

CANDIA PLANNING BOARD
MINUTES of January 21, 2015
APPROVED
Public Hearing

Present: Sean James, Chairman; Albert Hall III, Vice Chairman; Ginny Clifford; Michael Santa; Ken Kustra; Boyd Chivers BOS Rep Alt.; D. Lewis Road Agent; Carleton Robie, BOS, D. Snow, BOS

Absent: Judi Lindsey

Chair James called the meeting to order at 7:00 pm immediately followed by the Pledge of Allegiance.

Minutes September 17, 2014 & December 17, 2014

A. Hall **motioned** to accept the minutes of September 17, 2014 as presented contingent on J. Lindsey approving the minutes via email. G. Clifford **seconded**. S. James, A. Hall, G. Clifford **were in favor**. K. Kustra, M. Santa, B. Chivers abstained. **Motion passed (3-0-3)**.

A. Hall **motioned** to accept the minutes of December 17, 2014 as presented. G. Clifford **seconded**. S. James, G. Clifford, A. Hall, K. Kustra **were in favor**. M. Santa, B. Chivers abstained. **Motion passed (4-0-2)**.

Other Business

Rockingham Registry Requirements for Recording Plans

Chairman James said the requirements for recording plans fall under 676:18 which requires any plan recorded to have a licensed land surveyor stamp.

Board of Selectman Update on Warrant Articles 15 & 22

C. Robie, Chairman BOS said he came tonight to update the Planning Board on what the Board of Selectmen have been working on that involves them. He said it involves planning for the future benefit of the Town of Candia. A. Hall asked C. Robie, Chairman BOS to come up to the table to speak. C. Robie, Chairman BOS said as the Board knows he is personally concerned about planning for the future and had SNHPC come recently to talk to the Board concerning this. He said he went to the selectman and talked about the importance of planning and the BOS has instituted a warrant article for the first phase of updating the Master Plan for \$5,000. He said the selectmen voted 4 to 0 and the warrant article was recommended by the Budget committed 9-0. G. Clifford said good job and A. Hall said congratulations. B. Chivers said he thought it was 3-1 and that one person had voted against it. C. Robie, Chairman BOS checked the paper work and said he was right it was 3-1 to recommend by the Selectmen and Budget Committee voted and approved the warrant article 8-1. He said sorry good correction. He said they had one selectman who voted against it. He read part of warrant article 15, *“to raise and appropriate the amount of \$5,000 for the first phase of updating the Candia Master Plan per RSA674:3.”*

Second item he wanted to bring to the Planning Board’s attention is about two to three months ago the Fitts property at 23 Main Street came to sale. He said a purchase and sales agreement had been negotiated through realtor Paul McCoy in Raymond for \$359,000 down from \$449,000 the original selling price. He said the selectmen voted and read part of the approved warrant article 22, *“to see if the town will vote to appropriate the sum of \$359,000. for the purchasing of the property known as the owner Fitts and described in the Rockingham County deed 5211 page 1143 identified in the Town of Candia as tax map 409 lot 091 using \$130,000 from the December 31, 2014 unassigned fund balance and \$229,000. raised in taxes.”* Recommend by the BOS 3-2 not recommended by the Budget Committee 7-2. Chairman James said not recommended by the Budget Committee?

C. Robie, Chairman BOS said you can see the property described in the warrant article on the map handed out. He said current property the town owns is highlighted and surrounds this property and across

the street is the CYAA property. He said 23 Main Street is 6.8 acres with 900 feet of frontage. He said unfortunately the warrant article will not hold its own at the town meeting because the Budget Committee did not recommend it which holds them to the 10 percent rule. He said this article puts them over by \$75,000. He said if the Budget Committee had voted for the warrant article the 10 percent rule would not apply. He said when the town voted in the SB2 the 10 percent rule came into effect. He said so if the legislative body (which is all the voters) votes yes in favor of article 22, DRA would not allow it because of 10 percent rule because the Budget committee voted against it. Even if the town votes for it and it passes the DRA won't allow it because of the 10 percent rule.

A. Hall said regardless of where it is in order of the articles? C. Robie, Chairman BOS said if they put this warrant article before other warrant articles and it got passed other warrant articles would go over the 10 percent rule and even if they pass they would fail. Chairman James said it is cumulative. C. Robie, Chairman BOS said any subsequent warrant article after you reach the 10 percent regardless if they pass would not be funded. He said moving the warrant up has been discussed and that is not their intent to take away from anything else from the community and said this warrant was to add to the community for the necessity in planning for the future growth of Candia.

A. Hall said for the purpose of discussion he would like to make a **motion** the Planning Board show support to the BOS in support of warrant article 22. He said the Planning Board should take a stand on this matter and to show their positive approach to planning and progress and future of the town. C. Robie, Chairman BOS said he would agree with him. M. Santa asked how it aligns with the current Master Plan and was it in the MP and how did the piece of property come up as important for the town. He said he just wanted to know where they got to the point they decided the property was important. C. Robie, Chairman BOS said the selectmen looked at the town map and saw this property as a connecting piece to other town land. He said there was discussion at the Moore School two weeks ago about if there is an emergency situation how do they get the children from Moore School to the CYAA without having to walk on the road. He said this piece of property would get them to the point where they would have to just cross the street once and not walk on the road. C. Robie, Chairman BOS said it is not about him or this generation as much as the generation coming up and future generations. He said they need to be looking and planning for what the community is going to need and sooner or later Candia is going to grow. If you look at Raymond and you look at Hooksett they are growing. C. Robie, Chairman BOS said, "*The best way to predict the future is to create it yourself.*" which is a quote that Abraham Lincoln used to say.

K. Kustra asked if the population increased in the last 5 years and C. Robie, Chairman BOS said in the 2010 census they lost 300 people down from 4,200 to 3,900. And from 2010 to now it has been even more significant. K. Kustra asked how this fits in with the future if the population keeps decreasing. C. Robie, Chairman BOS said you don't want that happening. K. Kustra said but Candia has been decreasing. A. Hall said without this property they will continue to decrease and continued saying this is a golden opportunity for Candia and is a once in a lifetime opportunity. C. Robie, Chairman BOS said he has been working diligently and will continue for the next week before the deliberative session to find a way to work through this but is not sure if they can or not. He felt the Budget Committee had already made up their mind before they even met. He said all the young people who were in favor of this vision, the school board people came out three days later with their own paperwork. A. Hall felt this was an ideal spot for a safety complex. Chairman James said as far as the MP goes it doesn't identify specific parcels. He said when they were doing planning with SNHPC and other groups there was some talk of identifying parcels in the MP but they shied away from that as they didn't want to specifically name out properties and their values. He said they did have general ideas in the MP about areas.

C. Robie, Chairman BOS said it could be a tough sell when there is no intended purpose but planning says to have some inventory for what the next group might plan for and this is a key piece. He said if town owned the property and a private investor is interested in purchasing a 2 acre parcel out of the property if they had the right use the town Could agree to but they need a plan. He said the purchase price

is \$359,000 of which \$229,000 is appropriated through taxes which is .58 cents per \$1000 which would be \$116 once on a \$200,000 home and \$178 once on a \$300,000 home.

Chairman James asked if they got any comments from the Budget Committee. C. Robie, Chairman BOS said he will not discuss that tonight but it was public meeting and there were 3 people who spoke publically in favor and the Budget Committee still voted 7-2. A. Hall said the minutes are matter of public record. Chairman James asked are they published yet. M. Santa asked what the town had it assessed for. C. Robie, Chairman BOS said it assessed for \$204,000 but the assessment for the town doesn't take into consideration where the property is located. He said if you do an appraisal on the property and take a few comps on land only in the area you can justify \$50,000 an acre if you take two pieces of land that sold within a thousand foot radius of that property within the last 5 years. \$50,000 x 6.8 acres is \$340,000 plus the building so the number can be justified and a bank will loan on that. C. Robie, Chairman BOS said he wanted the Planning Board to be aware of where and what the BOS is doing and what most likely is going to happen unless we change something. A. Hall said the map was very helpful. C. Robie, Chairman BOS said he wished he had had more time and wish he had understood the opposition he was going to get with the Budget Committees recommendation and continued if there had not been any opposition the 10 % rule would not have applied and the residents could vote and their vote would count. He said that is one of the rights the Town gave up when they voted in the SB2. A. Hall said to read the minutes of the Budget Committee the fire department and the chief in particular spoke very strongly and in favor of purchasing the property at 23 Main Street. C. Robie, Chairman BOS said Mr. Perkins also spoke very highly of purchasing the property as well as along with D. Snow, BOS and himself.

