

CANDIA PLANNING BOARD
MINUTES of April 20, 2016
APPROVED
Public Hearing

Present: Sean James Chairman; Al Hall III Vice Chairman; Judi Lindsey; K. Kustra; Tom Giffen; Scott Komisarek BOS Rep; Dennis Lewis, Road Agent

Absent: Mike Santa

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

Minutes February 17, 2016 & March 16, 2016

T. Giffen made a **motion** to accept the minutes of February 17, 2016 as presented. A. Hall **seconded**. S. James, T. Giffen, S. Komisarek, A. Hall **were in favor**. K. Kustra and J. Lindsey abstained. **Motion passed** (4-0-2).

T. Giffen made a **motion** to accept the minutes of March 16, 2016 as presented. J. Lindsey **seconded**. J. Lindsey, S. James, T. Giffen, S. Komisarek **were in favor**. K. Kustra and A. Hall abstained. **Motion passed** (4-0-2).

Other Business

Information Mike Gregoire 118 Chester Road Map 414 Lot 068, 22.01 acres to create 2 additional lots

M. Gregoire passed out plans which showed what his lot looked like presently and where approximately the two additional lots would be. He said his home is on Chester Road and he would like to get two new lots on Kayla Drive and that is why he is here tonight because he does not know the procedure. Chairman James said this would fall under a Minor Subdivision as they would not be able to further subdivide and is on two additional lots. He said the regulations are the town website if he has not seen them or can get a copy at the town office.

Chairman James said the requirements for these lots would be 200' frontage and asked if there was enough frontage and it was confirmed there is. He said each new lot would have to have a 3 acres minimum which they appear to meet. He asked if the land was dry or if there were any wetlands and M. Gregoire said there are some wet spots up towards the back. He said another requirement is that you have to have 1 ½ acre of dry buildable contiguous land on each lot. M. Gregoire said he is hoping to get a 5 acre lot on the middle lot and about 12-14 acres on the last lot out back. Chairman James asked if the land was in current use and it is. He said the land would come out of current use and there is a penalty. M. Gregoire asked about the procedure and once the subdivision is complete then he would be assessed the penalty, and he can talk to assessor/tax collector on the amount it will be. Chairman James asked if he had talked with a surveyor or engineer yet and M. Gregoire said he had spoken briefly with Jim Franklin. Chairman James said if you choose to come forward the next step would be to get a surveyor and start the application process which they can help you with and J. Franklin or whoever you use will certainly help you out as well.

S. Komisarek asked what the thoughts are on the shapes of the lots. Chairman James said that is a good question. T. Giffen said given the frontage requirements it might be the best. A. Hall said a surveyor would take care of those adjustments. M. Gregoire said he is not in love with those shapes but whatever works and what the Board likes is fine with him. S. Komisarek noted that if had had the sliver of land on Kayla Drive then the lots lines could go straight back. M. Gregoire said about 10 years ago he spoke to his abutter about doing a land swap. He said when they designed Kayla Drive it surprised him when they left that sliver tail there. Chairman James said what he thinks S. Komisarek was getting at is geometric requirements and the lot has to be a certain width for a certain depth back and lots to be compact and regular. He said generally they try to avoid odd shaped lots. He said 2 was not bad but lot 3 is more irregular. He said compact and regular is what the Board prefers but there are other adjacent lots that are

irregular and asked if S. Komisarek had any concerns with the lots. S. Komisarek said no, that irregular lots always comes up and asked what is the Board's interpretation of compact and regular. T. Giffen said he tends to interpret what is compact and regular within the circumstances as best you can.

Chairman James asked if there any other comments. He said to be clear this is just an informational and not binding. He said again the next step would be talk to land surveyors and if you move forward there is an application process. M. Gregoire thanked the Board for their time.

