

**CANDIA PLANNING BOARD
MEETING MINUTES OF April 16, 2025
UNAPPROVED MINUTES**

PB Members Present: Mark Chalbeck, Vice Chairman; Brien Brock, BOS Representative; Judi Lindsey; Linda Carroll; David Labbe

PB Members Absent:

Tim D'Arcy, Chairman, Excused; Kevin Coughlin, Excused; Michael Santa, Alt.

M. Chalbeck called the meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance.

New Business:

- **Scenic Roads – Tree Trimming/Removal:**

Applicant: Eversource Energy, P.O. Box 330, Manchester, NH 03105; **Owner(s):** Town of Candia, 74 High Street, Candia, NH 03034; **Property Location:** 119 New Boston Road, Candia, NH 03034; Map 406 Lot 101; **Intent:** *Remove a 6" hemlock and a 13" maple, remove a 14" maple with cavities and a bulging root collar, remove a twin stem oak in decline, and remove a 10" cracked and rotting maple for an existing pole replacement.*

M. Chalbeck recuses himself as Chair for this case. J. Lindsey steps in as Chair.

Marissa Del Corso, a local area arborist for Eversource, states that the company intends to remove several trees: a 6-inch hemlock, a 13-inch maple, a 14-inch maple with cavities and a bulging root collar, a twin-stem oak in decline, and a 10-inch cracked and rotting maple. She explains that the removals are necessary due to a capital improvement project involving a taller pole and new equipment. The removal is required to maintain the necessary clearance around the pole and address hazard trees that pose safety and maintenance concerns. The work is expected to be completed within the next couple of weeks, and the trees are flagged for easy identification.

L. Carroll: **Motion** to allow the tree trimming on a scenic road. D. Labbe: **Second**. All in favor. **Motion passed.**

New Business:

- **Informational Hearing:**

Applicant: John L. Cooper & Cayley Cooper, 186 Halls Village Road, Chester, NH 03036; **Owner(s):** William G. Cooper III, 325 Patten Hill Road, Candia, NH 03034; **Property Location:** 325 Patten Hill Road, Candia, NH 03034; Map 414 Lots 108-1 & 108-3; **Intent:** *To take 3 acres out of current use on lot 108-1 to build a single-family home and take lot 108-3 out of current use to build a single-family home.*

****Applicant has requested to move hearing to the May 21, 2025 meeting due to last-minute scheduling conflict****

New Business:

- **Case #25-003 (Lot Line Adjustment):**

Applicant: Thomas Severino, 92 Adams Road, Candia, NH 03034; **Owner(s):** Thomas Severino, 92 Adams Road, Candia, NH 03034 & Isaiah Soucy, 31 Springview Avenue, Manchester, NH 03103 & Bianca Severino, 64 Adams Road, Candia, NH 03034; **Property Location:** 40 Adams Road, Candia, NH 03034 & 64 Adams Road, Candia, NH 03034; Map 409 Lots 69 70 and 70-1; **Intent:** *To reconfigure Lots 69, 70, and 70-1 to give Lot 70-1 frontage from Old Candia Road to Adams Road.*

Tom Severino explains the intent to reconfigure the lots to provide road frontage on Adams Road for a lot recently sold to Isaiah Soucy. This involves adjusting the boundaries between the three lots. The adjustment aims to create more practical lot shapes and avoid driveway access from the busy highway, ensuring Isaiah's lot has Adams Road access, while maintaining the overall acreage. A question arises regarding the placement of granite boundary markers, specifically how they are handled when existing walls interfere. Tom Severino explains that due to regulations, granite bounds are required, and when a wall prevents placement, the marker is offset and its relation to the property line is noted. He clarifies that this offsetting is standard procedure when walls obstruct direct placement.

J. Lindsey: **Motion** to approve the lot line adjustment. L. Carroll: **Second**. All in favor. **Motion passed.**

Other Business:

- Approval of Minutes: 4.2.25

L. Carroll: **Motion** to approve the minutes of 4.16.25 as presented. J. Lindsey: **Second**. M. Chalbeck: Abstains. All in favor. **Motion passed.**

- Town Planning
- Any other matter to come before the Board.

Brien Brock reports on a trip to Concord on 4.15.25 where five bills concerning zoning, acreage, and future developments were discussed. He notes that most attendees opposed the bills,

advocating for maintaining local control. B. Brock highlights the presentation of a bus company owner who effectively argued against state regulation, citing historical context from the enactment of zoning laws in 1925. The discussion in Concord was adjourned to be continued to 4.22.25. He expresses his desire to share with them the correlation between the increase of regulations and rising costs of housing development.

J. Lindsey: **Motion** to adjourn. D. Labbe: **Second**. All in favor. **Motion passed**. The meeting adjourned at approximately 6:45pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file