G. Clifford said the MP promotes a village concept in developing the downtown area so this would be the way the MP would support the acquisition of the property. C. Robie, Chairman BOS said certainly and he said the BOS didn't consider the funeral parlor property because of the small lot and thought that would be best suited for a private investor to come in and continue the funeral home for Candia. He said but an open piece of land 6.8 acres with one house and 900 feet of frontage on Main Street which backs up against Moore Park and the cemetery would make sense. He said the two lots on the corner one being the House of pizza would be another valuable asset for the town to own if ever offered for sale. M. Santa said it is no question that intersection and area is very important to the town it's just a matter of how it gets developed. M. Santa asked what will happen if it fails because of the 10% rule, would the property go back on the market and then see what happens? C. Robie, Chairman BOS said then someone could purchase the property and put a gravel road around the house and fill the fields with tractor trailers and they would be able to do that because it is a mixed use property. Chairman James said it was good property to purchase and important and continued he does not have an opinion on the price.

C. Robie, Chairman BOS said he does have a call out to the Budget Committee Chairman to ask if they would be interested in reconsidering their vote on warrant article 22 and may reconvene with the Budget Committee meeting before the deliberative session and he is checking with counsel. He said he was a little late getting this out and didn't have a whole lot of time as he works. Chairman James said to him it is a good parcel for the town to own and someone mentioned public safety complex he feels it would not be big enough and that should be something the town should be looking at too but this parcel could have a lot of other uses and is in favor of it.

C. Robie, Chairman BOS said he wanted to make sure the Planning Board knows what the BOS is doing and what the Budget Committee has done and what the town has done to itself with the SB2 in this instance. He said if he had known more about how it was going to go he may have put this together through a bond issue and stretched it out over five years like they did with the transfer station and pay for it over 5 years but he didn't think there would be any trouble the Budget Committee to pass this. He said without the Budget Committee recommendation and the 10 % rule it will automatically fail even if it passes.

G. Clifford said it is important in how it is portrayed to the town and she felt it shouldn't be emphasized it won't pass to be able to see the real interest from the residents which may help with the

decision the Budget Committee would have next year if the property is still on the market. She said it is important to get a sense if the residents are basically in favor of this. C. Robie, Chairman BOS said this is going to be moved forward and there will still be a warrant article to be voted on. G. Clifford said she is just concerned with how it will be presented to be able to see what the town's interest really is. A. Hall said we should present it in a positive way. C. Robie, Chairman BOS said that is what he is doing tonight presenting this to the Planning Board in a positive way. G. Clifford said she is not criticizing. she just want to have this presented in a positive way. C. Robie, Chairman BOS said he hasn't given up yet. A. Hall said with the way the real estate market is going it will be worth more next year. He said if a developer gets a hold of it and puts a commercial building and razes the existing structure then it will become a lost opportunity for the town. M. Santa said it may have been better if they had gone to the Budget Committee with an actual use in mind and they may have looked at it differently. C. Robie, Chairman BOS said they don't have a use identified and did not want to make one up. M. Santa said it would be good as a town to plan on having uses identified so when properties do become available. C. Robie, Chairman BOS said this piece could be divided into 3 lots and if a developer comes along that would fit in the MP the town could sell them a lot. M. Santa said as a town if they are going to purchase land, they are not developers and they should be looking for a use the public would benefit from. C. Robie, Chairman BOS said they are the planners. He said they should be working on the exit 3 property to sell to a developer to get revenue from it and suggested starting up the Exit 3 committee again. He said they should have a plan for the Exit 3 property. He said if a 2 million store is built that would be \$40,000 a year in revenue. He said when the courthouse was built at a million dollars it is now \$20,000 a year to the town revenue. He said the Irving station also pays \$40,000 in taxes a year.

