

**CANDIA PLANNING BOARD**  
**MEETING MINUTES OF January 17th, 2024**  
**APPROVED MINUTES**

PB Members Present: Rudy Cartier, Chair; Mark Chalbeck, V-Chair; Brien Brock, BOS Representative; Judi Lindsey; Tim D'Arcy; Kevin Coughlin, Mike Guay, Alt. (sitting in for Scott Komisarek)

PB Members Absent:

Scott Komisarek (excused)  
Linda Carroll, Alt. (excused)  
M. Santa, Alt.

\* R. Cartier, Chair; called the PB meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance

**Appeal Updates:**

- *Foster Farms, New Boston Road –*

R. Cartier: I am going to change things around just a little bit, just so everybody on the Board knows; I hope everybody on the Board knows that we did, finally, get our order from the Housing Appeals Board. And the Appeals Board has sided with the Town of Candia. That we acted properly in our deliberations on that. The next step is if the applicant wants to, they can appeal to the Supreme Court. We will just wait and see what happens with that.

**Old Business:**

- Southern NH Planning Commission - InvestNH HOP Updates – Steering Committee.

R. Cartier: I asked if Carla could come in tonight. Unfortunately, Carla, who is the Chair, couldn't make the meeting. She had another meeting tonight. She has sent in her very well qualified people.

Brian and Sarah Sargent:

Sarah Sargent: The committee has met five times, and the minutes are on the town webpage. We were assigned the task of engaging the community to get a better understanding of the housing needs in Candia. It was understood by the committee members, that the information gathered would be used to update Candia's Master Plan as well as provide the Town of Candia and the Candia Planning Board information on the local residents' values and attitudes towards housing. Given this task, the committee has developed a comprehensive survey questionnaire that should provide the Town of Candia with

information regarding housing wants and needs of the residents. I believe that is the process of being delivered. The questionnaire is in the process of being delivered to the town offices. Much discussion went into the development of the questionnaire. It surveys the current living arrangements of the residents but also what they want for future housing. After we developed the questionnaire, then we decided to look at a strategy for delivering the questionnaire and getting responses. Survey Monkey and a QR Code will be available. There will be paper questionnaires at the library, at the recycling center in the swap shop, and at the town office.

R. Cartier: I will entertain a **motion**. If we are unable to use funding from the HOP Grant for a flyer in the town report, we allocate \$64.00 from our budget, from the Master Planning line item. M. Chalbeck: So **moved**. K. Coughlin: **Second**. All were in favor. **Motion passed**.

- Nate Miller – SNHPC – CIP – Nothing on that yet.

R. Cartier: I did talk to Nate. Back awhile ago, we had talked about putting a few more things in the CIP, to give it a little bit more visual appeal to voters. He is working on that. I did send him the notes that we had talked about to do an executive summary and maybe some charts and graphs here and there. That should be wrapped up pretty soon and we can get that out to everybody. The numbers are the same, these are just visual updates.

- Approval of Minutes, 1.3.24

J. Lindsey: **Motion** to approve the minutes as amended. **Second**: T. D’Arcy. All were in favor. **Motion passed**.

#### **Other Business:**

- Town Planning

R. Cartier: Based on discussions that we had at the last meeting and actually at the last few meetings, as a matter of fact. I was reading all the notes and listening to the tape and I would like to set up some committees for some items that have come up that we need to address. So, I came up with some draft items in here. I think it covers the items we were looking at. One of them was the Accessory Dwelling Unit Regulations, to take a look at those and see if they are still appropriate for what we need. Another one was to look at the elderly and workforce housing regulations because we did have some issues when we were talking about elderly housing. Another one was the steep slopes regulation that we discussed. The fact that there were so many moving parts in that to see whether we actually even needed an ordinance. Or whether we can just take our current regulations and put those little things in there that make it so that it has a little bit more teeth to it. Or whether we actually do need some kind of an ordinance, to put more of the force of law, because our ordinances are laws. Our regulations don’t have the same force. And I know that we need to revise the minor and major site plan regulations, as well as the minor and major subdivision

regulations. I would like to make some suggestions. Committee suggestions were presented to the Board and discussed.

- Any other matter to come before the Board.

**Motion** to Adjourn: T. D'Arcy. **Second:** J. Lindsey. All were in favor. **Motion passed.**

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file