

## Town of Candia

LAND USE OFFICE

Candia, New Hampshire 03034

(603) 483-8588

### PLANNING BOARD OFFICIAL NOTICE OF ACTION

The PLANNING BOARD at its **May 5, 2021 meeting** made the following decision regarding a request on the **MINOR Subdivision**: Planning Board Case #21-004.

**APPLICANT(S)**: Tim Fortin, 52 Vinton Street, Manchester, NH 03103

**PROPERTY OWNER(S)**: Brad J. Guilmette, PSC 109 Box 19, APO, AE 09818-001

**PROJECT LOCATION(S)**: Brown Road, Candia, NH 03034

**TAX MAP**: Map 413 **LOT NUMBER**: 018

**TITLE ON PLAT**: Minor Subdivision Plan; Assessor's Map 413 Parcel 18; Brown Road, Candia, New Hampshire; Scale: 1"=100' ~ March 26, 2021; Land of Brad Guilmette prepared for Timothy Fortin.


**PLAT PREPARED BY**: Franklin Associates, LLC; New Hampshire ~ Massachusetts ~ Connecticut; 143 Raymond Road, Candia, NH 03034; Tel. (603) 483-3096.

**DECISION**: MINOR Subdivision **Approved** with the following condition(s) to be completed within 90 days:

**CONDITION(S)**:

1. A letter from the Town stating the Current Use status of the property;
2. The Road Agent will review the site distance and make recommendations;
3. The owners will provide copies of the new deeds for the 2 properties;
4. Map/Lot 413 18 will no longer be eligible for future subdivision and a note shall be added to the plan and the new property deed as such per Article V Section 5.01: Definition (Minor Subdivision);
5. The driveway shall meet current Town specifications per the Major Subdivision Regulations in Section 19.14 C which states: "*All new driveways shall have a minimum of 10-foot drivable surface capable of supporting fire apparatus. There shall be a 3-foot clear area on both sides of the driveway with a minimum clearance height of 12 feet, and a maximum grade of 10%*";
6. The Shared Driveway Easement & Maintenance Agreement shall be required and registered with the Registry of Deeds;
7. The driveway, since it exceeds 1,000 feet, shall have a pull off area that meets the Fire Department's standard requirements and can be obtained from that department;
8. A hammerhead or turnaround shall be required at the end of the driveway at the furthest house and the standards shall meet and be confirmed with the Fire Chief;
9. Subsurface System requirements per Minor Subdivision checklist number 5.06i which states: "*For lots greater than 5 acres, an opinion by a registered Professional Engineer that a suitable site for a subsurface disposal system exists may be substituted for state approval*";
10. Per the approved waiver request, monumentation shall be offset just outside the driveway and a note will be added to the plans referencing a measurement to the center of the driveway;
11. There shall be a note added to the final plans referencing the approved waiver request for monumentation.

For further information regarding this decision, contact Town of Candia Land Use Office (603) 483-8588.



---

Rudy Cartier, Chairperson  
Candia Planning Board

5/12/21

---

Date