

**CANDIA PLANNING BOARD  
MEETING MINUTES OF  
June 19, 2019  
APPROVED**

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Rep.; Josh Pouliot; Joyce Bedard; Mark Chalbeck, V-Chair; Robert Jones, Alt

PB Members Absent: Mike Santa, Alt.; Judi Lindsey; Scott Komisarek

Audience Present: Chris Guida (Fieldstone -Engineer for applicant), Dennis Lewis (Road Agent), town residents.

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

The Board began the meeting with the approval of the 6/5/19 meeting minutes.

B. Brock made a **motion** to accept the minutes as presented. J. Bedard **seconded**. R. Jones & J. Pouliot **abstained**. **Motion passed.**

**Case #18-009 – MAJOR Subdivision:**

**Applicant:** Michael Thompson, 564 Old Candia Road, Candia, NH 03034; Owner: same; Property Location: same; Map 413 Lot 46.

**Intent:** A **MAJOR Subdivision**. To subdivide lot 413-46 (currently 42+ acres) into 4 residential lots to be approximately; 5.148 acres, 5.513 acres, 5.657 acres, and 25.878 acres.

B. Brock made a **motion** to accept the application as presented. J. Bedard **seconded**. **All were in favor. Motion passed.**

C. Guida starts the presentation to the Board for the MAJOR Subdivision by presenting the plans and explaining that all the lots are over 5 acres and there is plenty of room for building. He notes that FEMA did a study and it is noted in dark blue lining on the plans for reference. There will be no further future subdivision of the 25+ acre lot that will be left after the subdivision.

J. Lindsey asks about the wetlands impact and R. Cartier asks about the direction of stream flow. C. Guida states that the flow is downward with a 24" culvert for drainage with no flow restrictions and there is more than enough for wetlands at 3,000-4,500sq. ft.

M. Chalbeck ask how the water issues have been addressed from Water Works and the Board agrees that as a condition of approval, the 5 comments on the letter from Water Work dated 11/20/18 would be noted on the plans. C. Guida agreed to this condition.

D. Lewis notes that the driveways need to be higher than the lowest point of 337.92 ft. R. Cartier notes that a condition of approval will be to obtain from Fieldstone, the new driveway easement documents.

Linda Cooper (abutter) notes her concerns of the habitat/wildlife impact and though she has never seen any, it is important to protect them from clearing and/or drying up. C. Guida notes that they have submitted and application for endangered species and contamination to the State but have not received the decision yet. It is available online if anyone wants to see the information. R. Cartier states that it's important to make sure the wetlands are protected and B. Brock states that Waterworks will maintain and monitor them. The Board notes as a condition of approval the DES Wetlands application will need to be approved. No other questions/concerns by the audience or Board so the Board votes on application approval.

B. Brock made a **motion** to approve the application with conditions. M. Chalbeck **seconded**. **All were in favor. Motion passed.**

**Other Business**

- Board members briefly discussed the concerns that the PB keeps arising as an agenda item for the BOS
- Robert Johnston Subdivision will be continued TBD based on the civil issues between R. Johnston and Dennis Van Dinter (abutter)
- Baretto/Nerney -19-003 -The Board agreed that 1 mylar is sufficient for recording for the case

**MOTION:**

J. Bedard **motioned** to adjourn at approximately 8:38pm. B. Brock **seconded**. **All were in favor. Motion passed.**

Respectfully submitted,  
Lisa Galica  
Land Use Secretary  
cc file