

**CANDIA PLANNING BOARD
MEETING MINUTES OF
January 6, 2021
APPROVED**

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

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

Audience Present: Bryan Ruoff (Stantec, Town Engineer), Dennis Lewis (Road Agent), Gary Braun (applicant).

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

Informational:

Applicant: Gary Braun, 8 Monza Road, Nashua, NH 03064; Owner: Jeffrey S. Kantor Revocable Trust, 1015 Meadow Lane, Dunbarton, NH 03046; Property Location: 250 Raymond Road, Candia, NH 03034; Map 409 Lot 113.

Intent: *Information on a proposed subdivision.*

R. Cartier starts by confirming that the applicant is present, and G. Braun is via ZOOM.

G. Braun starts by stating that he is considering buying the property located at 250 Raymond Road and would be interested in subdividing the lot into 2 lots. He acknowledges that the property is in the LI zone and wants to subdivide the property while preserving the single-family residence that is currently on the property. He will subdivide out 1 lot according to the minimum requirements of 3 acres & 200ft of frontage that will include the house and have the other lot with the remaining acreage for some type of industrial use.

The Board initially discussed any problems that may arise from potentially creating a residential lot in an LI zone, but after further review of the lot specifications, the residence was approved on an LI property lot and it was never changed to residential use at any time. This made any issues moot, and the Board agreed there didn't seem to be any other concerns regarding this request, should the applicant choose to move forward on the project.

FEMA Flood Mapping -Draft Review:

B. Ruoff submitted the DRAFT of the flood mapping for the Board's review and he would like any feedback before the next scheduled meeting so he can update the maps and provide a final.

R. Cartier asks B. Ruoff if the Board could get something like an overlay map to use if someone came in for a subdivision and had questions regarding flood plain areas. B. Ruoff confirms this and notes that all the maps are on state plains and as long as they can obtain the CAD program from the map designer, there should be no problems. He notes that they included the contours as well to give the sense of elevations.

D. Lewis (Road Agent) states that there are 2 additions he has for the maps: 1st is to add the North Road culverts and 2nd is the stream on Podunk Road. The whole stream needs to be included and expanded around onto Currier Road.

B. Ruoff notes that the intent is to give the Town the most benefit is to get a set-up of the drawings. Now that they are set-up, if there are areas that are observed going forward as a potential flooding area issue, those can be added to the plans very quick and easily. Yearly updates could be done if warranted and now we have that option. If in the future the Town wants to map something else, it would be easy to take these base plans and map or locate other things on the plans.

R. Cartier notes that something they did want to look at was all the sharp slopes. That would be the next thing we want to do and update the plans with them.

B. Ruoff states that though not part of the original scope, the areas that we looked at with D. Lewis are within the right of way and flooding immediately adjacent to the roadway, so at each location we calculated what the peak storm event flows are and we will put together a summary of how frequently those areas flood. What potentially, if the Town is looking to install drainage in that location, what could alleviate that flooding and provide a potential timetable. In driving through Town with D. Lewis, it has become evident that a lot of what

he has done in the last 10+ years has alleviated a lot of the flooding areas. If we would've done these plans 10 years ago, they probably would shown 3-4 times the flooding areas they do now.

R. Cartier states that this is good information because if we know we have flooding issues, they can be included in our long-range plans. D. Lewis notes that some have already been included in the CIP, such as the road construction projects like Critchett Rd.

B. Ruoff states that he would like the Board and D. Lewis to review the mapping Draft more and provide him with any feedback so he can update the plans for the next PB meeting scheduled for 1/20/21. He plans on being in attendance on that date to do a more formal walk through of the plans and these areas of flooding, those hydraulic analysis.

R. Cartier states that B. Ruoff has done exactly what the Board has asked and especially if we can get the overlay capability, some of the issues and questions that come before this Board will not be done again. D. Lewis agrees with this as well.

R. Cartier notes that the Board will look forward to the presentation at the next meeting and tells D. Lewis he may want to take a closer look at this and get any feedback to B. Ruoff. D. Lewis says he will and will give B. Ruoff a call. R. Cartier thanks both D. Lewis and B. Ruoff for their work on this project.

Minutes -December 2, 2020:

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

Other Business:

- Elderly Housing Project -New Boston Road:
 - It has come to the Board attention that this property on New Boston Road is currently being surveyed and the project may again come before the PB for approval. The location does not adhere to regulation requirements at this point since it is not located on an arterial road.
- Crowley Woods project status:
 - There have been no inquiries from the developers to the PB regarding this potential project.
- The PIT -Raymond Road excavation project:
 - The developers will be coming before the ZBA on 1/26/21 for a variance to move forward with their project and start excavation in a residential zone.

MOTION:

J. Bedard **motioned** to adjourn the PB meeting at approximately 8:03pm. R. Jones **seconded**. **All were in favor**. **Motion passed**.

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc: file