as it is and more people die then are born then basically they are letting it die. D. Lewis said that will hardly happen. S. komisarek said as the Planning Board let's look at the real issues one being the school board saying they are going to be under 300 children in the schools. He said he hears time and time again people say they would like to see something with the right architecture and some sense of community and from what he has heard from M. Laliberte poster people are saying issues like economic vitality, housing, education are important. He said I know S. James that you are not fond of that concept and you have publically said that at one meeting that you really didn't think it was a good idea but I think there are a lot of people who do feel it's a good idea and if 70% of the people in this town are saying that let's look at it and get behind it. Chairman James said he may have said it but doesn't remember being against it his only comment in regards to this the whole idea of the Charrette is to get input and whatever it is will drive it but not to drive the Charrette to come to these two solutions. S. Komisarek said like J. Munn said that if the Charrette said something totally different if nobody cares about those things then go on to something else. Chairman James said they have talked about East Candia talked about the hill more and there have been other discussions. He said he is not against the downtown or center he thinks the challenge to him they really face and is something they have looked into is safe routes to school and CYAA but all the roads are owned by the state and he feels it is foolish the money they spent to drive the kids from the school to the CYAA. S. Komisarek said that is something that needs to be figured out. He said as a Planning Board they need to really look at the school and what is going on. He said the school did their own report showing the decline and to go below 300 kids is hard to justify the budget. He said there has to be at some point as planners if the community is to be sustainable they need to be able to target some basic things like how they are going to achieve getting kids in the school, how to increase the commercial tax base everyone knows that there is upward pressure right now as they have a barebones budget. There is paving we really need to do need something to encourage some commercial activity some balance and he said this is the perfect opportunity time to do this.

D. Lewis said another thing to think about is to ask what the maximum enrollment can be so developments they plan they don't find five years down the road they are in a situation like Londonderry and Derry where they are building more schools. So if the capacity is only 80 more children they have to be careful how to plan development as it would not take long to gain 80 more children. He said you know its cyclical schools die down young people move out go to college then move back and take over their parent's homes and it goes up and it goes down and you don't want to upset the balance too much and end up in a predicament like other towns that grew rapidly. S. Komisarek said they need to target this amount of kids the school can handle which is 500 and they are going to be below 300 and you talk about cyclical what will bring this cycle back like right now? This is a statewide issue. He said here in Candia there are no housing starts they need some level of activity to sustain itself and the study done by SNHPC say that Candia is aging and dying faster than being born and as Planners need to have to some level of activity. He said he absolutely agrees you have to have a target and Candia is falling below 300 kids and how do you justify a 7.5 million budget. T. Giffen said there has to be a certain minimum of staffing. D. Lewis said he looks around Candia and a lot of homes that had people like his parents where their kids grew up and there haven't been children in those homes for 30 years now all of a sudden younger families are living in them

and he can think of 3 of those homes that had babies this year. T. Giffen said that is a long cycle. D. Lewis said it has always been a long cycle.

J. Munn said there are other tools besides a fiscal analysis part of it which they will incorporate into the land use, looking at targets and some growth management techniques for Candia. He said there are impact fees and currently he is working with the Town of Deerfield drafting impacts fees for police and fire so as the town leases more police vehicles and want to buy new fire truck they will have impact fees from new residents and new non residential development to help pay. M. Santa asked if Deerfield had a school impact fee and J. Munn said no but they do have a road impact fee. He said Candia has road impact fees which he worked on with D. Lewis on. D. Lewis said what he has found with the money collected from the road impact fees is that they are very hard to use because they have to be for a capital improvement and unless you have a tremendous amount of development you don't get enough money that would constitute a capital improvement. He said how many capital improvements can you do with \$1,500? He said you cannot use it for a culvert replacement as it is not a capital improvement. He said unless development really takes off there will not be enough revenue. J. Munn said it can pay for the interest on projects. A. Hall said what they were talking about before the Master Plan update at exit 3 there is potential there for growth on town owned land which could produce any number of things. A. Hall said that D. Lewis's daughter is cheering the Old Home Days which has not been down in a few years she is someone who attended Moore School went away and came back the cycle D. Lewis is talking about. S. Komisarek said yes but based on SNHPC's report he thought the essence of their report and the report the school did is that it is not some cyclical thing that just happens to be in a down cycle in Candia. J. Munn said Candia is in a no growth cycle right now and have not had any population growth at all and for some time. D. Lewis said isn't that the general statement for most of the towns around? J. Munn said Candia is the only town in Rockingham with no growth and only other town around Manchester area is Derry.