Chairman James said the issue with the property at exit 3 is it is too small and there is not enough water. He said the areas that are seeing development like Hooksett, Epping and Raymond all have public water. He said the towns in between that don't have water there is no development. C. Robie, Chairman BOS said perhaps plan for a water system. He said they are fortunate to have the gas station but their water source is 500 feet away on someone else's land to meet the regulations. Chairman James said it does take substantial cost and he was somewhat involved in the water tank down at Epping and the whole reason it was built with public funds was to support the Lowes so there would be enough volume for fire sprinklers. He said that is the sort of infrastructure you need to have in place. C. Robie, Chairman BOS said something will happen sooner or later. M. Santa said you said something earlier that struck me that someone could come and put storage trailers at the 23 Main Street property, maybe as the planning board we should be looking at zoning some of that land so you can't do that. C. Robie, Chairman BOS said he is not in favor of any more regulations then what they already have. M. Santa said if the town has identified this as an important property that should be developed in a certain way then wouldn't it make sense to zone it? C. Robie, Chairman BOS said the town should own it and then only have development that the town wants not what someone else wants.

D. Lewis asked how far over the 10% rule is it and C. Robie, Chairman BOS said by \$73,280. He thought if it was less they could have amended other articles to have it pass. C. Robie, Chairman BOS said that was discussed and he is not in favor of amending any other warrant articles to make up \$73,280. He said without the Budget Committee's recommendation the 10% rule applies. A. Hall asked if the BOS had contacted the Budget Committee to see if they would reconsider and C. Robie, Chairman BOS said he has a call into the chairman and he has a call to legal counsel.

B. Chivers asked what the basis would be for requesting a rehearing from the Budget Committee and asked do you have any new information that was not presented. C. Robie, Chairman BOS said yes. He said he thought the \$229,000 would keep it under the 10% rule and that he was accused of circumventing the Budget Committee which was never the intent, and then to come to find out that no appropriation has to count against the 10% rule if the Budget Committee voted for it. A. Hall thanked him for informing the Board. C. Robie, Chairman BOS thank the Board for their time.

Chairman James said there is a motion on the table B. Chivers asked what the motion was for again. A. Hall said he would like to make a **motion** to show that the Planning Board supports the Board of Selectmen in supporting warrant article 22. B. Chivers asked if this was publicized as a public meeting. Chairman James said this came up under other business. B. Chivers said there was no specific notice to the public considering this matter about the Planning Board endorsing it. Chairman James said a public notice is not needed. B. Chivers said the public should have had some public input and this should have been noticed to consider this matter to take up a position as a Board. He said it seems to him they have not had any input from the public except Mr. Robie. C. Robie, Chairman BOS said he was only here tonight to inform the Board what the selectmen having been doing for the last 4 weeks since they got a purchase and sales agreement for the property and also to tell the Board the Selectmen recommended a \$5,000 warrant article to update the Master Plan. A. Hall said the intent of his motion is to show the Planning Board supports the Selectmen. Chairman James said he understands B. Chiver's point but they do have the agenda item where this would fall under. K. Kustra **seconded the motion**. Chairman James said this is a vote of support to the Board of Selectmen from the Planning Board. S. James, M. Santa, G. Clifford, K. Kustra, A. Hall **were in favor**. B. Chivers **opposed**. **Motion passed (5-1-0)**. Chairman James thanked C. Robie, Chairman BOS for informing the Board and he hopes that the Board's support will help.

SNHPC Updates

Chairman James said the SNHPC update on their activities dated January 8, 2015 was emailed to the Board. He said there was Road Safety Audit Report on NH Routes 43 & 27 at Raymond Road emailed out as well and SNHPC sent an update to the State of NH's Ten-Year Transportation Improvement plan. He said the update talks about 2017-2026 and the current one FY2015 – FY2024 but the attachment has FY 2025 – FY 2040. He said the update was about Candia's two projects which are intersection improvements that were talked about in the Road Safety Audit Report. D. Snow said the timing for those projects is 2027 however I presuming the BOS in the future will be working with SNHPC to either move it up somehow or get DOT to do what they did the last time when federal money for intersection improvements became available. He said this would require someone on the BOS or PB to say that we have it done and it shovel ready. He said waiting to 2027 he won't be around. Chairman James said the shovel ready part is they are going to design. D. Snow said to get it done you will need someone to push it.

