

CANDIA PLANNING BOARD
MINUTES of May 4, 2016
APPROVED
Public Hearing

Present: Sean James Chairman; Al Hall Vice Chair; 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 April 20, 2016

T. Giffen made a **motion** to accept the minutes of April 20, 2016 as presented. K. Kustra **seconded. All were in favor. Motion passed** (6-0-0).

Major Subdivision & LLA Application: 608 & 610 High Street Candia NH 03034; Owner of 608 High Street: 66 Vinton Street LLC c/o Cory Hill 56 Manchester Road, Auburn NH 03030; Property location: 608 High Street Candia NH 03034; Map 405 Lot 45; Owner of 610 High Street: David & Christine Martel 610 High Street; Property location: 610 High Street; Map 405 Lot 43; Intent: Major Subdivision creating one new lot and Lot Line Adjustment in the Residential District.

Land surveyor Joseph M. Wichert LLC 802 Amherst Street, Manchester NH 03104 was present for the applicants. Owners 66 Vinton Street LLC c/o Cory Hill 56 Manchester Road, Auburn NH 03030 and David & Christine Martel 610 High Street were present. Abutters Carol West 650 High Street, Phillip Packard 614 High Street were present.

Chairman James said J. Lindsey did a plan review with the applicant. J. Lindsey said she met with the applicant but didn't like doing it by herself but between her, the applicant and chairman checking it looked complete enough to come forward.

J. Wichert said he is representing the owners who are present. He said they came before the board last fall October and talked about their plans to develop the property. He said they are still on that track taking a detour by first subdividing the existing house out of the lot and doing a LLA with an abutter. He showed in orange on the plan of the existing 4 acre lot configuration of the Martel's property that has no frontage but does have a 50' right of way from High Street and he showed by a dotted line the actual line of travel that has shifted to the east side of the easement. The existing resident on lot 45 up near the front 608 High Street has a barn and they share the same common drive with 610 High Street. He said before they come to subdivide further they want to reconfigure the Martel lot with a LLA. He said currently Lot 43 sticks out and is triangular shape which makes it hard to do a development and the parties have agreed on a couple land swaps. He said lot 43 currently has 4.078 and once the land swap is done they will still have 4.078 acres and they end up getting the barn that is currently on 608 High Street. He said existing home, 608 High Street, will be placed on a 3.01 acre lot. He pointed out the existing well and septic. He said during the state subdivision process they had to put a well radius easement over a portion that is going to be transferred to the Martels. He said it is an existing well so where it is already 75' foot radius that already goes on the Martel property and is grandfathered but because they are making a new lot they have to have a well radius. He said the current driveway easement is 50' and will be reduced to 30' centered on the existing driveway that is there today as it is currently shifted to one side of the current easement. They have put an easement on new lot 45 to be able to access new lot 45-1 the remaining land parcel 65 acres as a right of way crossing which is the existing woods road that is there now that has an culvert to access 45-1 that has always been used to access the back land. He said there is a large wet area that sits to the front of the property so what they have done is to avoid having to get the wetlands crossing permit for now as they are going to get one as part of the subsequent development. If they should go forward with the development and it were to get approved the road would come from High Street and would allow the Martel property to

have complying road frontage. He said the existing shared driveway easement will stay the same as it runs with the land but once the development is approved the new woods road easement to get out back to 45-1 will go away as it will no longer be needed. He said for now the one lot subdivision is to create the 3 acre lot with the existing home so the applicant can sell the house off and the LLA to work on the development end later on. He said sheet two has the topography on it.

K. Kustra said so the easement is going to be 80 feet and what happens to the difference when reduced. J. Wichert said currently it is 50' and is going to be reduced to 30' J. Wichert said the Martels currently have a 50' easement to cross lot 45 that would get extinguished and replaced with a 30' wide easement centered on the existing driveway. J. Wichert said they did a topographic with wetlands delineated with triangle symbols on the entire 68 acres and if you have been out to the property and look they are pink and black flags where the wet areas are. He said the reconfigured lot 45 with the existing house has a wet area to the west and to the east and the well radius and the reason they are asking for the waiver on the HISS (High Intensity Soils survey) is the house already has an existing septic and well. He said as part of this approval they have to get State Subdivision approval which is still pending and have dug test pits 4k area that meets the set back areas off the wetlands and he believe it should be compliant from a DES perspective. Typically the benefit of the HISS is if you have flat well drained soil you could be allowed to go to a lower lot size and if you have poorly drained soil end up going to larger lot size. He said where the lot is developed is 3 acres and has water and septic on it that is why they are asking for relief not to have to the HISS and felt it was a reasonable request.

