

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

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

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

Presenter: Nate Miller (SNHPC)

Chair Rudy Cartier called the meeting to order at 6:00pm.

**The Village District (Four Corners):**

M. Chalbeck asks about the status of the window coverage that was talked about at the last work session. The goal is to have the area covered is the resemblance to traditional New England village centers. The Board previously agreed that fenestration or window coverage for the front façade of the buildings have some set percentage requirement. N. Miller has done additional research since the last session and now suggests to the Board that a 20% minimum to a maximum of 60% window to wall ratio, taking into consideration the possible differences on a ground floor only vs. a multi floor building. The Board discusses further with N. Miller and it is noted that the intent is to allow flexibility to implement the vision and therefore it may make more sense to set a minimum fenestration but no maximum.

N. Miller continued presenting more of the C. Ogilvie report information and moved onto the Zoning Districts Types of Land Use table. He went through the list with the Board that included Residential, Commercial, Industrial & Transportation, Communications & Utilities, Public & Institutional and Rural & Agricultural.

Minor changes were agreed upon by the Board based on the list as to what would be allowed in the district and by what type of permitting, if any. These items will be drafted for viewing in the future as more of this project comes together.

N. Miller confirms the next work sessions are scheduled for 7/3/19 at 6pm-7pm and a tentative 7/17/19 at 6pm-7pm. He will update the Use Table with the approved changes from the Board and provide them with a draft for review for the next meetings.

**MOTION:**

B. Brock **motioned** to adjourn at approximately 6:50pm. M. Chalbeck **seconded**. **All were in favor. Motion passed.**

**Other Business**

- Any other matter to come before the Board

Respectfully submitted,  
Lisa Galica  
Land Use Secretary  
cc file