

CANDIA PLANNING BOARD
MINUTES of October 19, 2016
APPROVED
Public Hearing

Present: Sean James, Chair; Al Hall Vice Chair; Scott Komisarek BOS Representative; Judi Lindsey; Ken Kustra; Rudy Cartier Alt; Joyce Bedard, Alt; Carleton Robie Alt; Dave Murray, Building Inspector; Dean Young, Fire Chief

Absent: T. Giffen; M. Santa

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

S. James asked Alternate R. Cartier to sit for M. Santa and Alternate J. Bedard to sit in for T. Giffen.

Minutes October 5th:

S. Komisarek made a **motion** to accept the minutes of October 5th, 2016 as presented. J. Lindsey **seconded**. Sean James, Chair; Ken Kustra; Rudy Cartier Alt; **were in favor**. A. Hall and J. Bedard **abstained**. **Motion passed (5-0-2)**.

Residents Present: Dick Snow, Boyd Chivers

Guests Present: Attorney John Cronin representing Bill Scott and his partner Dan Robinson, owners of the gravel pit on Route 27.

Continuation of 16-011 Minor Site Plan Review Application: Applicant: 304 Raymond, LLC 679 1st NH Turnpike, Northwood, NH 03261; Owner: same; Property location: 304 Raymond Road, Candia NH 03034; Map 409 Lot 116.1; Intent: To add drive up self storage units to existing building in the L1 District.

Mark Murphy and Melissa Murphy (*previously Sampson*), owners of 304 Raymond Road, were not present.

No Abutters Present

S. James said a quick recap of where we stood with this was the applicant started installing the storage units. Dave went down and talked to him and had him come in to submit an application. They did that initially. We haven't formally accepted the applications so the clock isn't ticking so to speak. They came in a few weeks ago and asked to postpone it to the 5th and then to tonight. Dave do you want to fill us in, I know you and the Chief have been talking to them.

D. Murray commented the Chief and I have been working with them. Some of the main concerns were how the fire apparatus would be able to get in there. Blocking the cistern and what not; which has been the case for several years anyway, seeing as we have new owners, we're going to get on this and get it straightened out. I think they've come up with a solution that they are actually going to move the cistern, which will work better for everybody. The applicant can use that space a little more adequately and there would be no concern with fire apparatus at that point. They've been working on the electrical upgrade and fire protection. I'm not sure what might have happened to him tonight, he's been pretty good to work with, whatever it takes, he'll do.

A. Hall asked do they have to move the cistern before they are granted a permit. D. Murray replied right now where they have their sheds, they can get in there. He has them located so that fire apparatus can get in there but it's not how he wants to set it up so it would be better for everyone if he just moved it. A. Hall commented I was down there this afternoon. A fire truck can get in but he's going to have to back out. D. Murray agreed. A. Hall continued you're not going to be able to turn around. D. Murray said that's right. He's got twenty foot aisles in there; you can get down in there. I don't want to speak for the Fire Chief but if there's

a fire in there, you probably wouldn't utilize the cistern at that point. It's kind of why they have been talking and they're going to move it, so it will always be open. The location up on the hill, where you first pull in, would be an ideal location for it. And the applicant more than willing to do that, he likes the idea. A. Hall asked are they going to secure it, fence it off. D. Murray replied I don't know. Fence it off, security cameras or something, you would think so. Anyone who wants to store their items I would think would want a fenced in area. A. Hall replied I visited two or three around today within a 20 mile area and all of them are fenced in. D. Murray said I guess it would be up to him.

D. Young responded I met with him down there and looked at the cistern, as you pull in the driveway off to the left hand side there's a beautiful spot for it. He could utilize that space in the back much better, it would be great. You could get more units in there, if his plan is to put multiple storage units in there. As it stands now, he's probably going to miss out on having, dependent upon how wide they are, 25-30 of them, he can't put there because we need so much space to get in. His only concern was "will you pump the water out" and I told him absolutely, we'll pump the water out. He's got to have a way to take of this. He's got equipment and stuff.

A. Hall asked is there any limit on the height Chief? They have two stacked up there now. Two of the four units there are too high. You should go down and see it but they keep changing it around. S. James said do you mean there are two stacked on top of each other? A. Hall said yes. D. Young said oh, you are talking about the storage units. A. Hall said the pods. D. Murray said these go off site. S. James replied you're talking about the pods, not these. D. Murray replied yes. D. Young said I think that's how they store them, they stack them. A. Hall said you could take any one of those with a fork lift and haul it off. There not secure on the ground. D. Murray said no, they load them on a truck and take them off site. Like if you wanted to rent one at your house, they would bring it right to you. Different deal.

S. James said ok if they show up before the meeting is adjourned, we'll entertain them, if not we'll see them at another meeting I guess if they want to come back. Is there anything else? I see we have some guests, anything you have for the board?

B. Scott said I just came, I understood that there was going to be a zoning workshop tonight? S. James said yes, after this meeting. B. Scott said that's what we are here for.