Chairman James asked about the parcels labeled a, b, c, d. J. Wichert said parcels a and c would be deeded from the Martels to 66 Vinton LLC and parcels b and d will be deeded from 66 Vinton LLC to the Martels on the LLA. Chairman James asked about the slope easement and J. Wichert said it is a generic slope easement along the west line of the new lots to allow for the construction of the new road as it is not fully designed to make sure the slope requirements work and any other drainage that may be needed.

Chairman James said they need to vote on the waivers but in general he likes how the lots are more compact and regular but is concerned on two step process as this seems intertwined with the slope easements for a new road that may or may never be constructed and a road easement that goes to another lot may or may not be extinguished. J. Wichert said it is controlled by them when the deeds are prepared on how they will be written to say how and when the easement will be extinguished and have town attorney review them. He said two things could happen, first hoping to put in new road and develop the lot and should that not occur they are going to end up with a 65 acre estate lot. If not developed they still have right to get a wetlands permit for a driveway that would eliminate the easement. Chairman James asked if this is approved and if 45 gets sold they would lose control of the easement and how would you go back to extinguish it. J. Wichert said if they create lot 45 with the easement it would be sold with the easements in place generally the person who owns it would want less people using it most owners would agree with it or make it extinguishable on a time frame perhaps where it would automatically extinguish.

Chairman James said we are getting ahead of ourselves first step would be to vote that the application is complete but he purposely had the applicant speak because of the waiver and way it came in. He said he will talk about waivers. He read from the letter from J. Wichert, LLC dated April 4, 2016, *“Application is considered as a Major Subdivision as Article 6.1 of the subdivision regulations define a major subdivision as creating 4 or more lots and the 65-acre remainder parcel can be further subdivided into more than 4 lots. In the subdivision regulations, major subdivisions need to have a meeting for a preliminary review and a separate meeting for the final plat approval. As discussed when we met informally with the Planning Board for on October 7, 2015, the applicant’s intent is to develop the rear of the property into more than 4 lots. However, we would like to separate the existing house from the remainder of the property now, as opposed to part of the future plans, as the existing house is not really part of the new development. As part of this application, we are also looking to adjust the lot lines for the Martel property to a more conventional configuration. The subdivision regulations for a major application require 2 meetings and a High Intensity Soil Survey (section 10.06f). As this proposal is only the first step*

in the process and the new lot being created is already developed with a house, septic system and well, we are requesting the Planning Board to allow them to do this in one hearing and waive the HISS requirement for this lot only. Section 10.05c of the zoning ordinance also specifies that the contiguous non-wetlands portion of the lot must be connected by no less than 50' width of non-wetlands and the reconfigured house lot narrows to approximately 21' at an existing culvert but this is an existing condition so we believe the proposal is grandfathered. The intent of these sections of the ordinance would seem to be to allow the Planning Board and members of the public additional time to review the application for larger projects and approve the new lots can sustain a house, leach field and well. As the lot is already developed and the application will be coming back before the Planning Board with the next phase of the project, we believe the waiver request is consistent with the spirit of the ordinance. Other than these requests, we believe the proposal as submitted meets all of the other requirements of the Planning Board regulations."

Chairman James said within this letter there are two waiver requests one is the HISS for the existing lots with homes and the other is to treat the application as a Minor Subdivision. He said if they came back with the back lot subdivision it would clearly be a Major Subdivision. B. Petrin said what are they doing to hurt themselves if they go ahead with the Minor Subdivision now and what would be the cost to the town if anything and what is the possible cost to the town to have the HISS. Chairman James said his opinion on the applicant makes a good case as it is an existing lot and he doesn't see the purpose of it and B. Petrin said he agrees. B. Petrin said it appears to be an integrated plan to do the whole job with slope easements on this plan. He said looking at the HISS, he can't come up with a reason and doesn't make sense as the house systems are place and sees no reason to deny that waiver. J. Lindsey said she was not sure why they couldn't provide a waiver to come forward as a Minor Subdivision because it is just straightening out the lots and said again not sure what the problems would be if they went ahead and did this. B. Petrin said he cannot think of any problems off hand and he said he is struggling to find a reason he just wants to be thorough and make sure that are doing something that makes good sense. Chairman James said the only two issues he sees is the slope easement that they may or may not need and spur easement to 45-1 with the idea that it would go way which would need mechanics be put in place to make sure that this happens. B. Petrin is not opposed he just wants to make sure that questions are asked and there is a good discussion takes place. J. Wichert said the easement that they are talking about extinguishing is the easement to new lot 45-1. As for the Martels they have historically always entered their property from the easement shared driveway and they want to continue to have this right to do so but if the road was to be developed they would have frontage to do so.