Informational Thomas & Donna Laughlin 90 Tower Hill Road Map 411 Lot 082, 11.9 acres to create one new 5 acre lot Thomas Laughlin, John LaValley Riverside drive in Allenstown, owners were present with Jim Franklin Land Surveyor. T. Laughlin said he had brought a notarized letter and letter from his wife Donna Laughlin to speak on her behalf tonight and J. LaValley said he had a notarized letter from Brian Karcz as well to speak on his behalf. He said there are 4 owners on the deed. He read, "*I Donna Laughlin authorized Thomas Laughlin to speak on her behalf at the Planning board for an information on April 20, 2016*" and another letter dated April 13, 2016, "*I Donna Laughlin do not want the new lot to interfere with the beauty of the hillside view and the integrity of the house I currently live in and please allow the lot line as per plan.*" Chairman James said she is in favor of the subdivision. He read a letter giving power of attorney from Brian Karcz to talk about the subdivision. Chairman James gave back the letters saying they would need these when they did their formal application. T. Laughlin said the property is across from the snowmobile club to give a visual of where it is.

J. Franklin said as you can see this plan is more detailed then what he normally would do for an informational or conceptual plan. He said lot 82 was identified as lot 81 & 82 were two separate lots and in 2005 they were consolidated and recorded at the registry even though the town is still carrying two separate lots. He said they would like to create the new lot 82-1 approximately 5 acres and somewhat in this shape shown on the plan and location shown in red. He said it has 200 feet of frontage along Tower Hill Road. He said it is 100 feet at its narrowest width keeping with the Town's regulations of being no less than 50 feet wide. He said the owners are very concerned with where the placement of the house and driveway can be on this proposed lot. He said they would like to use existing stone walls as natural lot line saying his drawing is a rough compass and tape showing some of the stone walls as the stone walls are more extensive and he is going to locate them all by survey. He wanted the Board to see they are using as much as the stone wall as they can in still keeping in mind the letter Donna Laughlin sent in as why she would want this lot line this way to keep the integrity of the property views landscaping and orientation of the house all of it. He said his initial suggestion was to have 200' feet frontage and go straight back which would be approximately just under 5 acres but that had a significant impact and was not acceptable to the owners. A. Hall asked if they proposed to make a break in the stonewall for a driveway and J. Franklin said yes for a new driveway. J. Franklin said their intention and being on the property is to request a waiver of the onsite soil mapping and wetland delineation and onsite topographic survey. He said it is a gorgeous piece of property up in the back and urged the members of the Board to look at the property before they start the hearing process and he believes that there are no wetlands on the property impacting either lot and the topography as you can see is not very steep two foot contour interval plan nice piece of property.

Chairman James asked about adjacent homes on the lots and J. Franklin said he would put them on. J. LaValley said if they put the new house up in front there because of trees they will not see it from the existing home. He said with the trees thinned out in back it makes a nice view from the existing home in the back and Donna doesn't want anyone to cut any trees back there and that is why when the lot come up for sale 10 years ago she bought it. Chairman James asked about where the proposed house would go and J. LaValley showed it up front not way out back. Chairman James clarified the purpose of this shape is to maintain the view and the only reason it is this shaped out back like it is, is to get to the 5.01 acres so they don't have to go to state subdivision approval and J. Franklin said yes and the intention is they would prefer to have a 5 acre lot. Chairman James said on the notice there is 11.9 acres and you have 12.015 acres is there a discrepancy. J. Franklin is not sure why the card says 11.9 acres. He said he found a 17 foot discrepancy in the road frontage then what is shown. Chairman James said the waiver on the wetlands has

never been before the Board to be waived and J. Franklin said he believes there are no wetlands but they can hire a soil and wetland scientist. Chairman James said his opinion is there is no reason they should not do this and it is in the regulations for a reason then he asked for comments. T. Giffen said he agrees for the same reasons and to keep it all on the straight and narrow and not set a precedent would be wise and if it is a fairly simple it wouldn't be too costly as he wouldn't want to burden the land owners either unnecessarily but the requirements are there for a reason and should be consistent to treat everyone fairly. S. Komisarek asked for clarification on why they wanted the five acres. J. Franklin said it is because then a state subdivision is not needed and the costs associated can be costly.

Chairman James said the subdivision is fairly straight forward except for the shape. He said irregular lots were just mentioned at the previous informational. He said compact and regular lots it is not defined in any mathematical way but it is intended to not have lots look like this to be honest. J. Franklin said he can certainly understand and he has been before the Board with many lots and ones on Chester Turnpike in the late 1990's that were irregular, the Baker family was a prime example of why they added "uniform and regular" and if you go back on the plans they were just terrible. He says he remembers at the time discussing with Kim Byrd what is compact and regular and in whose mind and K. Byrd said the Planning Board's mind. J. Franklin said he realizes this proposed lot is not uniform and regular however it is 5 acres and he could understand if they were trying to get a lot here and the only way to get it was to have a dog leg or pork chop shaped lot such as the ones proposed down at the intersection of Brown Road and Old Manchester Road who he feels came in with some ugly lots that did not succeed. He said the new lot will be approximately 5 acres. S. Komisarek said if the lot line went straight back the Board would be happy with the lot but because of the view the owners want to swap out this for this and you think about the house being here and the other house being there whether the lot line went back straight or as proposed it doesn't really change the placement of the houses. T. Giffen said another way would be to encompass 5 acres and coming back at an angle not sure how that would be.

J. Franklin said you would have to put a deed restriction saying there will be no building, cutting within so many feet of the lot line on lot 82-1 but the owners are not in favor of doing this and do not want to encumber the property that way. T. Giffen said he could understand how that would be a concern for the home owner. Chairman James asked what the view was of and T. Laughlin said it is a small hillside with stonewalls and some nice big old trees and open enough where she can see the deer up on the hillside. Chairman James asked are there trees on the proposed lot at the proposed lot line and if so these trees could all be clear cut including outback as well and you would lose all control over that. J. Franklin said it is all family right now but it could get sold sometime. T. Laughlin said if the trees did get cut out back whose view would it affect? T. Giffen said there is not a lot of elevation change. Chairman James asked for any other comments and continued he hasn't heard the Board pounding the table about compact and regular. T. Giffen said the problem with using something like compact and regular is you don't have a definition of what it means and what you are talking about then it is completely meaningless. J. Franklin said if you go back to the late 1980's proposed subdivision for the Bakers it was far from compact and regular it had terrible shaped lots but they had complied with every part of the regulations as far as setbacks, frontage size, went back same size for the first 100 feet all was complied with but they had chopped it up so badly the Board was objecting to it and the applicant pulled the application back. Chairman James said part of it too is if you start doing a lot of this houses could be out behind other houses with long driveways. T. Giffen said he is with him but they do not have a definition and Chairman James said they do not. J. Franklin said some towns have a definition where there is a building envelope width and length factor. Chairman James said they have talked about that or draw a circle to fit in the lot. T. Giffen said thinking from the standpoint of the Board it is up to them to make sure they comply with existing regulations and if they see a need for changes to bring changes forward for vote to make amendments to zoning. He said how to enforce existing regulations that are vague. Chairman James said the informational is not binding and initially, he doesn't see anyone pounding the tables.

T. Giffen said he wouldn't hold anyone back on this just saying if they are being asked to enforce regulations maybe they should have a little better guidance from the regulations. He said maybe something to consider coming up with for future regulations that can easily be understood on both sides of the table. He said how can you enforce in good faith and being vague which leaves opportunity for bias and abuse which he doesn't have any tolerance for. J. Franklin and the land owners thanked the Board for their time.

Planning Board Alternates

Chairman James said first they have Joyce Bedard's appointment slip that the Board needs to sign. She was told to come in and get sworn in at the Town office.

Chairman James said they have two letters of interest to be an alternate which is unprecedented since he has been on the Board. He said they are allowed to have up to 3 alternates. He said if you are not aware of it they have two things that govern the Board one is the State RSA's and the Planning Board's Rules of Procedures. He said in the Rules of Procedures it speaks of needing 4 members for a quorum and number of alternates. He said a term for a Planning Board member or alternate is 3 years beginning after elections and ending at the town meeting of the appropriate term. So the terms will be not quite 3 years as elections just passed and unless you withdraw or run for a position or some other change.

Chairman James said the first letter of interest is from Carleton Robie 459 High Street dated March 17, 2016, *"To the Chairman of the Planning Board I would like to be considered for an alternate position on the Candia Planning Board. I have previously serviced on the Board and have a relatively good command of the zoning ordinances."* He said he believes everyone knows Carleton and asked if he wanted to speak to the Board. C. Robie said he would appreciate the opportunity to serve. T. Giffen said his letter sums it up well and he has the experience and he is willing and to him that is good.

T. Giffen **motioned** to accept Carleton Robie's request to be appointed an Alternate to the Planning Board for a 3 year term. A. Hall **seconded**. **All were in favor. Motioned carried (6-0-0)**. Chairman James said congratulations. C. Robie said he had one question, if they need an alternate does the Board let the office know before the meeting or that day. Chairman James said typically they do not but the Boards asks that the alternates show up when they can and if they know for sure ahead of time that alternates are needed you will be contacted. C. Robie asked if the Board contacts the office if they are not going to attend as then the alternates can be contacted. A. Hall said it makes sense but doesn't always happen. S. Komisarek said he did want to point out when he came to the last meeting at 7pm Chairman James was the only one present so it occurred to him that they should have some sort of policy if members are not going to be present. J. Lindsey said it sounds like common sense and if it keeps happening maybe a policy should be put in place. Chairman James said in that case 3 people were missing and they knew of one and to your point it should go without saying if someone is not going to attend to let the office know in advance so alternates can know. He said in the Rules of Procedures there are provisions if someone has excessive unexcused absences the Board can take action. Chairman James said because they have multiple candidates he proposed rotation and whoever is at the meeting or can make the meeting so they wouldn't have the same person up all the time. K. Kustra said if someone at a meeting gets sick or other emergency they should have to have a contingency plan. T. Giffen said alternates who attend meetings on a reasonable regular basis and are familiar with the activity in front of the Board, if they do have to fill in they will already have some back ground and that is how it worked when he was an alternate back in 2006 and also shows a show a commitment to the role. Chairman James said that is an excellent point. Chairman James said historically they have been cancelling one meeting a month for lack of applications but with the Master Plan update hopefully can get back to two meetings a month. He said they don't expect the alternates to be at every meeting.

Next Chairman James said they have another letter from Rudy Cartier 553 North Road and to summarize his letter... back ground qualifications, *"registered professional engineer state of NH, certified energy manager, Association of Energy Engineers, Certified State Fire Inspector, Assisted in developing the current Town of Candia Planning Regulations, Provided Site Plan review for several large scale development projects in Candia, 20 years of energy and environmental consulting."* R. Cartier said he has

worked with the Planning Board before and worked on the regulations that last time they went through the Major Site Plan Regulations and he enjoyed it very much and enjoyed working with the developers and builders as part of the planning process and he looks forward to doing it again. He said he will help with the Master Plan whichever way he can as a resource.

A. Hall **motioned** to accept R. Cartier's letter of interest in being a Planning Board alternate 3 year term. K. Kustra **seconded. All were in favor. Motioned carried (6-0-0).**

Chairman James welcomed the two new alternates to the Planning Board and said they will get the certificates done and get them sworn in. He said this is a good transition into the Master Plan Update steering committee discussion.

