

**CANDIA PLANNING BOARD
MEETING MINUTES OF APRIL 1, 2026
UNAPPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Mark Chalbeck, Vice Chairman; Brien Brock, BOS Representative; Kevin Coughlin; Linda Carroll; David Labbe

PB Members Absent: J. Lindsey; Michael Santa, Alt.; John Adams, Alt.

T. D’Arcy calls the meeting to order at approximately 6:30pm, followed immediately by the Pledge of Allegiance.

New Business:

- **Informational Hearing**

Applicant/Owner: Richard Clark 158 Healey Road Candia, NH 03034; **Property Location:** 158 Healey Road Candia, NH 03034 Map 406 Lot 49; **Intent:** *To determine feasibility of subdividing 8-acre parcel into a new house lot on the left side of property.*

Richard Clark, owner of the property, clarifies that he is not seeking immediate development but rather a conceptual plan to understand the requirements. He presents an expired wetlands delineation from 2013 as part of his inquiry. The discussion revolves around the Town's requirements for subdivision, specifically the need for a minimum of three acres and 200 feet of road frontage for each lot. Each new lot also requires at least one and a half contiguous acres of dry upland soil. The Board members note that the left side of Mr. Clark's property appears to have sufficient upland areas, despite the presence of wetlands and a seasonal stream in the central part of the property. A wetlands crossing permit through the State may be required for the potential new driveway. The Board explains that a minor subdivision process would be required. This process involves submitting a formal application through the Land Use Office, providing surveying and wetlands data, and demonstrating that the new lot(s) meet all town requirements, including buildability and setbacks, without needing specific house plans. The tax implications of creating a new lot are also discussed, with the understanding that separate tax bills would be issued after the subdivision is approved and legally filed with the Registry of Deeds.

Old Business:

- **Case #26-001 (MAJOR Subdivision):**

Applicant/Owner: DAR Builders, LLC 722 East Industrial Park Drive Unit 17, Manchester, NH 03109; **Property Location:** Crowley Road, Candia, NH 03034; Map 414 Lot 152 & 152-10; **Intent:** *Lot 152 will be a single family residential lot with the remainder to be deeded to the Town of Chester for access, and right of way purposes for the proposed Shannon Drive.*

T. D'Arcy announces the applicant has requested a continuance and will be on the agenda for the meeting on April 15th at the Town Offices.

Other Business:

- Town Planning

Per last meeting's discussion, a public notice will be posted for a public hearing and vote on April 15th to amend the Planning Board Regulations, requiring applicants to choose a date certain for continuance by noon the Monday before the scheduled hearing.

- Approval of Minutes 3.25.26

L. Carroll points out a grammatical error on line 71.

K. Coughlin: **Motion** to accept the minutes of 3.25.26 with correction. L. Carroll: **Second**. All in favor. **Motion passed**.

- Any other matter to come before the Board

L. Carroll states she has researched modular builders in the area. Contrary to previous belief, Lavalley Homes does not create their prefabricated residences. They use New England Homes and Preferred Building Systems, both out of Claremont. She also found three other companies in the area. She clarifies that these are not mobile homes. Board members discuss and agree to invite one of the companies to present at a regularly scheduled Planning Board meeting and have the soon-to-be-reinstated HOP subcommittee attend as well. Once the subcommittee is officially reinstated, a presentation will be scheduled.

The Board also discusses the timeline for warrant articles and zoning changes, noting that the deadline for the initial public hearing is typically in January. T. D'Arcy mentions reaching out to Steve Keech to review zoning ordinances for inconsistencies and irregularities, and to initiate soils and water analysis work under the HOP grant. Once the soils and water data collection is done, it will be easier to determine which areas can accommodate medium-density housing.

K. Coughlin: **Motion** to authorize the Chair to engage Keach to maximize HOP Grant expenditures pursuant to soils and water analysis and look at the zoning regulations to make them more coherent and consistent. M. Chalbeck: **Second**. All in favor. **Motion passed**.

Jim George, representing the abutters to an unknown property on North Road, raises concerns about the Town's plan to auction off unknown properties. He explains that they had previously received a letter of support from the Planning Board regarding this specific property and were now pursuing conservation options with Bear Paw and Southeast Land Trust. The property is described as approximately 40 acres, and the owners are willing to pay back taxes and cover survey and legal costs to facilitate conservation. The primary concern is that if the property was auctioned off to an unknown party, it could lead to undesirable development, such as the

disruption of existing beaver dams. The Board clarifies that there is no inherent requirement for the Town to offer landlocked properties to abutters first as auctions go to the highest bidder. However, they acknowledge their previous support for the conservation effort and discuss the possibility of requesting the Board of Selectmen to remove this property from the auction list. The Board agrees that this is a valid request for the abutters to present to the Board of Selectmen.

D. Labbe: **Motion** to adjourn. L. Carroll: **Second**. All in favor. **Motion passed**. The meeting adjourned at approximately 7:05pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file