T. Giffen made a **motion** to accept the waiver request not to have to have a HISS done for this plan. J. Lindsey **seconded**. S. James, T. Giffen, S. Komisarek and J. Lindsey **were in favor**. K. Kustra abstained. **Motion passed** (4-0-1). B. Petrin said when they come back for the next phase of the development it will be a Major Subdivision at that point all the concerns for the large lot will addressed and for these two lots with existing homes he cannot see the point of holding anyone's feet to the fire to speak frankly and see no reason to deny this request.

T. Giffen made a **motion** to accept the waiver request to accept the application as a Minor Subdivision. J. Lindsey **seconded**. S. James, T. Giffen, S. Komisarek, K. Kustra and J. Lindsey **were in favor**. **Motion passed** (5-0-0).

J. Lindsey made a **motion** to accept the application as complete. B. Petrin **seconded**. S. James, T. Giffen, S. Komisarek, K. Kustra and J. Lindsey **were in favor**. **Motion passed** (5-0-0).

Chairman James said they went a little outside the order of what they normally do but he wanted to make sure the Board understood the project before they talked about the waivers. He said the Board will discuss this some more then it will be opened up to questions from any abutters and public input. B. Petrin said it is a nice benefit to the town and the land owners to have the lots regular and compact and he sees no reason why the town wouldn't want to head in that direction if they could. He commented that the remaining 65 acres has a lot of wetland delineations and is not going to be the easiest lot to build on.

Chairman James said his only concern is how the spur easement is written and would like to talk about that. He said a scenario could be it if it gets approved and the front lot gets sold and the new owner is not willing to do anything with the spur easement. J. Wichert said he would have the proposed easement reviewed by town attorney as part of the approval. He said the person who buys lot 45 with the house will buy the house knowing the easement is in place. He said if the town wants a guarantee the easement goes away they will word it that way. Chairman James said what would be the purpose of the easement if you can gain access by a wetland crossing.

J. Wichert said if they were to sell lot 45 and they would not be able to access the 45-1 without a wetland permit but this easement would allow them the ability to access the back land until they get to the point that they permit for the new road. Chairman James asked so the spur could be used for construction access until they build the road. J. Wichert said he wouldn't say construction access it would be the only way in at the beginning until they get across the wetlands permit and once they construct in they would not use the easement. Chairman James said the turning radius for the easement is not very good either. J. Wichert said the easement can be that it cannot be used as a driveway if property is not developed and there is only one home on it. He said what he is trying to avoid is getting a temporary permit to cross the wetlands for a driveway and 4 months later come back to put in a road and if they do have the easement it would allow them to get out back to make construction easier. B. Petrin said temporary convenience. P. Packard said that where they talked about the temporary proposed road it would be on the south side of his house where vehicles crossed there some time past to do timbering where topsoil is removed so they could get their vehicles in and they are correct as the people timbering had difficulty getting vehicles in and out.

Chairman James said they received a letter from the police department and a memo from the fire department. Memo from Chief Dean Young dated May 5, 2016, *“reviewed the proposed 2 lot Subdivision at 608 High Street map 405 Lot 45 and LLA between 608 & 610 High Street Map 405 Lot 43. He has found no issues with the plan relative to the fire department.”* Letter from PD Chief Michael McGillen dated April 26, 2016, *“After reviewing the above plan. I find no safety concerns. If you have any questions, please feel free to contact me.”* Letters from the BOS A. Hansen dated April 27, 2016, *“This letter is to confirm that your property 405-045 also known as 608 High Street does have land in current use. This letter is to confirm that your property 405-043 also known as 610 High Street is not in current use the minimum amount of land for current use is 10 acres not including your house and driveway and this property has 4 acres.”* He said they did not get letters from the building inspector or road agent but they are both here tonight. D. Lewis said there is no road involved and the only question he has is if you need a 25' drainage easement shouldn't the property be outside and beyond that because the first lot has 3 easements on it and it is only a 3 acre lot. He said it is always hard afterward to do maintenance on an easement. He said if they are going to need a 25' easement shouldn't it be on lot 45-1. J. Wichert said the reason they did it was typically the subdivision calls for a 50' right of way but the problem is if the slopes do not fit within the right of way unless he went to a 75' right of way that is why he put the easements there. Because he has not done the road design not sure if will go beyond the 50' right of way. He said it doesn't take much with a 4:1 or 3:1 slope to get out beyond a 25' limits from center so that is why they put the easement there to be proactive. D. Lewis said normally when someone does a subdivision the new road is designed on the lot it is going on with the lots created knowing where the slopes would be this is a little different as the easements are on existing lots not newly created lots. D. Lewis said it does turn into a problem for the town later on if anything is put into the easement and they have to get in to do maintenance. He said they have that problem with fire ponds detention points that are on private property with easements. He said if they were confident that they were going to need the 25' to maybe those lot lines should be changed to accommodate that. J. Wichert said they would have to increase the right of way to 85' because the easement was to allow for any slopes and a ditch line whatever that is that goes beyond 25 feet.

Chairman James said not asking for an 85' right of way the issue becomes the road is set up and eventually deeded to the town. J. Lindsey said she doesn't understand why the town would have an easement over private land and why are we talking about town roads when this is private property right

now and why are there easement with no roads yet not sure about this. J. Wichert said if they don't do it now and if it were to be sold they would be prohibited from doing this. He said we can take it off the plan and shift it over if need be. J. Lindsey said normally you come in with the new plan a new lot then you decide where the new road is going to be and all the specifications. J. Wichert said they are trying to do this in 2 phases with a whole new plan for 45-1. Cory Hill said the other part of this plan is they are working with the Martels who have a mortgage on the property who have to approve all of this as well and they want to eliminate going back and the slope easement would make it easier. Chairman James said he understands they want to put the road on the edge but if you pull it back 25' and if you need easements do that as the second phase as opposed to putting easements on private property that the town would then own. J. Wichert said if this becomes a deal breaker they will take it off and work on it later. D. Lewis said he would not want to see the pavement right up to their property lines and the entire 25' easement used for slopes and drainage and without having that plan in front of us can't tell what it is going to be. Chairman James said they offered to take the easements off and they would be in favor of that. B. Petrin said there is so much uncertainty of how difficult the road would be and there would be a jog in the road because you are not going to take an easement from Mr. Packard. B. Petrin said he would like to see the road shift so there won't be a requirement of an easement. He said D. Lewis raises good point of potential friction with this. Chairman Chair noted the approval box on the plan needs 4 lines. D. Murray said he is okay with the proposal as presented but wanted to know how the barn is to the setbacks. J. Wichert said it is designed to make the setback about 27' to 28' and will label that. D. Murray asked about the rear corner of the Packard property asked if there was a monument there as how would you really know where that corner is with the easement so close. P. Packard said it is a 150' square lot and he does have a pipe on the northeast and a pipe on the southwest. D. Murray suggested having a monument set at the point out back near the easement. J. Wichert said they found the northeast marker and the northwest one and the southeast one which doesn't fit mathematically as the southeast one is way off and the southwest not sure. He said there were two plans on file and the older plan "Hill Plan" is the configuration shown on this plan. He said there was a subdivision done by Ladd back in 1975 that creates the Martel's lot and he squared the lot up off route 27 and when you do this it comes real close and clips the corner of the Packard house so they went with the older plan on file that doesn't clip the corner of his house. J. Wichert said they can set this pin.

T. Giffen made a **motion** to approve the Minor Subdivision and Lot Line application with the following: Waiver granted to allow to proceed as a Minor Subdivision. Waiver granted to not require a 10.06f High Intensity Soil Survey and conditions: Town Attorney to review and approve extinguishable easement to Map 405 Lot 45-1, Remove both proposed 25' slope easements west line of lots 43 & 45, Set pins for Map 405 Lot 44 SE corner, State subdivision approval for 405-45, Signature block to have lines for 4 signatures, Granite and drilled bounds to be set within 90 days. J. Lindsey **seconded**. **All were in favor. Motion passed** (5-0-0). Chairman James said the NOD will be sent within 5 days. J. Wichert thanked the Board. Chairman James thanked the abutters for coming.

