

CANDIA PLANNING BOARD
MINUTES of June 17, 2015
APPROVED
Public Hearing

Present: Sean James Chairman; Albert Hall III, Vice Chairman; Ken Kustra; Tom Giffen; Scott Komisarek BOS Rep; Mark Laliberte Alt; D. Murray, Building Inspector; Dennis Lewis Road Agent

Absent: Judi Lindsey; M. Laliberte

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

Minutes May 6, 2015 & June 3, 2015

The minutes of May 6, 2015 were continued due to lack of quorum. T. Giffen **motioned** to accept the minutes of June 3, 2015 as presented. A. Hall **seconded**. K. Kustra, S. Komisarek, T. Giffen, A. Hall, M. Santa **were in favor**. S. James abstained. **Motion passed (5-0-1)**.

Lot Line Adjustment: 272 Chester Turnpike, Brien & Linda Brock and 298 Chester Turnpike Roger & Chantal Demanche; Owners: Same; Property location: 272 & 298 Chester Turnpike, Candia NH 03034; Map 411 Lots 67 & 68; Intent: Lot Line Adjustment in the Residential Use District.

Brien & Linda Brock, James Franklin Land Surveyor, Roger & Chantal Demanche and their lawyer Erik R. Newman of Gallagher, Callahan & Gartrell P.C. were present. No abutters were present. J. Franklin said he prepared the surveyor work. He said the drawing summarizes that there was a need to adjust the lot line between lot 68 and 67. He said the reason for the need is the construction of the buildings as shown on the drawing and reason the buildings were built there is because of mathematical errors on the original subdivision and lot line plans that were done. He said he has copies with him if they want to look at the old plans that go back to about 1963. He said B. Brock asked him to go out and mark the lot line between the two properties and over the course of about two years he has worked on it and every time they went out they had to expand the survey to find more information and to verify what had been done and to try to figure out why it was done and to no avail. He said he would venture to say it was one of the worst mathematics of any survey and plans he has found so far with the exception of one on Currier Road. He said it was quite a problem trying to solve this. He said both parties have come to an agreement of where the new lot line would be and in exchange they have a parcel A and parcel B. He said he has not set any of rebar but he did set granite bound at the front beginning and end northerly and southerly of existing lot line. He said the little black triangles represent the rebar to be set.

Chairman James asked in the notes you have parcel A being consolidated with 67 and parcel B with 68 is this backward or is he reading it backward. J. Franklin said parcel A is now part of lot 67 and will become part of lot 68. Chairman James asked so parcel A will be consolidated with lot 68? J. Franklin said lot 67 which parcel A is part of existing is to be combined with lot 68 and that should be correct. J. Franklin said good catch and said do you know how many eyes have looked at this plan; both owners, both attorneys for the owners, and two surveyors. M. Santa said so the new lot line that goes around the buildings places the buildings at the required 25 feet setback. J. Franklin said they located the roof lines on the buildings and went out 25' out instead of the structure itself. M. Santa said so this encroached into lot 67 and in return they received parcel B and when this is done you still have two compliant lots and J. Franklin said yes.

Chairman said the transfer is less than 3 acres. He said the LLA appears pretty straight forward He asked if there were any comments from the owners and there were none. No abutters were present. He asked if the Board had any questions and hearing none asked for a motion.

A. Hall made a **motion** to grant the Lot Line Adjustment as requested. T. Giffen **seconded**. **All were in favor. Motioned carried (6-0-0)**. Chairman James said they will get out the Notice of Decision out within 5 days and asked them to submit the Mylar to the secretary. He said since he was not sure when the next meeting was and he would have the members come in and sign the Mylar to be brought to the registry to be recorded. The applicants thanked the Board for their time.

Other Business

SNHPC Brownsfield Grant awarded May 27, 2015

Chairman James said SNHPC had been awarded the Brownsfield Grant on May 27, 2015 in the amount of \$400,000 for Candia, Derry, Goffstown and Raymond. He said he has talked to J. Munn and Candia does not need to

do anything right now. The next step is they are going to hire a consultant over the summer to help them with it and they will be back in touch with the towns in the fall. He wasn't exactly sure of the process. He thinks they had some ideas of sites but whether they talk about them and prioritize them he said he is not really sure. M. Santa asked if Candia had any contaminated sites other than the old recycling center. A. Hall said Candia trailers. Chairman James said he was not sure if they were officially on a list. He said they had discussions with some of the owners regarding Brownsfield. S. Komisarek said his understanding was that there was a lot of dumping through the years and the State was actually monitoring the well but he did not know for sure and cannot say with certainty. He said he also heard where Goff Chevrolet used to be is also being monitored and was told it was worse but he does not have real evidence and only heard hearsay. Chairman James said it would be public knowledge if they were monitoring the well. S. Komisarek said there is a total of \$400,000 for the communities. He said they will be looking at sites in the different communities and seeing where to spend the money and conceivable the money could go somewhere else. Chairman James said he would be surprised if they had a project that was worthy and reasonable that it wouldn't make the list. M. Santa asked if the town would have to apply. Chairman James said he believes SNHPC will come back with a list or suggest places and work to prioritize them. D. Lewis said he has no knowledge that wells were monitored for Candia Trailers.

