

**CANDIA PLANNING BOARD
MEETING MINUTES OF March 5th, 2025
UNAPPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Brien Brock, BOS Representative; Judi Lindsey; Kevin Coughlin; Linda Carroll

PB Members Absent:

Mark Chalbeck; Vice-Chair
Scott Komisarek
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. An additional continuance was requested by the applicant. This case will next be heard on Wednesday, April 2nd.

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 until Wednesday, April 2nd.*****

Other Business:

- Approval of Minutes: 2.19.25

B. Brock: **Motion** to approve the minutes of 2.19.25 as presented. **Second:** L. Carroll. All else were in favor. **Motion passed.**

- Town Planning

The Board reviews excerpts from the regulations for the purpose of discussion, suggestions, and eventual revision. The Chair expresses concern that the lighting section doesn't differentiate between commercial and residential lighting. While not opposed to residential lighting, the Chair suggests adding verbiage to minimize it. The Chair notes that the current regulations don't address residential lighting adequately, leading to waivers. The concern is that granting waivers, even for seemingly minor issues, creates a negative perception. The Chair proposes amending the regulations to better reflect the town's desire for minimal residential lighting. A Board Member agrees, emphasizing that lighting should primarily address the building itself. The discussion concludes with the Chair's intention to refine the regulations to better align with the town's goals.

The initial suggestion is to create categories for commercial and residential lighting, potentially with a clause minimizing residential lighting while ensuring safety. A Board Member points out the potential conflict: a need for streetlights versus a desire for darkness. The Chair suggests wording that allows for flexibility, stating that residential subdivision lighting should be in character with surrounding properties, at the planning board's discretion.

The discussion then shifts to finding a balance between allowing homeowners some flexibility in exterior lighting and preventing excessive or intrusive lighting. A suggestion is made to focus on maintaining the residential character of the area, leaving the decision of whether lighting meets this standard to the Board, rather than imposing strict regulations on the number or type of lights permitted. A compromise is reached to allow exterior lighting if it's not intrusive and in keeping with the neighborhood's character.

The discussion centered on the need to differentiate between commercial and residential lighting, with suggestions to examine how other towns handle this distinction. The Board agreed that less lighting is preferable, especially in residential areas, while acknowledging that higher-traffic areas like main roads might require more.

The Board plans to utilize Hop Grant money, for the regulatory audit phase, using a consultant, Stantec, to conduct a more in-depth review of the ordinance to better define residential and commercial lighting standards, particularly considering the town's predominantly residential character and the presence of major roadways requiring potentially different lighting considerations.

- Any other matter to come before the Board.

Public Comments:

Motion to adjourn: K. Coughlin. **Second:** J. Lindsey. All were in favor. **Motion passed.**

The meeting adjourned at 7:06PM.

Respectfully submitted,

Amy M. Spencer, Land Use Coordinator

cc: file