Other Business

Jack Munn SNHPC Master Plan Project; Master Plan Committee Discussion

J. Munn passed out handouts. He said he wanted to go over the handout to get input and perspective from the Board. He said he wants to get the Board comfortable with the approach, timeline and what they want to accomplish. He said their approach is a strategic master plan because after the UNH profile event and all public input throughout this process it occurred to SNHPC that Candia doesn't really want a typical chapter by chapter master plan Candia wanted something that would be strategic and won't sit on a shelf and will address the issues and needs of the priorities of the town and expressed by the public He said this approach is a good way to go about it because of the budget and given the needs to address a lot of different topic areas they talked about. Instead of doing detailed chapters on each topic they can address them and be included in a strategic organized plan. He said right now the Master Plan is over 100 pages and his goal is to get it down to 30 pages for the strategic plan and have 10-20 pages dealing with some of the components and elements like transportation and utilities etc. He said the handout gives an outline.

Chapter 1 is an introduction including why they are doing Master Plan, why they need a Master Plan, differences between Master Plan and Zoning how the Master Plan will be used and when will it be updated again.

Chapter 2 is the Vision, Goals and Objectives. He said there will be a vision statement, and there will be goals and objectives that came out of the community profile process. The following topics are the areas the community profile focused on and it makes sense to as the groups work toward action recommendations that you have goals and objectives that follow these areas. The areas are Economic Vitality, Education/Lifelong learning, Housing, Neighborhood & Community Spaces, Natural Features, Climate and Energy, Sense of Community, Recreation, Utilities, Facilities, Transportation and Broadband, History and Culture, Healthy Living and Wellness, Leadership and Community Engagement.

Chapter 3 Opportunities, constraints and strategies for planning areas. He said this chapter help identify what parts of Candia are important as a Planning Board and where they see future growth and development of those areas. He listed the areas that were discussed, 1. Village Center-Four Corners, 2. The other villages, 3. Main Street & Raymond Road, 4. Exit 3 and Old Candia Road, 5. Lands South of rt. 101, 6. Rural Residential Neighborhoods, 7. Conservation lands. He said he has a map that he is going to leave with the Planning Board which is part of the packet handed out with the village centers. On the map he said the Four Corners is marked along with Beane Island, East Candia, High Street, and Candia Depot Village. He asked if there were any other historic areas. K. Kustra said his assumption was the 4 corners is the center and J. Munn said yes and K. Kustra said a lot of people do not feel that way. J. Munn said that is what the Master Plan says now is the center and if people do not think that way this is the process to change it. He said he is including this map tonight because what he is trying to get is input from everyone on what other parts and areas in Candia are important. He said he listed Exit 3 Old Candia Road, Main Street and Raymond Street areas where there is some commercial growth. He said land south of Route 101 going down toward Chester and Crowley Road there is a large development being planned in Chester that will have impact into Candia. Also listed is rural residential neighborhoods and conservation. He asked the Planning board to look at the map and draw circles where they think areas are important to the residents and to let him know so he can begin to generate a list together of what the Board feels is the most important parts of Candia are. A. Hall said the town forest should be listed also a small conservation area that is little known beyond the Irving station. D. Lewis said that area is not owned by the town but the Society of the Protection of Lands. J. Munn said there is map on the town web site that shows the towns forests under resources.

Chapter 4 is snapshots of the Town's Major Resources Existing & Future Conditions such as population/demographics, housing, community service, natural resources, economic development, transportation and land use based on census and town information.

Chapter 5. Future Land Use. J. Munn said Candia is pretty much low density and said they can work on medium density in case they ever wanted to consider this. He said Candia has Mixed Use at the 4 corners and Candia already has Commercial, Industrial and light industrial, conservation lands, wetlands and aquifers. There is a future land use map in the Master Plan that will be updated.

Chapter 6 is Implementation Tools and Ordinances which would be your Capital Improvement Plan talk about growth management, timing of developments knowing that when you have some subdivision growth there will be impacts to the town of costs and services. Also know how much growth can you accomplish and what targets Candia wants for example in Chester they have some grown management provisions in their subdivision that only allows 9 lots per year he believes and is enforceable under RSA674:22 and their growth is up to 3% per year based on past historic years on the issuances of building permits and there are some other triggers as well. J. Munn said this may be something that Candia may want to look at for the Master Plan because as you look at the future. He said there will be incremental growth over time to the town and the need for services but as the Planning board they can work to set some standards and he said he will work with Candia on this. He said he will share with Candia some of these other ordinances. Chairman James said about the subdivision off Crowley he thought there were around 80