Master Plan Update

Chairman James said they received the proposal from SNHPC, which is basically the same as the previous proposal back a couple of years ago. He said they could either have Plan NH run it or UNH and they chose UNH which is just under \$5,000. He said he talked to Molly Donovan from UNH Cooperative Extension and she said she will be reaching out and talking to S. Komisarek tomorrow about it. He said time line wise the first step is a memorandum of understanding (MOU) with the Planning Board and Select Board which both boards need to sign before they start.

Chairman James said the next step is getting a steering committee together with somewhere between 8 to 14 people. He said they want a variety not necessarily all elected officials. She recommended one from the Planning Board, someone from education which could be the principal or a school board member, a business owner in town, Conservation Commission member, someone from the library and any other interested parties. He said she will be coming to the July 15, 2015 Planning Board meeting to talk about starting the steering committee. He said her time line was 6 to 9 months and he asked her to shorten it. She said the steering committee would meet monthly this summer and into the fall. She said they would talk about the big event, the Visioning Meeting, which will be a Friday night meeting followed by a Saturday morning meeting. He said they will discuss where as a town they would want to hold the Visioning Meeting but most likely will be at the school and to discuss whether there could be a potluck dinner, have it catered, a business volunteer for food and that sort of stuff which takes time to set up and get volunteers for. He said the other part of the steering committee focus is they will need some of them to be facilitators. He said Friday night is sort of general meeting and Saturday they will break up into small groups and they will need facilitators to run the small groups. He said part of what would be happening over the summer and fall is training people on the steering committee to be facilitators and learning how to run a meeting.

Chairman James said a question posed to the Board to think about is when you would want to have the Visioning Meetings. He said you can have the meetings before the town meeting where you can show progress then hopefully get support and continue the process with another warrant article. He said or like other towns wait until just after the town meeting because it is a busy time of year doing budgets and the weather can be bad. He said at the town meeting deliberative they can advertize the Visioning Meetings more. He said this is what the Steering Committee will work getting the word out on advertising the meetings. He said they can certainly advertise on the website, mailings and social media. He said the school board has done a great job with advertising meetings. He said they have done mailings, he has seen advertisements on face book and the town website. A. Hall said the School Board did a good job advertising Pinkerton meeting and Chairman James agreed.

Chairman James said when Molly Donovan from UNH Cooperative Extension comes in to talk on July 15, 2015, she will give more detail. He asked if D. Lewis who is on the Conservation Committee would be meeting before July 15, 2015 to be able to advertise if anyone on the committee would like to attend and D. Lewis said they just had their meeting last night but he can get a hold of everybody. Chairman James said he could reach out to the other boards in town to see if they would be interested in being a member of the Steering Committee. He said in the meantime, he asked the Board if they know anyone who may be interested in being on the committee to come to the July 15th PB meeting for more information but is not required. Chairman James said he also was sent an information summary of what he just talked about and a quick summary of what UNH does and also a sample of what they did for Barrington last year. He said it was interesting in that Barrington had some of the issues Candia is wrestling with

and also different issues. He said it gives you a good idea of what you get as a product which is roughly in the 50 pages. He said they will get a lot of good information and once completed the Board can say this is what they need to work on for the MP. He said the consensus of report may be to keep things the same and if things really need to change focus on those areas which is the point to all of this. He said he was also sent a separate proposal for a transportation plan development and this one does not cost the town anything. S. Komisarek said funding is through NH DOT federal money for these studies. He said studies have been done for intersections in town. T. Giffen said it could be a component of the MP.

Chairman James said as far as updating they have had recent studies/reports that can become part of the update. He said the Conservation Committee did an Open Space Plan and a Natural Resource Inventory studies which the Planning Board has already approved to be part of the MP. He said SNHPC also did a COCS study too. He said when they work on the MP update they will have parts already done. He said another thing to figure out by December is if they are going to put another warrant article in and how much it will be, which is a little hard to do ahead of these meetings.

S. Komisarek said he wasn't involved in the Plan NH back in 2000 - 2001 but hears it was well attended and a lot of work went into it, a lot of heart and soul. He said he has talked to people and everything is still exactly the same so he said when they start this committee people may ask why are they doing this. He said it is important that perhaps this time they have some commitment to some sort of follow through to whatever the consensus is of the community and the priorities. He said for instance the material he went over when they did the Charrette Plan NH and they came up with the whole village concept he said there was no follow through to try and implement any changes that were recommended. T. Giffen implementing these changes is what seems to make sense if this is what people want. In his experience what tends to happen in towns, Candia being no exception, there is a core group not just the group in this room other boards and people who regularly show up at meetings who get involved and show/demonstrate a commitment to participate and make their voice heard. He said the times when it comes time to do something with the rest of the population they are relatively passive and there is no real push by the community as a whole. It's a little lip service from the passive contingent who say great idea wonderful sounds nice let's do it and it doesn't happen and that is the end of it and there still is simply a lot of people that just do not have the time or the inclination to be involved helping the town. He said it is hard to get people to commit to something.

