

**CANDIA PLANNING BOARD  
MEETING MINUTES OF  
September 18, 2019  
APPROVED**

PB Members Present: Rudy Cartier, Chair; Scott Komisarek; Brien Brock, BOS Rep.; Josh Pouliot; Joyce Bedard

PB Members Absent: Mark Chalbeck, V-Chair; Judi Lindsey; Mike Santa, Alt.; Robert Jones, Alt.

Audience Present: Dave Murray (BI), Dennis Lewis (Road Agent), Richard Holt, May Erwin (Holt applicants), Joe Wichert (Surveyor for Holt case), Chris Hickey (Surveyor for Sanborn case), town residents.

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

Minutes -September 4, 2019:

There was not a quorum of PB members to vote so the minutes will be voted on at the next scheduled meeting on 10/2/19.

**Case #18-012 – Holt (MAJOR Subdivision):**

The PB reviews further information from J. Wichert and votes to approve the request for the silt fence as well as an additional note be added to sheet 2 stating that sheet 3 is to be considered part of the approved plan set.

J. Pouliot made a **motion** to accept the request for the additional changes to the plans as presented. B. Brock **seconded. All were in favor. Motion passed.**

**Case #19-008 – LLA:**

**Applicant:** Robert Sanborn, 515 Dearborn Road, Auburn, NH 03032; Owner: same; Property Location: Murray Hill Road, Candia, NH 03034; Map 413 Lots 10-1 & 10-2.

**Intent:** A *lot line adjustment*. Adjust the lot line between Map/Lots 413-10-1 & 10-2. Lot 10-1 to be conveyed to the owner of proposed 3-acre lot in Auburn and lot 10-2 to be under the same ownership of the approximate 176-acre lot in Auburn.

C. Hickey starts the presentation by referring the Board to sheet 2 of the plans and states that the applicant currently owns 2 parcels that are located mostly in Auburn. The 1<sup>st</sup> map/lot 11-19 is approx. 175+ acres and the other map/lot 11-19-3 is approx. 8+ acres, both having frontage on Dearborn Road. The Candia town line cuts through a sliver of the land and therefore the applicants also own and pay taxes on land in Candia. In 1990, the applicant subdivided a 3-acre lot on the Candia town line, which created these slivers of land lots. Sometime after the 1990 subdivision (date unknown to him at this time), the lot was once again merged back with the original, making the approx. 8+ acre lot once more. The applicants are before the Boards of Auburn and Candia again tonight because they want to re-subdivide the 3-acre lot in Auburn, which will also include the sliver lot in the Town of Candia. There is approx. 3,000sq ft in Candia from map/lot 413-10-2 that will be added to map/lot 413-10-1, and therefore, become part of lot 19-2 in Auburn if their PB approves the subdivision.

R. Cartier confirms the small sliver of Candia land and asks where the property will be deeded. C. Hickey states that it is currently part of the 8+ acre lot (19-3). It will potentially (if Auburn subdivision is approved) go along with the newly created 3-acre lot in Auburn that will be known as map/lot 11-19-2.

J. Bedard made a **motion** to accept and approve the application. S. Komisarek **seconded. All were in favor. Motion passed.**

C. Hickey presents a letter from his firm stating the newly set monumentation that is required for recording has been completed. He asks the Board, that since Auburn has to still vote to approve the subdivision plans, will the Candia PB agree to sign tonight, and if approved, Auburn will record the mylars with the Registry of Deeds. The firm will then provide a fully signed copy of the plans to the Land Use Office once its complete. The Board agrees to the request and asks C. Hickey to wait until the end of the meeting and the Board will sign the plans/mylars.

**Case #19-005 – Richard & Betty-Jane Anz -LLA:**

The PB votes to approve the plans as presented and signs the final plans and mylar for recording at the Registry of Deeds.

**Other Business**

- Dick Snow presented a Letter of Request to the Board tonight. He asks that he be allowed to extend his representation for the Town of Candia with SNHPC for an additional year.

B. Brock made a **motion** to approve the request to extend his term 1 year and will end on August 31, 2020.

S. Komisarek **seconded. All were in favor. Motion passed.**

**MOTION:**

J. Bedard **motioned** to adjourn at approximately 7:28pm. J. Pouliot **seconded. All were in favor. Motion passed.**

Respectfully submitted,

Lisa Galica

Land Use Secretary

cc: file