Master plan Steering Committee Update Discussion

Chairman James said usually M. Laliberte does the updates and he can talk about a couple of things and others can join in. He said they had their visioning session last Friday and Saturday and was very impressed with the whole thing; UNH did an excellent job in planning it and laying it out. They gave some guidance to come to some good conclusions with the planning groups and the food was amazing. The organization layout, food, babysitting made it easy for people to participate and he felt they had a good turnout. He said Friday night had more attendance as some people had things they had to do on Saturday. He said as far continuing on there are action groups and it was asked people to join in the Master Plan update. Also he just signed the contract for the Master Plan Update with SNHPC. He said Jack Munn, SNHPC was at the visioning session so he is aware of what is going on and has been working with UNH right along so they are going to start on that and he has a schedule for that. He said the action groups and work on updating the transportation chapter, those two tasks are to go through July and going to do a review looking at existing and future land use through July and then start implementation strategies in the Zoning Ordinances through the fall into December. He said they are looking to have an update complete by the end of the year. A. Hall said there were about 75 people and he was pleased how the weekend went especially pleased to see in his opinion a lot of new residents participating and up to now just haven't seen participation of new residents and he felt sure as the Master Plan meetings they will see more participation. Chairman James said the end result of the meeting was 5 groups, teams and there will be a meeting on May 31, 2016 for follow up. J. Lindsey said in the meantime before the meeting on the May 31, 2016 people could be doing some work. K. Kustra asked if anything controversial. A. Hall and J. Lindsey did not think so. J. Lindsey said she thought it was awesome and the energy was great and you had people you had never seen before with a good cross section of young and old people with kids in school. She said it seems to be the beginning of a nice wave forward with a lot of people joining in and she liked it a lot.

Chairman James said what surprised him was there was a lot of talk about a community center which seemed to come out of the blue. He said it has been talked about in the past but not in this group. There were concerns and a lot of talk about housing but when they got down to the last 5 action items housing didn't make the cut but he feels as a Planning Board that is something they need to look at. He said certain people were vocal about affordable housing but it didn't make the final cut which surprised him a little. S. Komisarek said it surprised him as well as it is an important issue. He said basically what he has been saying for a long time change is inevitable whether it is any of their lifetimes maybe Candia can be an island for another 50 years and absolutely nothing happens but change is inevitable and looking at population statistics in NH and worldwide your children have to live somewhere. He said Candia's approach to planning is let's not plan let's not do anything let's just wait until someone sues the Town and keep Candia the way it is. He said change is inevitable and people and himself included fear change because you do not know what it looks like. He is trying to understand why they do not have a culture of planning in Candia and he thinks if they talk about the change it may encourage change fear change thus fear planning. When they have a meeting they don't talk about planning and he feels that is the obligation of the Planning Board and they really need to do something in this town to encourage and develop a culture of planning because if you don't have a plan you are essentially planning to fail. He said if they wait

because they have snob planning and get sued they may end up with greater density in areas they don't want it then the town looses so at some point it will catch up with Candia.

He said they have an opportunity to plan and he would hope that they will go down a new path and people will embrace planning and develop a culture of planning because that is going to pay dividends in the long run and that is what he is interested in planning and it is not just for him in preserving for his lifetime when he is not here what did he leave behind did he look ahead to plan for the change and he feels it's an obligation to the future generations. J. Lindsey said since it has been brought up she loves the rural character but they do need to have a business base that works and it is all about planning and all about balance. S. Komisarek said absolutely and continued no one wants to lose the beautiful rural character. When he takes his weekly run to the dump he gets to the 4 corners and goes by the boat place, garage that they have a much better potential from an esthetic standpoint to change this so when anytime he thinks about change in Candia he doesn't think about losing the rural character look at areas that really need improvement. He said he looks around and see a lot of areas that could be changed for the better. J. Lindsey said something that came up over and over in the different groups was the 4 corners and maybe they should be looking a little differently and if you get enough people involved you can go someplace and she does feel the feeling is there. A. Hall said they need controlled planning.

