

**CANDIA PLANNING BOARD  
MEETING MINUTES OF  
March 20, 2019  
UNAPPROVED**

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Rep.; Joyce Bedard; Josh Pouliot.; Robert Jones, Alt.; Mike Santa, Alt.; Judi Lindsey; Mark Chalbeck.

PB Members Absent: Scott Komisarek;

Audience Present: Dennis Lewis, Road Agent; Jim Franklin (Engineer for S. Davis); Scott Davis; Jason Lopez (Keach Nordstrom Associates-representing HEBERT Informational).; town residents.

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

The Board nominates and votes for R. Cartier as Chairman of the PB. **All in favor.** R. Cartier **abstained.** **Motion passed (7-0-1).**

The Board nominates and votes for M. Chalbeck as Vice Chairman of the PB. **All in favor.** M. Chalbeck **abstained.** **Motion passed (7-0-1).**

Approval of Meeting Minutes -March 6th, 2019:

Josh Pouliot made a **motion** to accept the minutes of March 6<sup>th</sup>, 2019 as presented. Judi Lindsey **seconded.** J. Bedard **abstained.** **Motion passed (7-0-1).**

**Informational:**

**Applicant:** Armand & Susan Hebert, 2001 Ceder Street, McKenzie, TN 38201; Owner: same; Property Location: Currier Road, Candia, NH 03034; Tax Map 402 Lots 51 & 57, Residential District.

**Intent:** MAJOR subdivision. To consolidate two existing lots and then subdivide into 5 frontage lots for residential use.

J. Lopez presents the case for the Hebert's since they presently reside in Tennessee and were not available to attend the meeting. The Hebert's currently own a small piece of land (map 402 lot 51) approximately a half acre land. In addition, they own a larger portion which is the bulk of the property at approximately 28+ acres. After further review into the cost/benefit ratio, they were not interested in putting in a new road and are now only interested in a subdivision of the land and frontage lots along the road.

The current issue before the owners is that the property does front on Currier Rd., although the Deerfield /Candia town line is actually the property line so the road portion that most of these lots fall on are actually in Deerfield. The road is the issue, not the land. All of the land is in Candia. He will go before the Deerfield Board as well if necessary and R. Cartier agrees that will be a good idea.

He states that a consolidation of the small lot 51 with the larger lot 57 because there is no buildable land on lot 51 if they are not combined first. A lot line adjustment is an option in this case before a subdivision. He asks for clarification of the fee schedule as to the amount of each new lot in a major subdivision. R. Cartier clarifies that a MAJOR subdivision is 3+ lots and is \$75.00 per new lot.

The plan is to have 4 of the lots will be 3 acre lots with 200 feet of frontage. And then a larger back lot at approximately 16 acres. A wetland's consultant has been out to map, survey, located and "topo" the whole property. A wetland's cross will be needed in order to gain access to the back area for one of the lots. One around 1,100 square feet and another around 1,200 square feet so they are combined still under the 3,000 square feet for wetland permitting, but do require 2 driveway crossings in consideration to the 16 acres lot. R. Cartier confirms with J. Lopez that the larger lot is tended to stay 16 acres. The owners think a larger estate lot in this area will be nice and without installing a road, nothing is intended to change. All lots will have the frontage required; the test pits and septic locations have all been done for each lot as well. J. Lopez asks if going before the Conservation Commission can be in tandem with the PB and R. Cartier as well as J. Lindsay, whom is on the Conservation Committee, confirm yes that is acceptable. No special use permit is necessary because the owners will be obtaining a wetlands permit. R. Cartier confirms that a full site HISS soil mapping will be required. J. Lopez asks if a possible waiver would be

granted in the situation of the large 16 acre lot and R. Cartier states that would be something the Board would have to review and vote on at a later date.

J. Lopez asked about drainage analysis and is advised by the Board to contact the town engineer (Stantec) for information or request a waiver on that as well. R. Cartier notes the extreme concerns the Board and residents already have for the water drainage issues on Currier Road. J. Lindsay reads from notes she has written:

*“Is continuing to approve Lots on a road already riddled with Road concerns. The majority of the residents don't want it paved. We continually have to have the Road Agent try to maintain it and make it passable, which in the long run over the years probably costs more than upgrading it. I can see it from both sides of boys both points of view wanting to retain the rural dirt road and upgrading it to safer passable standards. My question is, Doesn't it seem wise and reasonable to hold off for now, on approving additional building Lots? Isn't all of this to be considered scattered and premature development? There's probably not enough funding to continue to make currier Road passable indefinitely, until some constructive decision is made to address the road conditions. Wouldn't it be prudent and logical to stop allowing more houses to be built on a road that is treacherous or difficult to travel?”*

D. Lewis (Road Agent) states that the road is already overloaded and at times impassable. Many lots get approved and the owners leave here and it becomes the town's problem, and it's a huge problem. A lot of lots approved in the last couple of years have turned out to be very problematic with water and erosion issues. When asked by M. Santa, Alt PB member if the roads are still on the list for improvement, D. Lewis notes that they're still on the forefront of the list and 2 gravel roads have been upgraded. He suggests bringing the issue forward again, whether it's a budget item or a warning article and says the Town has spent enough money already to rebuild and repave it. **It's a public safety issue now** with over 49 houses, and the odds of needing emergency vehicles for injury or fire is much greater. No matter the amount of constant work that goes into trying to maintain roads like this, sometimes it's just physically can't be done. The Town has to be aware and make sure we cover all our bases.

J. Pouliot asks what the lots were used for up to now and J. Lopez states they have been vacant this whole time. J. Pouliot notes that will be bringing a large amount of traffic to the area as well. R. Cartier states that the biggest hurdle to cross in this case is the fact that this road is a known problem, and questions whether the PB would be doing its due diligence by approving a project that could, at this particular point in time, make the situation worse than what it already is.

J. Lopez thanks the Board for their information and will bring it back to his client's and leaves the table.

#### **Case #19-002:**

**Applicant:** Scott Davis, 93 Critchett Road, Candia, NH 03034; Owner: same; Property Location: 115 Critchett Road, Candia, NH 03034; Map 406 Lot 148.

**Intent:** To subdivide lot 406-148 into 3 new residential lots; 6.81 acres, 3.03 acres, 3.02 acres, leaving 41 acres.

*Note:* Upon a finding by the Board that the application meets the submission requirements of the Candia Major Subdivision Regulations, the Board will vote to accept the application as complete and a public hearing on the merits of the proposal will follow immediately. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

After presenting the case and further discussion with the Board, the applicant decided to withdraw his MAJOR Subdivision application. He will be filing a new application for a Lot Line Adjustment and MINOR Subdivision, with a hearing date TBD.

#### **MOTION:**

J. Bedard **motioned** to adjourn at approximately 8:26pm. Mark Chalbeck **seconded**. **All were in favor. Motion passed (8-0-0).**

#### **Other Business**

- Any other matter to come before the Board

\*ZRRRC meeting to directly follow this PB meeting.

ZRRRC meeting:

J. Pouliot **motioned** to adjourn at approximately 9pm. R. Jones, Alt. **seconded**. **All were in favor. Motion carried (7-0-0)**.

Respectfully submitted,  
Lisa Galica  
Land Use Secretary  
cc file