

**CANDIA PLANNING BOARD
MEETING MINUTES OF
March 6, 2019
APPROVED**

Present: Rudy Cartier, Chair; Al Hall III, Vice Chair; Mark Chalbeck; Judi Lindsey; Josh Pouliot, Alt; Sue Young, BOS Rep.; Robert Jones, Alt.

Absent: Mike Santa, Alt.; Joyce Bedard; Scott Komisarek, BOS Rep.

Present: Dennis Lewis, Road Agent; Bryan Ruoff of Stantec; many town residents

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

Minutes -February 20, 2019:

J. Pouliot made a **motion** to accept the minutes of February 20, 2019 as presented. R. Jones **seconded**. **All were in favor. Motion passed (7-0-0).**

PB Work Session:

R. Cartier starts the meeting with a PowerPoint presentation of the Agricultural Ordinances and Regulations in Candia. The information provided was to inform the town residents of the current Agricultural documents currently used and/or referenced in Candia. The Manual Of Best Management Practices (BMPs) For Agriculture in NH, NH Dept. of Agriculture, Markets & Food (8/1998 and subsequent versions) was referred to for guidelines to follow proper procedures for the agricultural living within the Town of Candia.

Residents offered their comments and concerns on a few points that included, the balance between small vs. large scale operations, residential vs. commercial as well as finding a way to be in harmony with neighbors and include more input from the other committees and boards in the town, to include the PB, Heritage & Conservation Commissions and eventually the Agricultural Commission.

S. Young noted that familiarizing one's self with the laws that govern this lifestyle is important and would assist in enforcement if the situation arose.

D. Murray (BI) clarified the point that just because something has been in existence for over a year, chapter 432:34 of the BMPs Manual can take over for negligent or improper operations if the regulations are not followed.

Dick Snow (resident) states that he hopes that after the Agricultural Commission is established, this topic will find more input with the Planning Board as well as the Heritage and Conservation Commission as well as community involvement.

R. Cartier explains that the PB wants to move forward and use different departments within the town such as the Fire Dept., Police Dept., and other 1st hand assistance, such as Dennis (Road Agent) provides and not to always rely on outside town consultants for information.

R. Cartier ends presentation.

B. Ruoff (Stantec) provides the Board with 5 copies of the Regulation Binders for review and be voted on at the April 3, 2019 PB meeting. B. Ruoff reviewed the Town Regulations against the State of NH Regulations and a few updates were necessary. The updated final version will be made into binders as well as sent by Stantec via PDF for the Board to vote on at the public hearing date noted above.

R. Cartier reviews his "Outstanding Items list" that he went to the BOS meeting with on items that need updating by the Town *(see attached).

The most updated Master Plan has been posted to the Town website and can be downloaded if anyone wishes to do so.

We will have a future public hearing discussing The Village District.

S. Young states that it would be very helpful to get all town departments together in order to determine what is needed for the Town and at what time it is reasonable based on the budget to make these changes and upgrades.

Dennis notes that the class 5 & 6 roads are a very complicated issue and needs continuous work and attention.

The Board briefly speaks about the S. Davis PB case scheduled for March 20, 2019 meeting. A preliminary meeting to review the application has been scheduled for Monday, March 11, 2019 with R. Cartier, M. Chalbeck, R. Jones and Jim Franklin (on behalf of S. Davis).

R. Cartier notes that its AI's last meeting and would like to do something formal at the next meeting to recognize him.

MOTION:

A. Hall **motioned** to adjourn at approximately 8:35 pm. J. Lindsey **seconded**. **All were in favor. Motion passed (7-0-0).**

Respectfully submitted,

Lisa Galica ~Admin. Assist.
Building/Land Use/Fire Dept.
cc: file

*(attachment)

Planning Board/ZRRC Outstanding Items to Address

1. Replace Master Plan listed as “Current” with the proper plan.
 - a. Currently, the 2004 version is shown as current and should be the 2017 version
2. Check to see if Board members would like copies of the following documents:
 - a. Zoning Ordinances
 - b. Current Master Plan
 - c. Old Master Plan
 - d. Current Capital Improvement Plan
 - e. Current Transportation Plan
 - f. Town of Candia Open Space Plan
 - g. Proposed regulation Updates
3. Planning Board Tasks to plan for AND address:
 - a. Complete Current Regulation updates/schedule public hearing
 - b. Re-do application checklists for:
 - i. Major Subdivision
 - ii. Minor Subdivision
 - iii. Major Site Plan
 - iv. Lot Line Adjustment
 - c. Update the Capital Improvement Plan
 - i. Current plan expires in 2020
 - d. Review/Revise Zoning Ordinances
 - i. Animal Husbandry
 - ii. Home Businesses
 - iii. Large gatherings/Festivals
 - iv. Elderly Housing
 - v. Miscellaneous items
 - e. Mapping Data Updates
 - i. Flood plains
 - ii. Unsuitable land (slope, wet, others)
 - iii. Soil types
 - iv. Aquifers
 - v. Watersheds
 - f. Class VI Road Policy update per RSA 674:41
 - g. Crowley Road/Lane Road intersection (see Transportation Plan)
 - h. Traffic Impact Fee regulation review/revision
 - i. Complete Village District proposal
 - j. Implement the Transportation Plan
 - k. Review Planning Board Rules of procedure
 - l. Update Sign Regulations
 - m. Update town-wide build out analysis
4. Review agricultural related regulations presentations
5. Discuss BOS presentation items (from above)