Chairman James said they did talk about having the Charrette earlier but then Pinkerton came up and they need to know if that passes before they do the Charrette. He said if you read the last Master Plan it was done when there was a lot of growth and a good portion of the Master Plan talked about not wanting all that growth so they wanted to limit housing starts and guess what they didn't get the growth. D. Lewis said the school was at the 500 maximum enrollment limit at the time. Chairman James said he feels the school population growth is going to change with the Pinkerton vote in his opinion and if it doesn't pass he knows a lot of people will be moving and if they actually move or not but there are families that have already moved out. S. Komisarek feels that it will pass and make Candia a lot of more desirable but there are not that many properties for sale. He said he has never advocated growth for the sake of growth what he is talking about is from a planning standpoint to make Candia sustainable, whether what they fundamentally disagree upon is if they do nothing then like J. Munn and the school board has said they are going to end up with low enrollment for a long time to come. He said you have to target some amount of residential and commercial to balance things out from good sound planning principals is what he is getting at and is all he has ever said. He said there are still some people advocating that thinking of no growth talk to Boyd and Dennis that Candia is good the way it is and he has talked to a lot of other people they feel that Candia can go better. He said if you look at the 4 corners and the boat place and you look around Candia they can do better from a planning standpoint. He said in the past people like Kim Byrd everything was stopped for 30 years no developers wanted to come here and if they did they were put through the ringer which was good then and they didn't get all the growth but now Candia is sitting here at a time when everything is telling us the numbers are telling us hey guys as a community we have a problem that is what the School Board and SNHPC reports say. He said that is all he is advocating is sound intelligent planning.

D. Lewis said he never said Candia was good just the way it is and that Candia has a lot of room for improvement but it has to be right improvements it just can't be a junkyard at the 4 corners or things like that. He said he has lived his whole life in Candia and have seen how it has gone and in the last 10 to 12 years his thoughts on why it has not grown or has not been successful is they have not had management that supported the police department, the school department, supported the infrastructure it has always been

cut the budget cut the budget. Now if anyone in this room was to invest in a \$400,000 home you would do your homework and see how the town functions and if you were to pick up the meeting minutes and see the minutes saying they are going to cut the school budget we don't want this we don't want that you are not going to raise your family here or invest in \$400,000 house when the town debates for hours over buying a cruiser that is your safety net if something goes wrong and that has been bad PR for the town for a long time and anyone who is going to spend money on a house is going to look at those things and you are going to go to a town that doesn't support these things.

J. Munn said he wanted to say a few things about the impact of Pinkerton. He said look at Chester after they switched over to Pinkerton that community has seen more and more development, Auburn too but mostly Chester. He said their Planning board is overwhelmed but they are smart they implemented some really good planning principals which Scott is talking about they have growth management threshold they have targets put in place so they have controls in place so they will not have extensive subdivisions over running the school system or the towns ability to pay for cruisers and bulldozers and anything else they may need. A. Hall said controlled growth. J. Munn said they have a really good CIP so there are good tools you can put in place and if the town goes with Pinkerton it will help Candia out a lot and there will be good interest from people to move to Candia. M. Laliberte said they had 2140 people go through the doors at the last election which was a good time to capture people's opinions. He said they had 926 votes on their 3 posters consisting of approximately 309 people. He said of the 926 top stickers the top 3 where economic vitality at 156 votes, education 148 votes, housing and neighborhood 124 votes. He said so by far the top 3 shows were people stand on these issues and said it's definitely his top 3 issues and when the community profile happens in mid April they are going to be definitely the top talking points and drivers of the Master Plan. He said there is a lot of interest in seeing where the town wants to go and he said it is very exciting because now having that conversation of what will happens over the next few years if Pinkerton passes will be dynamic to it. He said he will go over the Master Plan Steering committee update in a few minutes but he wanted to put out there that housing, education and the economic element are the 3 issues everyone is talking about. J. Munn asked if he was going to have this information as a write up and M. Laliberte said yes and will be on the Candia 2026 page. He said they have another poster going up at the town elections in March where people can actually write what their vision of Candia is in the next 10 years. He said he will have the information available and make sure he gets the information.

