

CANDIA PLANNING BOARD
MEETING MINUTES OF
August 4, 2021
APPROVED

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Rep.; Mark Chalbeck, V-Chair; Josh Pouliot; Scott Komisarek; Robert Jones, Alt. (sitting in for J. Lindsey)

PB Members Absent: Mike Santa, Alt.; Joyce Bedard; Judi Lindsey

Audience Present: Jeff Wuebbolt (Road Agent), Jim Franklin (Surveyor-Tim Fortin), Tim Fortin (applicant), Larry Fortin (applicant's dad) and town residents

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

Old Business:

- **Subdivision Regulations -Revision to Section 2.05 (Building Permits) -FINAL Hearing:**
 - R. Cartier states that this is the Final Hearing to approve/adopt the revision into the Subdivision Regulations. He reads the final version that was approved at the last PB meeting dated 7/21/21. He states that if anyone looks at the ordinances that were changes last year, the BOS has authorized the Building Inspector to be the "agent" so that is also covered there.

*R. Cartier opens the public hearing at 7:05pm.

R. Cartier asks if the Board has any further comments and B. Brock notes that he likes it and J. Pouliot notes that it looks good. He then asks if there are any further comments from the audience (there are none), or the Road Agent and J. Wuebbolt (RA) notes that he has reviewed it and it sounds fine.

*R. Cartier closes the public hearing at 7:06pm.

MOTION:

R. Cartier made a **motion** to approve/adopt the proposed revision to the regulation for section 2.05 as previewed.

M. Chalbeck **seconded. Motion passed.**

- **Case #21-004:**

Applicant: Tim Fortin, 52 Vinton Street, Manchester, NH 03103; Owner: Brad J. Guilmette, PSC 109 Box 19, APO, AE 09818-001; Property Location: Brown Road, Candia, NH 03034; Map 413 Lot 018.
Intent: *Minor subdivision -subdivide property into 2 lots with a common driveway.*

REVISION UPDATE to read:
Applicant: Tim Fortin, 52 Vinton Street, Manchester, NH 03103; **NEW Owner(s):** Timothy & Dorothy Fortin and Laurent & Betty Fortin, 52 Vinton Street, Manchester, NH 03103; Property Location: Brown Road, Candia, NH 03034; Map 413 Lot 018.
Intent: *Minor subdivision -subdivide property into 2 lots with a common driveway.*

R. Cartier starts by confirming that the applicant is present, and they are in person, as well as their representative/Land Surveyor, J. Franklin. The applicant wants to revise the title block on the final approved plans before they are recorded because the applicant has bought the property and is now the owner which was not the case when the Board originally approved the subdivision in May 2021. The Board has checked with Town Counsel, and it has been determined that this change would be acceptable, and they can move forward without a new hearing.

The Board reviews the conditions with the applicant and a couple items are in question, #3 regarding the new deeds being provided to the PB. The deeds will not be done at this time but if/when the lots are sold, the Town will be provided copies from the Registry of Deeds. The other items include #7 and #8 regarding approval from the FD Chief that the pull off area and the hammerhead are acceptable and up to the required standards. We received verbal confirmation from the FD Chief, Dean Young for this and the Board agrees this is acceptable, although a written statement will be drawn up for his signature and put in the file for reference.

The NOD will be revised with the new owner information to reflect the land purchase and will be redistributed to the applicant.

MOTION:

B. Brock made a **motion** to approve the Revised NOD and the Final Plans. R. Jones **seconded**. **Motion passed.**

Minutes -July 21, 2021:

B. Brock made a **motion** to approve the minutes as presented. M. Chalbeck **seconded**. S. Komisarek & R. Jones **abstained**. **Motion passed.**

Other Business:

- Josh and Rob have updated the Large Gathering ordinance with feedback from the Board and Town Counsel input and discuss the details further with the Board. They agree on some additional changes to the language and to work with the Bldg Dept. to create 2 new potential USE Permits for both single and multi-day events. Josh & Rob will make the updates from this meeting, provide the updates to the Board for review and continue ongoing discussions at future meetings.
- Stantec -GIS Mapping System -The Board has started receiving feedback regarding the potential for the GIS system and how it can be utilized to assist with the various areas within the Town such as, HW, Cemetery, Planning & Zoning and even the school system. The Board is encouraging more feedback and Stantec will be attending the 9/1/21 meeting to collect the information and listen to what the Town would like to see and how we can build a user friendly, layered system. Again, attendance is encouraged at the 9/1/21 meeting as well.
- Housing Appeals Board -R. Cartier states that the HAB has begun hearing and ruling on cases this year and the PB should stay up to date with the rulings because they could have an effect on how decisions are made going forward with certain types of cases.

MOTION:

M. Chalbeck **motioned** to adjourn the PB meeting at approximately 8:49pm. J. Pouliot **seconded**. **All were in favor.** **Motion passed.**

Respectfully submitted,
Lisa Galica
Land Use Office Coordinator
cc: file