

**CANDIA PLANNING BOARD  
MEETING MINUTES OF  
June 5, 2019  
APPROVED**

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Rep.; Joyce Bedard; Scott Komisarek; Judi Lindsey; Mark Chalbeck, V-Chair

PB Members Absent: Josh Pouliot; Robert Jones, Alt.; Mike Santa, Alt.

Audience Present: Dennis Lewis, Road Agent; Jim Franklin (Engineer for R. Johnston); Bob Kilmer (Surveyor for Barret/Nerney); 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 -May 22<sup>nd</sup>, 2019 (Village District -work session):

B. Brock made a **motion** to accept the minutes of May 22<sup>nd</sup>, 2019 (Village District -work session) as presented. J. Bedard **seconded**. J. Lindsey & S. Komisarek **abstained**. **Motion passed (4-0-2)**.

**Case #18-013 - MINOR Subdivision:**

**Applicant:** Robert L. Johnston, 24 Currier Road, Candia, NH 03034; Owner: Same; Property Location: Currier Road; Map 402 Lot 85.

**Intent:** To subdivide a 9.2 acre parcel to create two new lots for a total of 3 lots.

The Board was provided with a written waiver request from J. Franklin requesting to waive the previous deadline date of 2/22/19 and grant an extension of time for the completion of the final application to be submitted to the PB.

M. Chalbeck made a **motion** to accept the waiver. S. Komisarek **seconded**. **All were in favor. Motion passed (6-0-0)**.

Dennis Van Dinter (abutter) states to the Board that R. Johnston only owns up to the Candia Town line and does not own into Deerfield on lot 85-2. He notes that he has his deed and the documentation to prove his land ownership. He says if the process continues and goes forward, there may have to be a lawsuit that will include the Town of Candia. The PB recommends the case be continued to a date TBD so that J. Franklin, R. Johnston and D. Van Dinter can have an opportunity to meet and come to an agreement about the properties.

**CIP Proposal:**

The Board reviewed the proposal provided by Stantec. The proposal is for Stantec to perform a review and recommend updates to implement in the Town of Candia's 2020-2025 Capital Improvement Plan (CIP). The services will include reviewing the current CIP, updating the information based on department input within the Town, public meetings, and of course creating an updated CIP based on the Town's input and project arrangement.

M. Chalbeck made a **motion** to accept the proposal as presented. J. Lindsey **seconded**. **All were in favor. Motion passed (6-0-0)**.

**Case #19-003:**

**Co-Applicant:** Robert & Melissa Barreto, 272 High Street, Candia, NH 03034; Owner: same; Property Location: same; Map 410 Lot 108-12.

**Co-Applicant:** Scott & Helen Nerney, 284 High Street, Candia, NH 03034; Owner: same; Property Location: same; Map 405 Lot 14-3.

**Intent:** A *lot line adjustment*. Remove the equivalent amount of 2.07 acres from Map 410 Lot 108-12 (currently 13.599 acres) and Map 405 Lot 14-3 (currently 5.461 acres), then re-distribute those acres equally within the same property locations of Map 410 Lot 108-12 and Map 405 Lot 14-3, thus creating a new lot line for each parcel of land.

**Case #19-003:**

**Applicant:** Robert & Melissa Barreto, 272 High Street, Candia, NH 03034; Owner: same; Property Location: same; Map 410 Lot 108-12.

**Intent: A Lot Merger.** Remove the existing lot line between Map 410 Lot 108-12 (currently 13.599 acres) and Map 410 Lot 108-11 (currently 29.950 acres) and consolidate the two lots into a single lot, resulting in a new parcel of land equaling 43.549 acres.

R. Cartier invites B. Kilmer to the table to present the plan of the lot line adjustment and lot merger. The Board members all have a copy of the plans to show the location of the lots involved in the project and an enlarged copy is set out on the easel for reference. B. Kilmer begins his presentation by telling the Board that the proposal is for each of the applicants to convey an even portion of their property (2.07 acres) to each other. He indicates on the enlarged plan that this change will provide the Barreto's with full ownership over the small pond that is currently split between the two properties and the Nearney's will gain extra road frontage. As he was presenting the changes to the Lot Lines he also informs the Board that once the lot line adjustment is complete, the plan is to merge all of Barreto's land together into 1 parcel (43.549 acres) with approximately 201 feet of road frontage.

B. Kilmer asks the Board if it's necessary to provide 2 mylars for recording. After further discussion, the Board makes a condition of approval that the applicants surveyor, B. Kilmer may contact, at his own expense, Town Counsel through NHMA, to obtain the information he is requesting regarding mylar recording as well as a second condition that monumentation be set and noted on the plans per subdivision regulation and per zoning ordinance.

J. Bedard made a **motion** to accept the application as presented. J. Lindsey **seconded**. **All were in favor. Motion passed (6-0-0).**

B. Brock made a **motion** to approve the application with conditions. S. Komisarek **seconded**. **All were in favor. Motion passed (6-0-0).**

R. Cartier open meeting to the public at 7:55pm

#### Other Business

- J. Lindsey wanted to know the status on New Boston Road and what steps are being done to clean up and ultimately fix the problems that have been occurring in that area. B. Brock confirms that Dave Murray (BI), has been working diligently with the developer and the State with regards to the issues at hand. R. Cartier notes that for more details she may want to check in with the (BI).

#### **MOTION:**

J. Bedard **motioned** to adjourn at approximately 8:09pm. S. Komisarek **seconded**. **All were in favor. Motion passed (6-0-0).**

Respectfully submitted,  
Lisa Galica  
Land Use Secretary  
cc file