Chairman James said one of the things he has learned in this whole process is in the last few years seeing Mark leading and still heavily involved in the Community Profile steering Committee there is a terrific group of great people with lots of good ideas which the Planning Board does not have. He said the Pinkerton group whether you agree or not they have done a tremendous job and it is hard not to know that is coming and they have provided a lot of information and with very dedicated people doing a great job. He said you mentioned our Zoning Committee; which has been disbanded for lack of interest. J. Munn said you can always reenergize it. He said yes and the key is he is not against it but to Scott one person cannot do it alone, two people cannot do it alone, and they need people on these committees. He said they need to get people passionate about being on the Zoning Committee. He said the Planning Board spent the last few years trying to get this update and you are saying we are not doing anything but we have tried and where it failed is there was not enough good PR and the warrant articles failed twice to update the Master Plan. He said he has been in town for 17 years and there hasn't been one Capital Improvement warrant article for the school that has passed. He said they need better Public Relations and need to get PR out. S. Komisarek said they have to do better with the school. Chairman James said they need better PR and support and if you look at the history what Dennis said you are not going to move here. D. Lewis said the gym has been an argument since he was in school. Chairman James said and besides the money spent to bus to CYYA look at all the money they waste with no cafeteria and every day we pay someone to put table and chairs out then feed the kids and then put them away every day. D. Lewis said when he went to school they only offered milk and it took years to get the cafeteria added on in 1978-79 around there. S. Komisarek said the recycling center is almost paid for so he said it would be a good time to invest in the grammar. J. Munn

said we talked about this at the transportation steering committee actually Boyd brought this up in that the bond is maturing at the recycling center and if they start another project there really wouldn't be an increase in taxes it's a PR thing. Chairman James said that is what Barrington does they are really good at that move from one to next and they have plans. He asked J. Munn if there was any more talk on a part time planner and J. Munn said they can bring this up to discuss again.

S. Komisarek said felt Pinkerton was important to the sustainability for the town as a community. He has worked with this group and told these people and he asked them once that is done to maybe get involved with the master plan and start to have a voice on what they want the community to look like and J. Agerrio now wants to be on the Master Plan. He said when you talk to people like that and Shawn McDaniel you look around they can start to visual things and see things and say you know what maybe they can make a whole sense of community place. He said he is not sure what will happen with the Fitts property but the one thing people have said to him the most is they would love to have a Tavern of our own like Tuckaway but he is not sure if Candia could support that but like he keeps saying there isn't a place to run into other residents. He said he was having dinner at Pasqualies and the owner of Patriot, Art came over and sat with him and his wife who they had met at the farm stand and a half hour into dinner his wife is going to yoga with my wife those are the tiny little things that make community. He said Candia doesn't have a soul. T. Giffen said people come here to sleep and get up and go to work, it's a bedroom community. He said it is rather lacking in diversity as far as the tax base goes and if you look at the visual appeal at a lot of areas in town and you start at the 4 corners and head into Raymond there is whole bunch of stuff that is unappealing and you are stuck with it until somebody moves or dies. There have been properties that have been a blight for how many decades.

M. Laliberte said you were talking about in the last few years that new leaders are starting to step up, Hannah and taking over where Ron left off and it is a big deal. D. Lewis it sure is. M. Laliberte said what you are starting to see is the cultivating of new people starting to take the mantel on some of these things and can they find a way to keep the momentum going. D. Lewis said there has been a lack of momentum because every organization in town has been beat up and if you volunteered in town for some reason you were a target for quite a few years and it has to stop the Woman's Club was attacked and you know how it works until that stops people will not step up to the plate because why step up. He said they had a good Old Home Day committee and they took care of that and it went down the drain they had all kinds of committees and they were not supported well by management and this is where they have ended up and it's been a sad few years to watch and this needs to be turned around. M. Laliberte said he does believe there are people out there starting and people need to cultivate that and if there is that negativity they need people to rally and he thinks that is happening and it needs to keep happening. D. Lewis said his daughter came to a BOS meeting one night without discussing it to him and said it was a disgrace that Old Home Day didn't happen anymore and at 22 years old she said she would take it over and the selectmen said fine so she is off and running with it. He said people are tired of the way it has been going.

SNHPC Plan NH Grant

J. Munn said the last thing is Plan NH grant which may have something that will help. He said some would be for the Master Planning but more for the zoning work more designed to promote more affordable housing and the application is due April 4, 2016. He said it is a new grant similar to the Ben Frost with NH housing but more specific so if there is an area where you want to do some zoning work where you may want some more affordable starter homes this would be the grant to help. The grant is \$5,000 and if the town votes in the master plan in the budget you can use some of that money as your matching funds and they can help write it for the town. Chairman James said if they are going to apply for it they need to say what they are going to do with it and not sure they will know until the after the Master Plan update. J. Munn said they should have an idea from the community profile but that is not until mid April Chairman James said. M. Laliberte said he can forward the results from the posters. Carol Jordon is the new chair for the Master Plan Update and will make sure you will get the updates. J. Munn said it has to be a town application and will need a 25% match but if the Master Plan money is approved you can use that. D.

Lewis said Plan NH did a 4 corners the Charrette report 10 years ago on which M. Laliberte said he has that report on the Candia 2026 website. Chairman James said as far as the grant goes if Candia wanted to move ahead SNHPC would prepare the application and then they just have to check on the funding and he asked S. Komisarek if he could check on the funding. Chairman James said if the PB proceeded with the Plan NH grant for some planning assistance the questions would be would the select board support \$1,250 from the Master Plan update money going towards that as a match. S. Komisarek asked if this was all towards the same goal and J. Munn said yes. Chairman James said yes and no the \$1250.00 won't put one word in the Master Plan update but it is related. He said \$10,000 was put in the budget to complete the Master Plan and they are not sure just how much will be needed. A. Hall said what we have been talking about the last 15-20 minutes. D. Lewis said this would enhance the results. J. Munn said it would make the products more robust. S. Komisarek said you don't want to take away the \$1250.00 from the Master Plan towards Plan NH that is that the point. Chairman James said the end result of this sounds like for these things he is but it's not going to fall on my shoulders. He said what the result of that is there will be a list here of what you guys should do in your zoning revision committee then someone has to read through it and figure it all out and then it would have to go to a public hearing. J. Munn this actually would help towards the facilitation of zoning revision committee. Chairman James said which they don't have and J. Munn said hopefully will have a committee. Chairman James said as far as he is concerned they do not have a zoning committee. J. Munn said he suspects you will after the community profile event. D. Lewis said he feels interest will reappear after the Master Plan update then you will have a zoning revision committee as there will be more interest. J. Munn said that is what he feels too. Chairman James said it doesn't hurt to put in the application and continued he is in favor of it if the select board will support the money. J. Munn said he will call Robin LeBlanc tomorrow to see if the Master Plan funding can be used towards the Plan NH Grant.

J. Munn thanked everyone for their time. The Board thanked Jack Munn for coming.

Update Master Plan Steering Committee

M. Laliberte said the turnout and voting at the polls March 8, 2016 was unbelievable, response was great and he was glad they did the poster. Chairman James thanked him for doing this. M. Laliberte said he had a good conversation with Carol Jordan she will be heading up the meetings now and all updates will be coming from her. He said what is coming up next is student art will be put into the schools starting March 8th for the town meeting. They are going to have another poster up at the town meeting and residents can write in "Where do they see the town in ten years?". He said it won't be quite as comprehensive as the stickers but will be more detailed and will be good. He said they have a face book page 2026 and also have a link on the website Candia 2026. He said they all have the information from the last poster and will put the information from the poster that will be at the town meeting on the website. He said the last Charrette is on the website too. He said that is where they stand right now. Regarding the food he is assured by Donna DelRosso and Sue Young food is being worked on. Next he has to work with UNH Cooperative Extension and Principal St. Cyr and do a walk through the school to make sure there are classrooms and easels available so when they have the breakout sessions on the 15th and 16th they are ready to go. He said other than that they are in good shape. He said they didn't need a press release to promote the posters they promoted themselves. He said a press release will go out mid March and he will write it but will be under Carol Jordan's pen and make sure it gets in the Union Leader, Forum and the Candia Auburn Post so they have that going on to promote the Profile Visioning Event. He said they were going to do post cards but between the flyers, website and face book this will generate enough rsvps so they decided to save money on that so more money could go toward the Master Plan writing. Chairman James said that is excellent and the Board was in agreement.

