

**CANDIA PLANNING BOARD
MEETING MINUTES OF
July 17, 2019
APPROVED**

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

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

Audience Present: Corey Shaw (applicant), Roscoe Blaisdell (Land Surveyor for C. Shaw), Scott Komisarek, 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 7/3/19 meeting minutes.

M. Chalbeck made a **motion** to accept the minutes as presented. B. Brock **seconded**. R. Jones **abstained**. **Motion passed (6-0-1)**.

*S. Komisarek recused himself because he is the applicant in the Candia Crossing case.

Case #19-001 – Candia Crossing:

The PB previously sent the condominium documents to Town Counsel for review and the advised changes were provided to the PB. The Board reviewed all changes with the applicant (S. Komisarek) and he accepted the changes and will bring them to his representation to make the final corrections.

The PB agreed to schedule the Compliance Hearing for 8/7/19 and if for any reason there is a delay, it will be continued to the next PB meeting.

*S. Komisarek return to the PB table.

Case #19-005 – Lot Line Adjustment:

Applicant: Corey & Barbara Shaw, 341 High Street, Candia, NH 03034; Owner: same; Property Location: same; Map 405 Lot 111.

Intent: A *lot line adjustment*. Take 1.0100 acres from Map 405 Lot 112 (currently 4.5697 acres) and add them to Map 405 Lot 111 (currently 40.7346 acres), eliminating the existing lot line and creating a total lot of 41.7445 acres.

R. Blaisdell starts the presentation to the Board for the Lot Line Adjustment by introducing himself as the Land Surveyor and C. Shaw as the landowner. He goes on to state that C. Shaw would like to adjust his lot to receive an acre from his neighbor, Carol Jordan. She is not present at the meeting but has sent in an affidavit stating that she agrees to the sale of land and LLA. R. Blaisdell states that the applicant will be gaining a small piece of land so he can have his horses graze in the field. R. Blaisdell is a wetlands scientist as well and confirms the land is dry.

J. Lindsey asks what the reason was for this. R. Blaisdell says that it's protection. C. Shaw states that C. Jordan's husband passed away a few years ago. Due to concern that a future neighbor may want to put their manure pile aside the barn that is current situated on her land and within approx.. 50 feet from his home. The land they are purchasing will add to the existing older field around the home and at the same time, allow the animals to graze closer to the home and the owners watch over them.

R. Cartier asks about the frontage of the applicant's current property and R. Blaisdell states that it is 55.3 feet. R. Cartier notes that if there was ever any intention of developing the back land, the applicant would have to go before the ZBA for a variance because there is currently not enough space with the 55.3 feet (need 60 feet) to put in a road. C. Shaw states that he is aware of this but has no interest of moving forward with that idea.

R. Cartier asks R. Blaisdell if he's going to set all the new bounds and use the wall and R. Blaisdell answers that he will set a drill hole that will have an iron pin next to it.

R. Cartier reads into the record a waiver request from the applicant asking that iron pins be used for monumentation instead of granite bounds so as to avoid damage to the stone wall.

The Board states that as conditions of possible approval, all new bounds will have pins and the notes on the final plans shall reflect the same.

R. Cartier reads into the record the letter that was sent by C. Jordan as her intent to sell (typo noted but intent of letter is clear to the Board so no issue).

M. Chalbeck made a **motion** to approve the waiver. J. Pouliot **seconded**. **All were in favor. Motion passed (7-0-0)**.

M. Chalbeck made a **motion** to accept the application as presented. B. Brock **seconded**. **All were in favor. Motion passed (7-0-0)**.

M. Chalbeck made a **motion** to approve the application with conditions. J. Lindsey **seconded**. **All were in favor. Motion passed (7-0-0)**.

Other Business

- Board members briefly discussed the idea of a Town Planner and how it could improve the development of the PB.
- The PB accepted the naming of the road for the 608 High Street subdivision to Maplewood Drive. It was noted by D. Lewis (Road Agent) that this process is usually part of the initial approval of the subdivision.
- Further confirmation from the Board members that the NOD conditions for the HOLT subdivision items need to be put on a recordable sheet.

Case #19-003 – Barreto/Nerney:

The PB reviews and signs the final plans and mylar for recording at the Registry of Deeds. The Lot Merger document will also be recorded at the same time.

MOTION:

J. Pouliot **motioned** to adjourn at approximately 8:07pm. J. Lindsey **seconded**. **All were in favor. Motion passed (7-0-0)**.

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc file