

**CANDIA PLANNING BOARD  
MEETING MINUTES OF  
July 3, 2019  
APPROVED**

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

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

Audience Present: Eric Baker (applicant), Jim Franklin (Land Surveyor for E. Baker); town residents.

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

**Case #19-004 - MINOR Subdivision:**

**Applicant:** Eric Baker, 809 High Street, Candia, NH 03034; Owner: same; Property Location: Merrill Road, Candia, NH 03034; Map 404 Lot 091-1.

**Intent:** A MINOR Subdivision. To *subdivide* lot 404-091-1 (currently 17.36 acres) into 3 residential lots to be approximately; 3.15 acres, 5.38 acres, and the remainder of 8.83 acres to never be further subdivided.

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

E. Baker and J. Franklin are invited up to the table and J. Franklin starts the presentation to the Board by stating who the landowner is and what his intentions are with his current property. He then states that they are asking for the Board's approval. R. Cartier asks if the Board has any questions and S. Komisarek asks if the lot shapes are not more rectangular because of something specific and J. Franklin says that it was just the positioning of the lots. Minor changes such as small movements of the lines could be done but they worked with what best worked. He goes on to state that if it is necessary to change the configuration, it can be done. R. Cartier states that a waiver may be necessary for the contiguous lots. B. Brock states that no benefit would be served to change anything if not a requirement. After reviewing the regulations/ordinances, R. Cartier states that no change is required because it meets the intent.

J. Pouliot asks J. Franklin where the access is to map/lot 404-91-1-2 and J. Franklin says it's along the frontage as you face the lot, it's to the left of the wetlands. He goes on to note that the "standing water" note on the plans is no longer an issue. Since the wetlands delineation, it was checked in the spring and it was found to be a space that was dug by E. Baker's father and not a vernal pool. It was man made and the water is now gone so it poses no issue.

R. Cartier asks how much buildable area each lot is and asks that the square footage and acreage be added to the plan. The Board determines that based on the acreage, setbacks, wetlands and easement access, no further subdivision of the larger land could happen in the future. R. Cartier requests that J. Franklin provide documentation from Eversource for driveway access across the easement. J. Franklin will add note to the plan that Eversource access is necessary for driveway on lot 91-1-2.

R. Cartier requests that the map/lot information for the abutter on the other side of Merrill Road be added to the plan.

J. Lindsey asks if the NHDES study was done for endangered species, specifically spotted turtles and J. Franklin states that was not done because it was not a requirement. J. Lindsey requests that the Board make the technical review part of the conditions of approval. The Board agrees and J. Franklin will contact Fish & Game to have this assessment completed.

M. Chalbeck notes his concerns regarding the access to the Eversource lines and asks if an additional easement will be needed. J. Franklin states that Eversource has not made it necessary to do so. B. Brock notes that it would be for the future developer, not the seller.

B. Brock made a **motion** to approve the application with conditions. S. Komisarek **seconded**. **M. Chalbeck abstained**. **Motion passed (5-0-1)**.

Other Business

- Mark was tasked to contact the SAU 15 and get a copy of the Turner Report for the Board to review.
- Procedural items were brought up from Land Use Secretary to Board that may help the efficiency in the office with current and ongoing cases. Board was in favor.

**MOTION:**

J. Pouliot **motioned** to adjourn at approximately 8:30pm. J. Lindsey **seconded**. **All were in favor. Motion passed (6-0-0)**.

Respectfully submitted,  
Lisa Galica  
Land Use Secretary  
cc file