Article Union Leader Electronic Signage

A. Hall said a copy of the article is in everyone's folder. He said it is an excellent article involving Mike Santa, Code Administrator for the Concord. He said he appreciates his expertise and everything he does for the Town of Candia saying this is positive press for Candia. M. Santa said it was purely coincidental they called him and she was doing this article for the Union Leader and when you talk to a

reporter on the phone you never know what is going to get written and feels it was done well and thanked A. Hall for showing making copies as he didn't even buy the paper. He said it goes to show you that sign ordinances are important. Chairman James said it was good article and that signs were one thing they talked about in the zoning committee about them being so bright at night and they don't have anything in the regulations to regulate that in Candia. D. Lewis said not long ago they had an issue with the Congressional Church sign and the sign was so bright and finally they changed it but you could find Candia by that sign and it stayed that way for awhile. Chairman James said these are things to fix which they have gotten away from. T. Giffen said they are way behind the curve saying many years before Sean became Chairman there was relatively little activity. He said to Dennis's point earlier it is difficult to get good people to step up for any roll in town because for quite some time anyone who went to a selectmen's meeting it was like going to WWF match.

SNHPC Regional Signal Study

Chairman James said SNHPC is doing a regional signal warrant study and they are looking for intersections in town that would warrant signals. D. Lewis said has been talking with Mike McGillen about that today. He said to J. Munn that D. Lewis and the chief will provide input to them

SNHPC monthly notes

Chairman James said this is sent out to everyone.

OEP Spring Planning Conference Saturday April 23, 2016

Chairman James said there is the Spring Planning Conference Saturday April 23, 2016 in Concord put on by Office of Energy and Planning. He said anyone that is interested there is funding in the budget to attend.

LKQ Carworld closing

T. Giffen said he was not sure if anyone knew that Carworld is closing and apparently this is through the grapevine third hand hearsay. Apparently an insurance salvage operation that processes cars and auctions them to bidders such as salvage yards and rebuilders and such. Co-Part approached LKQ as they wanted the site to take over the current lease and they agreed about a number the was LKQ's expected profit for being there so LKQ lost all risk and they are gone as of the 21st of this month. He said they are crushing a hundred cars a day he was told and are cleaning out and apparently there are only two rows of cars left. He said the new company accepts totaled cars for insurance companies and there will be cars hauled in and hauled out and bidders there once a week and they also run online auctions. It was asked if they would have to come before the Board and Chairman James said not unless they do any structure changes.

Positions open for Planning Board members

Chairman James said there are two positions open this year and A. Hall has graciously signed up to run again. He said Ken Kustra came in a week and half before the time to sign up to be put on the ballot to run again for the Planning Board but the Town Clerk said he was too early and since then he missed the window to sign up as he was in the hospital due to pneumonia but he was interested in running for another 3 year term. The town clerk said since he was not going to be on the ballot at this point he could be a write in. D. Lewis said a sign could be made saying to write him in. His interest will be confirmed. S. Komisarek said he will be outside manning the Pinkerton sign and he would man a sign for K. Kustra as well.

A. Hall **motioned** to cancel the March 2, 2016 meeting due to lack of applications. T. Giffen **seconded**. **All were in favor. Motioned carried (6-0-0)**. Chairman James said there will be a Public Hearing for the Subdivision on Healey Road at the next meeting on March 16, 2016.

A. Hall **motioned** to adjourn at 8:45 pm. M. Laliberte **seconded**. **All were in favor. (6-0-0)**

Respectfully submitted, Sharon Robichaud Land Use Secretary cc file