Discussion on decline in school enrollments

Chairman James said he saw an article recently in the Sunday News that relates to what J. Munn from SNHPC talked about which is the decline in school enrollment. He said what Candia is seeing is also felt region and statewide. He said it is an issue a lot of towns are dealing with. In particular, the article talks about Derry and Londonderry and closing some schools and adjusting to the new enrollment numbers. B. Chivers asked is that a problem that lends itself to local solutions? He said is there anything they can do in town to reverse what is happening statewide. Chairman James said it is part of what J. Munn talked about at his presentation where he gave ideas on how to help reverse it but he doesn't think they can completely erase the trend but could certainly reduce it a little. He said in his opinion there are things you can do to reduce it. B. Chivers asked for examples and Chairmen James said investing in the school for starters. He said the town has history of not investing in the school beyond basic needs. He said an idea would be getting together with other towns for a school, putting money in the school for example enlarging the nonconforming gym so they can host basketball games. He said they cannot host basketball games and the taxpayers pay to bring the children daily to the CYAA which he feels in ludicrous. He said they had a warrant article to enlarge the gym but it failed miserably. He said people see that and people like him with children are going to be looking at the school system. He said also changing zoning perhaps which will be part of the Master Plan update.

Chairman James said not all student enrollments are declining at the same rate for example Bedford's enrollment has gone up and that it is because they invested in their own high school. C. Robie, Chairman BOS said the 2010 census shows in Rockingham County that Candia was the only town that lost growth. Chairman James said what is interesting is that from 2000 to the 2010 census it appeared flat and in

the interim OEP came up with projections where it grew to the 4300. A. Hall said the demographics are such it lends itself to students going to private schools. C. Robie, Chairman BOS said if you look at the births 5 years ago it is almost the same number that went to kindergarten this year, 24 births and 23 enrolled in kindergarten.

D. Snow said he could make the argument our population has stayed stable for 10 years. C. Robie, Chairman BOS said last year D. Snow was asked at a selectmen's meeting what he wanted to see happen in Candia and he said nothing and that is exactly what he got. B. Chivers asked why that would be a bad thing. C. Robie, Chairman BOS obviously it isn't for him but he feels differently because the town needs to grow its base like the whole country with the economy moving forward and if it doesn't move forward it will fall behind. Chairman James said we are getting off subject. C. Robie, Chairman BOS said the MP worked well and nothing happened. D. Snow said what the vision for Candia, Carleton is talking about is economic growth which is function of the people who come into town. He said if wealthy people come into the town you grow your economic base but you are not growing your population.

D. Snow said Candia is a bedroom town so you want to get a lot of rich people with big houses would be one way of doing it. He said he has over 50 years experience in town and said he remembers the school when it went from one room per class to two rooms per class and now with numbers coming back down, if they get to the point of two rooms per class and have the same facility that becomes a selling point where people say can actually get in a town where they have something to do in the schools and the student to teacher ratio is small. He said the vision that you have for Candia which is supposedly for everyone can be very different and I don't necessarily think having the population stay stable is a bad thing and I do agree you have to have some economic development to keep the tax rate stable and you can do that by taking old houses down and building new ones, take down a \$25,000 house and put up a \$350,000 house and your tax base increases. If you look at our tax base you can see it has increased. My first tax bill was \$300 now paying almost \$10,000 and part of it is because he put a bigger house up and part of it is the values of properties in Candia have gone up. He said it depends what the vision is and what do people living in Candia want next. Chairman James so if article \$5,000 passes we will have some lively discussion. D. Snow said you need visioning and the problem you are going to have is getting input from all of the people in town which will be tough.

Capital Improvement Plan update

Chairman James said they have the completed updated CIP draft done which has been emailed to the Board. He said he would like to schedule a public hearing to approve at the next meeting. The Board voted to cancel the next meeting on February 4th due to lack of applications. He said the next scheduled meeting is February 18th and he would like to have the public meeting then to accept the updated CIP at this meeting.

Chairman James said the Planning Board has been posting on the website a list of yearly meetings with deadlines to make applications and noticing dates. He said the listing for 2015 has been posted to the website. He said they have been doing this for a couple years.

Chairman James said they are going to have a short Zoning Review and Revision Meeting immediately following and invited all to stay.

A. Hall **motioned** to cancel the February 4, 2015 meeting due to lack of applications. G. Clifford **seconded. All were in favor. Motioned carried (6-0-0)**

The next scheduled Planning Board meeting is February 18, 2015 at 7pm at the Town Hall.

A. Hall **motioned** to adjourn at 7:52 pm. M. Santa **seconded. All were in favor. (6-0-0)**

Respectfully submitted, Sharon Robichaud Land Use Secretary