

**CANDIA PLANNING BOARD
MEETING MINUTES OF February 19th, 2025
APPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Mark Chalbeck; Vice-Chair; Brien Brock, BOS Representative; Judi Lindsey; Scott Komisarek (via Zoom); Kevin Coughlin; Linda Carroll

PB Members Absent:
Mike Santa, Alt

* Tim D’Arcy, Chair; called the PB meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance.

A public service announcement was made regarding the continuation of case 24-009 - Diamond Hill Road, which was continued until March 5th at the applicant's request.

New Business:

Old Business:

- **Case #24-008 (Major Subdivision):**

Applicant: DAR Builders, LLC, 722 East Industrial Park Drive, Unit 17, Manchester, NH 03109;
Owner(s): DAR Builders, LLC, 722 East Industrial Park Drive, Unit 17, Manchester, NH 03109;
Property Location: Crowley Road, Candia, NH 03034; Map 414 Lot 152. **Intent:** *To create a right of way to a proposed 25 lot subdivision in Chester (24 buildable lots) and leave a 3.0- acre lot in Candia.*

Note: *Upon a finding by the Board that the application meets the submission requirements of the Town of Candia Major Subdivision Regulations, the Board will vote to determine if the application is complete. If the application is deemed complete, the Public Hearing will be held. If the application is deemed incomplete, the Public Hearing will be cancelled.*

Should a decision to approve or disapprove the application not occur at the public hearing, the application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

*****The applicant has requested an additional continuance and is slated to be on the agenda for March 19th. *****

- **Case #24-009 (Major Subdivision):**

Applicant(s): AV Development – Al Talarico, 157 Marble Street, Stoneham, MA 02180; Owner(s): AV Development – Al Talarico, 157 Marble Street, Stoneham, MA 02180; Property Location: Diamond Hill Road, Candia, NH 03034; Map 409 Lot 228.

Intent: **MAJOR Subdivision.** 73.7 Acres – 9 Lot Subdivision.

*****This case has been continued to Wednesday, March 5th. *****

Other Business:

- Town Planning

Review of existing regulations and proposed solutions: Some discussion in regard to inconsistencies and issues within existing regulations, specifically zoning ordinances. The Chair points out examples of problematic situations causing extra work for applicants due to numerous waivers. The Chair talks about using Hop Grant funds to have Stantec review and revise the regulations, aiming for improved clarity and consistency. The discussion highlights the need for a comprehensive overhaul of the regulations to streamline the application process and reduce conflicts.

- Approval of Minutes: 1.15.25

K. Coughlin: **Motion** to approve the minutes of 1.15.25 as presented. **Second:** L. Carroll. J. Lindsey abstains. All else were in favor. **Motion passed.**

- Any other matter to come before the Board.

Public Comments:

Motion to adjourn: J. Lindsey. **Second:** L. Carroll: All were in favor. **Motion passed.**

The meeting adjourned at 7:02PM.

Respectfully submitted,

Amy M. Spencer, Land Use Coordinator

cc: file