Other Business:

S. James said so we talked last meeting about New Hampshire Housing Authority had a grant program application. Scott and Rudy have talked to SNH Planning about this proposal. Who wants to go from there?

R. Cartier responded that we met with Jack on Monday and gave him the general idea of what we were looking to do. He thought it would be a good idea, a good foundation. So we asked him if they would give us some help in writing the grant application or what we should put in there and he said "well how about a one page", we have a one and a half page to give guys, which we just got this morning. He actually expedited it for us and came up with this. His thought process was because there's a lot of talk about doing the Village District and the situation around. He was looking at the talk about doing it around four corners. He said that that would be a good place to start to do what we're looking to do and then expand it out basically as money is available for things like that. It would give us an idea of how to get this done and what kind of information is there. Jack felt that there was a lot of information available that could actually be put together into a decent plan so that we have an idea on soil types, see what would handle for septic systems, the existing well inventory that we have around the area and then we can expand it from that. I only got a chance to see it this morning. I was kind of hoping that it would be Town wide but he started off with the Village District so that was basically this one's in here for discussion purposes. We can meet with him again. We can let him know if this is the direction we wanted to go or if it's something else we want to take a look at or expand it or whatever. We really didn't get into how much \$5,000 would cover for work. It was just kind of a conceptual of what's going on and that's where we are.

S. Komisarek commented that I thought it was well written and I can follow the logic, Jack's logic. You all have a copy of it, you can all read it. The logic seems sound based on everything we've been talking about.

K. Kustra asked Rudy 43 and 27, how far out? R. Cartier replied that's one of the questions that we did discuss. It could go as far as up to the Congregational Church for example, or Stevens Lane, it could go all the way down to Birchwood Plaza or even further down to the Village at the bottom of Deerfield Road over to the old Catholic Church, that area. It would kind of depend on how much work we want to have him do. At that point, like he said, if you start with that core area, then it's just a matter of going out from there. K. Kustra replied so these items complemented the distance? R. Cartier replied correct. It was interesting, the base map of the four corners area, it didn't say a half a mile in either direction or things like that, it was just a conceptual and if we want to do something a little bit more detailed, and tell him more detail and go a mile either way or how far can we go either way with the \$5,000.

S. James commented that this is something we've had charettes on, it's been in the Master Plan, it's come up again, and we've talked a lot about it. I agree, I thought it was well done. As far as going Town wide, I think the next step, as he mentions here, would be to actually come up with the zoning to implement it and then you could potentially expand that to other areas if there is interest. The only question I had was the \$5,000 is that a grant or is there a match to that, do you guys know? S. Komisarek said that's a grant. R. Cartier also commented it's a main grant. S. James said so there is no match. R. Cartier reiterated no, no match. S. Komisarek said what we did find out is that there is also a \$10,000 grant that we could apply for next year. S. James asked from the same group? S. Komisarek replied Jack described it as an MTAG, which he said there's a \$10,000 MTAG and said we should be going after it, so we didn't really get into that, we were focused on this.

A. Hall asked if there should be a motion. S. James replied I think we should be a vote. The proposal he has here is looking for the Planning Board Chair and the Select Board Chair, so I would assume that if we approved it, Scott, you would take it to the Select Board for approval and go from there. Did he give you any idea on timing, if we submit it, is it kind of rolling and open or is there a deadline? S. Komisarek replied there's no deadline. I talked with George Reagan and he said it would be two to three weeks for them to approve it. S. James commented and then Jack gets rolling on it and we have something probably early to mid next year. S. James asked so what to people think, generally in favor of it? J. Bedard replied oh yes, absolutely. J. Lindsey said yes, and I like how they are looking at the water and the soil, what would really support the development so that makes sense, start from the bottom, ground level up. R. Cartier said it would give us some good solid foundation for looking at the zoning and saying ok this area, this soil is not going to handle septic system so you can't have small multi use districts in that area, or something like that. But this way we'll know whether we can or not without blindly going forward. A. Hall said its basic information we need to know, step two if you will, this will not be wasted and will be put to use. S. James responded I think we've talked, as a community, a lot about this and generally, this would be very specific, that's good. Thank you both for taking the lead on that.

MOTION:

J. Bedard **motioned** to accept this proposal and move forward. A. Hall **seconded**. **All were in favor. (7-0-0) Motion passed.**

S. James said so you have the Planning Board's approval and then go the Select Board and we're good to go. Our next meeting will be November 2nd. After this we are going to have the Zoning Review and Revision Committee meeting, it's not mandatory. Everyone's welcome.

A. Hall **motioned** to adjourn the meeting at 7:18 pm. J. Lindsey **seconded**. **All were in favor. (7-0-0) Motion carried.**

*******Zoning Review & Revision Committee Meeting to follow this meeting**

Respectfully submitted,
Andrea Bickum
Land Use Secretary
cc file