

CANDIA PLANNING BOARD
MEETING MINUTES OF
August 21, 2019
APPROVED

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

PB Members Absent: Scott Komisarek; Mike Santa, Alt

Audience Present: Dennis Lewis (Road Agent), Bryan Ruoff (Stantec), Attorney John Cronin, (Attorney for S. Komisarek), Jim & Terri George, Richard & Betty-Jane Anz, Jim Franklin, (Surveyor for Richard & Betty-Jane Anz), town residents.

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

Minutes -August 7, 2019:

M. Chalbeck made a **motion** to accept the minutes as presented. J. Bedard **seconded**. **Motion passed**.

Informational:

Applicant: Jim & Terri George, 37 Forest Road, Weare, NH 03281; Owner(s): Pamela Rowe, 496 Main Street, Springvale, ME 04083 & Jean Rowe, 3309 Mosswood Drive, Plano, TX 75074; Property Location: North Road, Candia, NH 03034; Map 403 Lot 8 & Map 403 Lot 11.

Intent: To build on a cl-VI road (authorized by the BOS on 7/22/19). The applicants will build one residential home on each lot (8 & 11) and maintain the road.

This informational was not to present the case to the Board but rather to provide the information to the Board that the BOS had previously authorized the applicant to build on the cl-VI road. No further information, approval or vote was necessary.

Case #19-001 – Candia Crossing:

This Compliance Hearing was held because the applicant (S. Komisarek) still had 2 outstanding items on the NOD (#4 & #9) that had not been satisfied at the last hearing on 8/7/19. #4 required an approval from the BOS to build a private road with the required waivers and indemnities and #9 required that the current bond in place be maintained subject to review by Stantec (Town Engineer). The items have been fulfilled and therefore, the final plans/mylars were approved and signed by the PB.

B. Brock made a **motion** that the requirements of the NOD have been met for this project. J. Bedard **seconded**. **Motion passed**.

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.

The applicant nor their representation, Jason Lopez, showed for this hearing so the Board continued it to the next scheduled PB Hearing on 9/4/19 for the Preliminary Hearing.

Case #19-007 -LLA:

Applicant: Richard & Betty-Jane Anz, 102 Critchett Road, Candia, NH 03034; Owner: same; Property Location: same; Map 406 Lot 132.

Intent: A *lot line adjustment*. Take approximately 6+ acres from Map 406 Lot 132 (currently 11.30 acres) and add them to Map 406 Lot 133 (currently 2.37 acres), eliminating the existing lot line and creating a total approximate lot of 9 acres.

M. Chalbeck made a **motion** to accept the application as presented. J. Lindsey **seconded**. **All were in favor**. **Motion passed**.

J. Franklin started the presentation by noting that there was a boundary survey done of map/lot 406-132 & 133, that are both owned by the Anz family. The proposal is that lot 133 become 9+ acres. No new construction is planned.

J. Pouliot asks what the intent of this LLA is and the applicant says it's so they can add a back yard to map/lot 406-133. Currently they are not able to fit anything in the back (even a patio) because of setbacks, etc.

R. Cartier states that as a condition of approval, monumentation shall be set at all new lot corners and noted on the plans.

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

MOTION:

J. Bedard **motioned** to adjourn at approximately 7:42pm. R. Jones **seconded**. **All were in favor.** **Motion passed.**

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc: file