S. Komisarek said he had a conversation with Chairman James one time and he said to him that he has been hearing the same thing now for a long time, I hear you but every time they try and do something they get push back what he is trying to do is engage really and they need people to come together and he feels if you get push back tells that people have fear and coming from a place of fear they are responsible to sit down and look at problems and see what plans can be done for controlled planning and do an assessment so you do not create some unintended consequence as it is well documented from SNHPC's report that Candia should be concerned that the deaths are outpacing births. He said as a planning board they should be concerned at this point about not going to be viable or sustainable for the long term. He said even talking with the most conservative people at the visioning event they acknowledge it. He said the school enrollment is 324 and J. Lindsey said with Pinkerton being voted in as a High School it will take a couple of years you will see a nice change. S. Komisarek said the state of NH says cost of services analysis on an average is .47 cents on the dollar and should they be encouraging commercial base or should they be saying as a Planning board if we are going to get more residents because of Pinkerton and on average residents cost \$1.10 and commercial costs .47 they should also be offering commercial with the right architectural controls. Chairman James said these are good discussions they should be having and one thing specifically talked tonight about is pushback.

T. Giffen said if you have unenforceable regulations there is a whole lot of wheel spin there and it is frustrating for applicants because they are not sure what they are trying to meet and frustrating to the Board because we are not sure what standard they are trying to enforce and one of the objectives of a good Board is to be fair impartial and objective to all comers and how can you do that when the regulations ball bearing in a bathtub. Chairman James said as far as the regulations go they have a couple of things going good, they have momentum and he has been working on combing the regulations into one document which we need to finish soon where they are not changing anything just consolidating. He said the state redid the in law/accessory dwelling regulations and the Board needs to look at that because that has changed substantially. T. Giffen said they need to be in compliance.

Chairman James said it was mentioned a couple of times they wanted to see what would come from the visioning and planning event and get back to having ZRRC meetings on the second Wed every month after the Planning Board whether the Planning Board had a meeting or not have a Zoning Review Revision Meeting (ZRRC) and talk about these things. He said he ended up on the transportation group at t he visioning event and they talked about dangerous intersections, people drive too fast and one point that came out was and he found interesting that he was supposed to bring back to the Board was a town administrator. He said it was a common thread to everything they talked about was this having one person and continued D. Lewis knows a lot of things and other people know a lot of things but they do not have a cohesive

person to drive it through. He said he was to see what the Board felt about this idea. T. Giffen said they did experiment with this when he was on the Board and her name is Carol Emerson and she wore so many hats she got burned out and when it became 5 selectmen and a budget committee she couldn't take it anymore and left but while there were 3 selectman and no budget committee there were enough points of contact she could handle the scope of everything that was going on. He said she wore every hat in the office. D. Lewis said did this for 16 years. T. Giffen said people were at a loss when she left. D. Lewis said he felt she was underpaid. T. Giffen said any job that was given her she would work extra hours and get it done whatever it was and did it to a high standard and she did not mess up. D. Lewis said to his knowledge never knew her to make a mistake and after she left she made the transition over the phone for months to keep the town running it was amazing. D. Lewis said after knowing what Carolyn was able to do and could apply for grants maybe this position could more then pay for themselves knowing the avenues to take and to save money or apply for grants it's a big job for part time as there are 5 selectmen and it's not a small town like it used to be and if we grow it will be harder and harder to get people to step up to the plate to be a selectmen who have to wear every hat in the town. S. Komisarek said a lot goes into being on the select board when he was recruited to run for selectmen he was told it's not a hard job and not a lot to it but there is a lot to it. Chairman James said you do not get the continuity with selectmen as you get a group in they may have the time and then you get people in who have no capability at all then you set the town back so you pay a price even in your taxes when you don't have capable leadership. D. Lewis said an administrator's position would give continuity across the board. R. Cartier said you couldn't just call it a town administrator because the first thing they would think of would be Hooksett and asked what Carolyn's official title was. D. Lewis said Budget and Finance Director. He said most selectmen work and what is missing is the daytime time. He said as the town gets bigger feels the town should have one. T. Giffen another fact is the regulatory environment is becoming more complex every year and the interaction required between the town as an official entity and all of the other various entities out there becomes more complex and more time consuming and having someone during the day with some ability and has it in their scope of their job the responsibility to address these issues would be valuable which Carolyn could do.

A. Hall said after last weekend it's a start and new growth of the town finally get going and finally get the Master Plan going and keep in mind they just had a very successful Solar Up campaign and understand there will be a round 2 that will be even better and in addition and the town is part of the Upper Lamprey River Scenic byway with Deerfield which is going to bear fruit and look for the first time ever there are 3 alternates for the Planning Board. He said he sees the Town of Candia like the last Bastille around Manchester as 10-20 years ago Hooksett and Bedford were the size of Candia and look at them now. He sees the need to plan right.

T. Giffen said there are two issues first legal, they need to be in compliance on regulations which should be a priority and second start looking through the Master Plan and see what the people want to see the town look like 10-20 years down the road see they have an objective and how do you get there and it is going to take a lot of work. S. Komisarek said follow what T. Giffen was saying about the Master Plan he was in a group with a couple of woman who had participated 10-12 years ago and they said they are essentially coming to the same conclusions they came to 10-12 years and why hasn't anything happened to these same things. He said when Rick Zang talked about this whole great spirit of everyone working he brought up the fact that there is a division of people over here and people over there and what you have is a well established group in Candia that is opposed to what the Master Plan says and if you read the Master Plan document it is supposed to guide this town from a planning standpoint but what we have is a group that comes together and says when it's time to do that is the push back so when you go to do something in the Master Plan you have organized pushback that is against the very spirit of the Master Plan. he said he has been pounding his head for the last 6 years he has been involved with the 4 corners when Mary Girard was here he told he was interested in this and she said go ahead and he did work on this and found out he was pounding his head against the wall he said he didn't understand that playing field so to say in Candia now he understands the forces that are at work here but it is the key for people to come together and realize

that planning isn't necessarily the worst thing and that actually they have an obligation to follow the Master Plan and now they have the opportunity with the Master Plan update. He said UNH is going to follow up to see how Candia is making out but it is hard to keep the momentum going. T. Giffen said implementation is always a challenge very easy to talk about things and have great ideas and he is guilty of this and continued when was the last ZRRC meeting and people are willing to talk to death and do nothing.

K. Kustra asked as a Planning board if they were too tough and A. Hall said we are realistic and Chairman James said they are too lenient to be honest and feel they have swung to that reputation from being very restrictive. He said people come in and don't want to do anything and that is fine and this plan has been around for 15 years well we don't care its okay and waive a lot of things. Chairman James said to S. Komisarek you may think we don't agree on a lot but he thinks they do and one thing he does disagree if you read the Master Plan there are implementation steps and he printed them out and checked off and the Board has done a lot of them. He said there are some big nuggets in there and 4 corners in there and that is really hard and as the Planning Board you look at it but if the owner of the Pizza place wants to stay there a hundred years he can. He said when they were meeting for the ZRRC meetings he was looking at them and they did those things. S. Komisarek said the point was made to him is they are coming to the same conclusions they came to last time on the major things. He said exit 3 comes up as huge strategically and there was an exit 3 committee that has since disbanded. The question that was poised to him have they done any major planning. Chairman James said there was a warrant article to buy land at exit 3, an opportunity as a town to buy land and the town said no as no one was sure what we were going to do with or whether the land was good or not, to your point maybe if there would have been a plan it may have gone differently he doesn't know. T. Giffen said he if you don't have someone interested in coming in and spending money that would make them money it's never going to happen and exit 3 is a perfect example which is not economic viable in today's world for someone to come in and put in a dream whole foods or whatever they are thinking of because if it were someone would be knocking on our door because people are looking to invest today in 2008 that wasn't happening. R. Cartier said in the zoning and master planning has anything been looked at from the standpoint of infrastructure in Candia where there are areas that can support development as a High Street development had a water issue. Find areas that can support wells, septic systems giving more details to potential developers to show where appropriate areas would be for commercial.