lots so how would that work. J. Munn said they would have to phase it in. He said it is for the whole town and they cannot exceed 3% growth and they just finished their Master Plan growth measurements. He said he looked through Candia's Master Plan and ordinances and there isn't anything in there for growth management or timing of growth. S. Komisarek said he believes there is. Chairman James said the Master Plan talks about limiting growth but there is nothing in the regulations. J. Munn one way to deal with the Master Plan and deal with all these questions is to have a steering committee. He said he would like to suggest putting together a mp steering committee to help the Planning Board and help him putting together the Master Plan. He suggested up to 7 members and 2 alternates and ask for letters of interest from town officials, board officials, town residents and hopefully from now until the next meeting on the 18th advertise, talk to friends, talk to other board members to get letters of interest for the next meeting then they can appoint members. He said he would like to have the first meeting if possible on May 25, 2016. Chairman James said the next meeting for Candia Visioning is May 31, 2016. J. Munn said they are actually meeting on May 16, 2016 as a steering committee then the 31st is when the action and task force will be meeting. Chairman James said he is thinking a lot of people who will be at the 31st meeting would be good for this mp steering committee and suggested extending letters of interest be extended to June 1st to see if any interest from this group to give them time to write letters of interest. He said he wanted to point out they are already behind by a couple months but feels that he can work with that. He asked if the Board wanted to head that up to encourage letters of interest. Chairman James said the first meeting could be June 8th if that works and J. Munn said yes. Chairman James said they will be a notification on the website. He said Susan Wilderman is Chair of the mp committee and he will send it to her.

J. Munn said the transportation steering committee is moving ahead. They had a very successful survey and asked if it was on the website and could it be put on website. He is in the process of drafting the plan for the transportation steering committees next meeting June 7th. He said after they finish their work it will come back to the Planning Board to look at. He said they have prepared a land use map of the community but unfortunately it is the best they can do because the tax map data is not GIS reference so they had to use an aerial photography and they used the 2010 aerial that was available from DOT. He said he wants to give the map to the mp steering committee to see if there is anything missing.

J. Munn said there should be a report coming out from UNH on the 9th of May on the vision statement, goals and objectives that will be sent to the Planning Board. He said then can go through and see where major themes and trends are and begin to craft a new vision statement that he can work with the mp steering committee on. He said the action committees meet May 31, 2016 and he suspects they will have several meetings to go through the major projects that they feel are important and get to identify the final projects that are most important in those subject areas that will be recorded back and included in the Master Plan. He said then he will have time to incorporate that through the summer. He is hoping to have a complete draft down by September which may be a bit optimistic but he believes that it is doable which depends how well the steering committee has consensus on different areas such as this is not the town center. He said working through all of this is the critical part of the mp steering committee and if we can try for the goal of September this will give time for the mp steering committee to look at implementation of new ordinances for different areas of town. He hopes to do a village district exit 3 zoning Charette which would be a public meeting facilitating possible ways to set up new ordinances for those areas and getting public feedback and ideas on how those ordinances could be structures hope to have that happen in October and November and then would lead the PB decide if you want to move any ordnances forward for the next town meeting.

Chairman James said do you have a language to advertise letters of interest for the mp steering committee J. Munn said what they would like representation from the Conservation Committee, Planning Board, members of the business community, school board, CYYA as he feels it is important in the town. Chairman James said they had people that got involved with the steering committee for the visioning event that thought it was the mp steering committee. S. Komisarek said J. Argeriou was interested and Matt from the school board. J. Munn said the Planning Board should request letters of interest and then decide. T.

Giffen said one of his neighbors expressed interest. J. Munn said having a chair person on this committee to take the message to community and other boards and committees would be good. J. Munn said as things are worked through the mp steering committee, reports come back to the Planning Board so they don't have to come to every Planning Board meeting. J. Munn said SNHPC are the facilitators not the planner and help plan and help guide through the process. He said honestly he feels the strategic master plan approach makes the best sense and the product that can be developed out that would be better than the standard master plan. He said esthetically it would be more pleasing to look at and more interesting to read.

