

**CANDIA PLANNING BOARD**  
**MEETING MINUTES OF**  
**August 7, 2019**  
**APPROVED**

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

PB Members Absent: Josh Pouliot

Audience Present: Jason Lopez (Engineer/representation for A & S. Hebert), Dennis Lewis (Road Agent), Bryan Ruoff, Attorney John Cronin, Chad Branon (Engineer for S. Komisarek), town residents.

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

Minutes -July 17, 2019:

B. Brock made a **motion** to accept the minutes as presented. J. Lindsey **seconded**. J. Bedard **abstained**. **Motion passed**.

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

**Case #19-001 – Candia Crossing:**

The updated permits as well as the final condominium documents have been received in the Land Use Office for this Compliance Hearing with any changes that were necessary and approved by the applicant (S. Komisarek).

There are still 2 outstanding items on the NOD (#4 & #9) that have not been satisfied. #4 requires and approval from the BOS to build a private road with the required waivers and indemnities and #9 requires that the current bond in place be maintained subject to review by Stantec (Town Engineer). Unfortunately, these items have not been fulfilled and therefore, until they are, the final plans/mylars will not be approved and signed by the PB.

The BOS will hold a meeting to review and vote on approval of the public road document on 8/12/19 and will provide that information to the applicant. The Town Engineer will draw up a new quote for the Bond, that will then have to be presented to the PB at a public hearing for their review and vote on approval.

Once these items are obtained by the Land Use Office, another public hearing will be scheduled to review, vote on approval and potentially sign the final plans/mylars for recording at the Registry of Deeds.

\*S. Komisarek return to the PB table.

**Case #19-006 – MAJOR Subdivision:**

**Applicant:** Armand & Susan Hebert, 2001 Cedar Street, McKenzie, TN 38201; Owner: same; Property Location: Currier Road, Candia, NH 03034; Map 402 Lots 51 & 57.

**Intent:** MAJOR subdivision. To consolidate the two existing lots (402-51 & 57) and then subdivide into 5 frontage lots for residential use.

After presenting the case and further discussion with the Board, the PB decides the application is not complete and this meeting will be held as informational only. The case will be continued to the next scheduled PB Hearing on 8/21/19 for the Preliminary Hearing.

**Other Business**

- Board members briefly discussed the idea of a subcommittee for the Zoning Ordinance for warrant articles
- A letter and submittal form will be sent out inviting departments, committees, etc. to an informational meeting regarding the Town of Candia's CIP, which is part of the Master Plan. This meeting is scheduled for 8/19/19 at 6pm at the Town Hall.
- Presented a letter from Jim Franklin regarding the Robert Johnston case, that no updates have been received by him or Mr. Johnston by Dennis Van Dinter or his attorney representation. The 60 day deadline letter that was sent on 7/3/19, (deadline 9/3/19), gives both sides times to submit new information, but if none is

received, the case will proceed and be put on the 9/4/19 PB agenda for review and signatures of the final plans/mylars for recording at the Registry of Deeds.

- R. Jones gives a brief update that the subcommittee met with Nate Miller from SNHPC regarding the Village District, and the project is moving forward. Addition meeting time is necessary before the plan will be ready to present to the Town.

**Case #19-005 – Corey Shaw -LLA:**

The PB reviews and signs the final plans and mylar for recording at the Registry of Deeds.

**MOTION:**

J. Bedard **motioned** to adjourn at approximately 9:52pm. R. Jones **seconded**. **All were in favor. Motion passed.**

Respectfully submitted,  
Lisa Galica  
Land Use Secretary  
cc file