Chairman James said to answer your question the answer is yes they have excellent mapping that has been done showing how much ground water there is in the town, maps of agriculture lands, natural resource inventory and more and perhaps overlay them and see where what areas that would support more development. Also, done were Wildlife corridors all in overlays. R. Cartier said it would be good to incorporate them into the zoning somehow or as reference. D. Lewis in prior to the Master Plan they had 10 to 12 new roads added to the town and a good slow steady growth then the economy fell apart and cannot force someone to come to town and develop and the economy has been bad for years and now it is starting on an upswing and other towns got a jump start on them perhaps because they were either closer to city water or whatever the reason. He thinks the economy more than anything made it all stop and sitting here trying to blame this one or that thing most of it was financial because no one came before the Board with plans and got refused. No one was making it difficult for developers, no one was challenging the regulations it was no one doing anything and not just Candia but everywhere. He said he was at the visioning event and he was there 10 years ago and it is pretty much the same outcome as the last time so it's not Candia it is economy driven and he can't remember the Board saying no to anyone who came through the door with a plan so it's not like the Town of Candia has been difficult. T. Giffen problem with general economic viability.

Elections of Officers

Chairman James said they typically do this the meeting after the elections but only 4 members were at the last meeting.

A. Hall **motioned** to nominate Sean James as Chairman. J. Lindsey **seconded**. **All were in favor. Motion passed (5-0-1).** K. Kustra, T. Giffen, A. Hall, J. Lindsey, and S. Komisarek **were in favor**. S. James **abstained**. T. Giffen said S. James was doing a great job, Knowledgeable and fair and he said keep up the good work. Chairman James thanked him.

T. Giffen **motioned** to nominate Al Hall as Vice Chairman. J. Lindsey **seconded**. **All were in favor. Motion passed (5-0-1).** K. Kustra, T. Giffen, S. James, J. Lindsey, and S. Komisarek **were in favor**. A. Hall **abstained**.

Chairman James said the next meeting will be May 4, 2016 and there is a Major Subdivision LLA that is going to be heard that night. He said they had come to the Board last fall October 7, 2015 as an informational. He said the lot was 68 acres with 660 feet of frontage and they were looking at maybe a cul-de-sac with 6 to 8 lots and they talked about how long a cul-de-sac could be etc. He said they are back and have submitted an application with a Major Subdivision waiver proposing to do clearly a Major subdivision according to the regulations. He said what they are looking to do is there is home on the lot and they want to break that off as Minor Subdivision not a Major Subdivision. He said in his opinion the Board has been doing a lot of this and he is not sure it is in their best interest. He said they want to break off the house for whatever reason and then come back later to subdivide the rest. Regardless they have the application and first thing at the next meeting on May 4, 2016 is to act on this waiver and that will determine whether they will accept the application as Minor or a Major Subdivision. He said above and beyond that, this is something that would not go to Stantec. He said they would typically have a review meeting and go through a checklist and make sure the plan is acceptable and complete so he is looking for a couple of volunteers as he will not be available next week. He said they generally meet at night and one person could be an alternate with at least one person from the Board. J. Lindsey & T. Giffen said they would be available. The secretary will contact the engineer and coordinate the meeting with all of them.

A. Hall **motioned** to adjourn at 8:45 pm. J. Lindsey **seconded**. **All were in favor. Motioned carried (6-0-0).**

Respectfully submitted,
Sharon Robichaud
Land Use Secretary
cc file