S. Komisarek said one of the things he is interested when he looks at a fiscal impact analyses and e tries to understand as planners what are their objects are as far as in relation to revenue and looking at existing infrastructure what may be inefficiently underutilized and not have a boom like in Auburn but a controlled target. He said where they could end up with an assessed value in terms of revenue for the town and associated costs for the town would be for the Exit 3 parcels. He said the town will be voting on ordinances and what kind of effect they would have to make a cash flow positive would be good planning to him. J. Munn said what would be the target for the school find the right amount and he said he likes the idea of controls to ease into a certain amount that is sustainable and viable and he also sees potential for increased revenue can they have a component of this in the Master Plan. J. Munn said they can do very cursory sort of impacts assessments like that but they cannot do full fiscal analysis which is very labor intensive study to do that level of detail for example he is working on developing school impact fees for the Town of Chester and they have to look at the core capacity of the school, class room capacity, existing enrollment, future growth of the town and they are doing a housing enrollment study to determine the actual by grade number of students in every housing unit in Chester. It is very labor intensive study to do that level of detail and cannot do this for the Master Plan however they can do rough cursory numbers looking at impacts. He said he can share formulas the Planning Board can use and can share with the mp steering committee members. He said he actually looking for a volunteer to see if they have interest in impacts say for schools or interested in what the towns future assessed value could be and do an actual build out down at exit 3 and he can help set up the formulas then look to the volunteers to do the work as they could not do all that with the budget for this plan. Chairman James said in the past SNHPC has done a build out studies under current regulations and ended up with 12,000 people that may help figure cost of community services and something to reference. J. Munn said he actually included these studies in the appendix of the Master Plan which will include Transportation Plan, Scenic Byway Maps, Town Forests/Recreation Trails, Hazard Mitigation Plan, Open Space Plan, Cost of Community Services Study, Energy Chapter, and Natural Resources Inventory.

J. Munn said he is glad the Board likes the approach of a strategic Master Plan. S. Komisarek said he had an interesting talk with Doris Scott from Windham the Economic Development Coordinator who has done a really good job with the water and sewer. He said he had some people comment that if something isn't done at exit 3 or happen anywhere without infrastructure. He said there must be a reason why Windham has an economic development coordinator must be to try to bring revenue into the town and she facilitate that. That would be an interesting approach for Candia to look at to do a complete build out of Candia to see what the assessed value would be and the revenue to have some idea. He said these numbers would be useful and also what services, do the residents want and what makes Candia better for the residents what do people want. He said all of Candia's money goes out of town there is no local movement in Candia so to understand what the residents want would be something to look at.

J. Munn said Windham does not have town water or sewer system and developing that even for a town like Windham is still very steep and he is not sure many people support this in Windham. J. Munn said you can do development without public water. S. Komisarek said they can look at what lots at exit 3 could accommodate but would need help with good engineering backgrounds and can look at a lot with this amount of building square footage is feasible with an onside well and septic systems. J. Munn said this is more general Master Plan and Exit 3 would be a very detailed extensive engineering evaluation. He said they don't need real detailed studies at this point until Candia is ready to develop some goals and specific

objectives regarding the infrastructure and knowing Candia you are not there yet. S. Komisarek said a lot can do without public water and sewer.

Chairman James said when people talk of wanting a Market Basket that would never be built without public water and sewer. A big box store will not be built without public water and sewer but there are a lot of other things that could be done. J. Munn suggested getting marking companies to do some cursory evaluation to identify what may work at Exit 3. J. Munn thanked the Board and said he will look forward to feedback in a week or two. Chairman James thanked J. Munn.

Zoning Review and Revision Committee

Chairman James said typically they have had the ZRRC meetings on the second Wednesday of the month either following the Planning Board or in place of the Planning Board if that meeting is cancelled. He said they have stopped the meetings and want to start back up. T. Giffen said Carla Penfield expressed interest. Chairman James said they need to finish combining the regulations that was started last year and have a public hearing. He said they also have to work on accessory dwellings as there is new legislation on that to be put on the ballot for next year and definitely need to address as they increased square footage of the accessory dwellings. D. Murray said the legislation said shall do this and shall do that so they may be covered but have not seen the final document yet. The ZRRC will be advertised on the web and posted.

A. Hall **motioned** to cancel the May 18, 2016 meeting due to lack of applications. T. Giffen **seconded. All were in favor. Motioned carried (6-0-0)**. Chairman James noted that there will still be a Zoning Review Revision Meeting that night at 7pm.

T. Giffen **motioned** to adjourn at 8:55 pm. J. Lindsey **seconded. All were in favor. Motioned carried (6-0-0)**.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary
cc file