

CANDIA PLANNING BOARD
MEETING MINUTES OF
August 18, 2021
APPROVED

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Rep.; Mark Chalbeck, V-Chair; Josh Pouliot; Scott Komisarek; Robert Jones, Alt.; Joyce Bedard; Judi Lindsey

PB Members Absent: Mike Santa, Alt.

Audience Present: Mountain States, LLC (applicant), Ben Osgood (MS -Engineer), Ron Severino (Candia South Branch Brook Holdings, LLC-applicant), Bryan Ruoff (Stantec, Town Engineer), Jim Franklin (Land Surveyor) and town residents.

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

Case #21-006:

Applicant(s): Mountain States, LLC, P.O. Box 502, Weare, NH 03281; Owner(s): Mountain States, LLC, P.O. Box 502, Weare, NH 03281 & Candia South Branch Brook Holdings, LLC, P.O. Box 410, Candia, NH 03034; Property Location: Raymond Road, Candia, NH 03034; Map 409 Lot(s) 131 & 132.

Intent: *Lot Line Adjustment.* To adjust a common boundary line between Tax Map 409 Lot(s) 131 & 132.

R. Cartier starts by confirming that the applicants are present, and they are via Zoom as well as their representative and engineer, Ben Osgood and Ron Severino representing Candia South Brook Holdings.

The applicants explain to the PB that this application comes before the Board because the Major Site Plan for 291 Raymond Road has been changed to include land from Candia South Branch Brook Holdings, LLC to accommodate the updated drainage system.

The Board reviewed the application, and it was determined that it meets the requirements for acceptance. The Board voted to accept the application.

B. Brock made a **motion** to accept the application as complete. J. Bedard **seconded**. **All were in favor. Motion passed.**

B. Osgood states that after pricing the drainage system requirements, it was very expensive to construct the open drainage structure they had intended on for the Major Site Plan located at 291 Raymond Road. The LLA was proposed between the 2 landowners, and it was determined that by doing the LLA, they could do a much less expensive buried drainage system and have an open wet pond drainage system. He goes on to note that this doesn't affect anything else on the Major Site Plan previously proposed to the Board.

R. Cartier asks if the Board has any questions or comments but there are none.

*R. Cartier closes the public hearing at 7:09pm.

J. Pouliot made a **motion** to approve the application as presented. B. Brock **seconded**. **All were in favor. Motion passed.**

R. Severino asks the Board if a conditional approval is possible for the changes to the Major Site Plans and the Board determines that is not possible at this time because the new updated drainage plan must be reviewed by the Town Engineer before the Board can vote on its approval.

Mountain States, LLC agrees to the additional NTP for review of the new drainage system for the Major Site Plan. That will be signed by the PB Chair and sent to Stantec so they can begin the review.

Old Business:

- Maplewood Drive Development -Stantec Review Update:
 - B. Ruoff provided the PB with a review letter states that he met with Jeff Wuebbolt (Road Agent) and did a site visit to the development. There are noted issues in the summary letter that states there is no access to retention basin to drain through the easement -A new easement needs to be established for maintenance; no fees have been paid for engineering work yet; the driveway location for lot 1 requires a driveway culvert be installed; driveway culvert for lot 9 discharges to a "pooling area" w/in a high point and needs to be graded out; the driveway curb cut on High Street for 614 High Street must be removed and the dw for this

lot must extend off Maplewood Dr. as specified on the plans -this is the responsibility of the developer; they must come back before the Board for an extension since the 4 year period is up and it's a requirement of the regulations. There are other items per Stantec's letter dated 2/10/21 as well regarding the remaining site work required prior to the Town's acceptance.

**These items must be completed BEFORE further issuing of CO's can be done at the development.

Minutes -August 4, 2021:

J. Pouliot made a **motion** to approve the minutes as presented. S. Komisarek **seconded**. J. Bedard & J. Lindsey **abstained**. **Motion passed.**

Other Business:

- Jim Franklin came before the Board regarding a LLA application that has been submitted to the PB but was told cannot be heard at this time. These 3 lots in question are all non-conforming lots and all have property line issues going back to basically the inception of the lots, and currently one of the owners of one of the lots are having septic failure issues. This particular septic system is between lots (because of the property line issues), so a LLA is needed to gain acreage to the lot for this to happen. Because these lots are non-conforming, the PB cannot hear the case until the applicant has been before the ZBA for approval of changes on these non-conforming lots. The PB asks the Land Use Coordinator to request a specially scheduled meeting from the ZBA Chair for this case to go before them next month. The PB will hear the LLA application at the 9/15/21 meeting.
- 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. The Board will add it to their 9/15/21 agenda to vote to add it as a Warrant Article.
- Stantec -GIS Mapping System -The Board has continued to receive feedback regarding the potential for the GIS system and how it can be utilized to assist with the various areas within the Town. J. Lindsey offered feedback that would assist the Town with aquifers, slopes and conservation items. 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.
- The Board inquires as to whether the Land Use Coordinator has received anything from the Applicant or a representative regarding the Final Application submission for the Tanglewood development on Crowley Road that is due today and there has been nothing to date. Since nothing has been submitted, the applicant will have to start the application process over if they wish to continue with the project.
- B. Brock gives an update from the Safety Facility Committee and states that they have seen the 5th rendering of the plans. He asks the Board their opinion regarding the fact that though the Town is exempt from their own regulations, do they suggest a formal site plan review for the new site of the Safety Facility and the Board agrees that would be the correct way to proceed since everyone else that came before the Board with a large project like this would have to do and it shows fairness to the town as a whole no matter who is developing the project. The Town will complete a Major Site Plan and come before the PB for review when the time presents itself. He notes that the site will 1st be for the PD but have room for future areas to include the FD & HW Dept. The 3 person committee that has been put together to oversee the misc. funds that the Town may have access to for funding some aspects of the Safety Facility is continuing its due diligence and is looking at a couple different avenues, including a grant from Jean Shaheen and a House Bill that will be allocating over 7mill for FD needs. He states that the land swap option with Severino has changed and instead, the Town of Candia will be purchasing the land from them.

MOTION:

J. Lindsey **motioned** to adjourn the PB meeting at approximately 8:36pm. J. Bedard **seconded**. **All were in favor. Motion passed.**

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