

CANDIA PLANNING BOARD
MEETING MINUTES OF
May 1, 2019
APPROVED

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Rep.; Josh Pouliot.; Robert Jones, Alt.; Mark Chalbeck, V-Chair; Scott Komisarek; Judi Lindsey

PB Members Absent: Mike Santa, Alt.; Joyce Bedard

Audience Present: Scott Davis, Jim Franklin (Land Surveyor for S. Davis), Dennis Lewis, Road Agent; Nate Miller (SNHPC) and many town residents.

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

Approval of Meeting Minutes -April 3rd, 2019:

R. Cartier states that the Board will accept the minutes of April 3rd, 2019 at the next regularly scheduled meeting. **All in favor.**

Case #19-002:

Applicant: Scott Davis, 93 Critchett Road, Candia, NH 03034; Owner: same; Property Location: same; Map 406 Lot 149-1.

Intent: A *lot line adjustment*. Take 6.81 acres from Map 406 Lot 148 (currently 58 acres) and add them to Map 406 Lot 149-1 (currently 5 acres), eliminating the existing lot line and creating a total lot of 11.81 acres.

R. Cartier invites S. Davis and J. Franklin to the table to present the plan of the line adjustment. The Board has 2 sheets that were provided via email, by J. Franklin to show the location of the lots involved in the project. The detail drawing is on the second sheet. J. Franklin states that the proposal is to convey a portion of lot 406-148 over to 406-149-1 and consolidate them into one parcel. He left the physical features on the drawing of the Davis residence, the former Gunnarson residence and the back land and other lot is 406-148, so there is an overall reference between the 2 different lots.

R. Cartier states that there is a concern that there will now be 2 buildings on 1 lot so S. Davis would either need to remove one of the buildings or go before the ZBA for a variance. S. Davis states that he is fine with having the building condemned and remove the old Gunnarson house as he is not able to sustain the building for any future use. R. Cartier says since the house is not worth anything to Mr. Davis, the ZBA variance is not necessary but a condition of approval for the Lot Line Adjustment would be that the building be removed with a deadline date of December 1st, 2019. S. Davis will need to set up an inspection with D. Murray (BI) once the building has been removed.

R. Cartier confirms that a Lot Consolidation Form will be required from J. Franklin for this project and J. Franklin will take care of providing that.

R. Cartier confirms with S. Davis is keeping his house on the property and S. Davis confirms that is correct.

Brian Sargent (resident) questions if the 2 lots being broken off have already been approved and R. Cartier explains that is the next item on the agenda and this 1st part is just for a lot line adjustment to square off the other piece of land.

***R. Cartier closes meeting to the public at 7:13pm**

B. Brock **motioned** to accept the Lot Line Adjustment with the condition that the building be removed and the bounds be set by December 1st, 2019. M. Chalbeck **seconded**. **All were in favor. Motion passed (7-0-0).**

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 (51.19 acres remaining after lot line adjustment) into 2 new residential lots; 3.03 acres and 3.02 acres, leaving 45.14 acres to never be further subdivided. *Note:* Upon a finding by the Board that the application meets the submission requirements of the Candia Minor Subdivision Regulations, the Board will vote to accept the application as complete. 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.

J. Franklin starts the presentation for the MINOR Subdivision by proposing to subdivide lot 148 into 3 total lots

MOTION:

J. Pouliot **motioned** to adjourn at approximately 9:20pm. J. Lindsey **seconded**. **All were in favor. Motion passed (7-0-0).**

Other Business

- Any other matter to come before the Board

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc file