

## Town of Candia

LAND USE OFFICE

Candia, New Hampshire 03034

(603) 483-8588

### PLANNING BOARD OFFICIAL NOTICE OF ACTION REVISED

The PLANNING BOARD at its **August 4, 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)**: Timothy & Dorothy Fortin and Laurent & Betty Fortin, 52 Vinton Street, Manchester, NH 03103

**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 Timothy P. & Dorothy M. Fortin and Laurent P. & Betty A. Fortin.

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

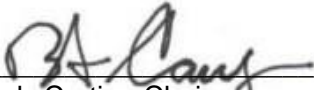
**DECISION**: MINOR Subdivision **Approved with the following condition(s)** to be completed within 90 days:

**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.



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Rudy Cartier, Chairperson  
Candia Planning Board

8/5/21

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Date

**PLANNING BOARD  
ACCEPTANCE OF NOTICE OF ACTION**

*Please endorse this document and return it to the Planning Board within 30 days.*

I/We \_\_\_\_\_  
\_\_\_\_\_, as owner(s) of the property referenced in the application for a **MINOR Subdivision** do hereby acknowledge and accept the terms and conditions of the enclosed "Official Notice of Action" and that I/We further understand that all representations and/or materials submitted to the Planning Board at the public hearing for said application and shown on the plat referenced in said "Official Notice of Action" shall be deemed conditions of approval.

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Please Note:**

Failure to return this document within ninety (90) days could cause the approval to lapse.