Chairman James said these are really good points. He said it is important for them to set expectations of what they can do and what they can't do. He said he looked through the MP and said things that could be done they did. He said Mixed Use zoning was part of this. He said the PB makes those things possible but the PB does not solicit business as it is not their role but allow things to happen like Ground Water Protection which was an added overlay district. He said he looked at different things with growth being the biggest concern and it is interesting 10 years later they don't have enough growth.

S. Komisarek said he looked at Mixed Use regulations where that was going to achieve goals such as creating a village district where the lot size is two acres. He said from what he sees they need to target the population he said they have an 8.5 million budget for the school and enrollment is dropping and he doesn't see the school budget being reduced so they should look at some housing starts. He said with fixed school costs perhaps you can add a certain number kids at very little cost. He said the average house is \$300,000 and the average house has .5 kids then you need to get 12 kids you need 24 houses at \$6,000 a house in taxes and you many only end up with 4 kids and you can start to see to a certain point cash flow positive to the town. He said everyone was so afraid of schools making the town go broke.

S. Komisarek said like T. Giffen who brought up the idea trying to create some sense of community or soul for Candia with the village district what you have is the 4 corners and the old 101. He talked to Mary about this years ago to look at some residential growth. He said the Village district and understanding that how that could work and how much acreage is there what would be the mix between residential and commercial and actually have a physical layout for the areas. T. Giffen said once that is done you could predict what the build out would look like.

A. Hall said then you have to come up with an action plan and charge ahead and do it. T. Giffen said you have to have a zoning policy that fits this and then get people in to build and also have something else going on. He said for example people do not want to move here because the kids go to Central and that is an issue. Chairman James said SNHPC did build outs with current regulations and came up with a population of 12,000 based on what they have now. He said the original plan had a map with parcels that noted high priority and who owned them which came from the consultant but the committee didn't want that but something more like zones.

Chairman James said on timing for the Visioning Meetings, he keeps flip flopping whether to do this meeting before or after town meeting. He said it seems like a very good chance the town will be voting on what High School

They want to go to and depending on which way the town goes will have a huge impact on the their discussions and if it goes one way it could be a big positive and they will start to see people and no change may be needed.

Chairman James said the more they discuss he wonders if waiting until after the town meeting would make more sense. T. Giffen said the results of the meeting could affect the plan greatly and it might make sense to defer then to rush right in and he is usually gung ho and like to get things done once started. He said they need to be methodical about it as contingencies that could arise with other events that are in fixed time that would make sense to wait. Chairman James said he agrees the more they discuss this. He said they could put something up at the actually voting and at both deliberative sessions and have the decision on the high school. He said it seems if they are going to change the school it will be this year and if they don't do anything next March it may not happen. S. Komisarek said they have families moving out of Candia and is well documented.

K. Kustra said the enrollment is declining what is the relationship to how many would be going to that high school. M. Santa said if it is declining in grade school it will decline in high school. He said Candia is not the only community facing this issue with a declining population as well some towns like Londonderry have many schools to deal with and Candia only has one.

D. Lewis said he was involved with the MP and the Charette. He said a lot of things on the MP they did continue on and complete but as far as the growth goes for the MP, the economy fell apart. He said they cannot force someone to sell their land to a developer or force a developer to come to town to buy it or force a developer to build in the village district where the developer would have to do this and this for the town and you can't do that either. He said the Charette was a great idea but with the bad economy it would take a huge investment from the town prior to any results that would include sidewalks, lights, road reconstruction. The town would have to invest the money and the town is not going to do it. He said their town's budget has not supported the growth they had 10 - 15 years ago.

D. Lewis said his budget has not increased even after 10 new roads were built and they cut back on a police officer. He said you go to the school board deliberative and no one wants to spend and that is as bad a publicity that a town could have. He said someone looks at buying a \$300,000- \$400,000 home in Candia and Candia's budget doesn't even support the basic essentials of an operating town, that doesn't look good either. He said if there is going to be growth there has to be a commitment from the selectmen to support the town's side of budget whether fire, EMS, police roads etc. and the same with the school.

D. Lewis said if they could have a maximum capacity of 80 more students then there would have to be 3 or 4 good size developments come in and if more students than that, a new school would be needed which they would have to address at that point. T. Giffen said they can't afford a remodel in the existing facility. D. Lewis said they have been trying to get a gym for over thirty years or more perhaps since he went to school there. He said he cannot maintain the roads properly with the budget he has no incentive to increase the budget with the budget committee and the selectmen in town. He said and you want to ask to take on more? He said they need a plan before they make a plan because they could end up in worse shape than they are in now. Chairman James agreed and commented and thanked him for making good points. He said there was a lot of effort by many people looking at different things to do to the school. He said they would still need two teachers say for example 4th grade whether they have 26 kids or 40 kids.

Chairman James said what people don't think about is they have a great resource here for example with the skate park all done by volunteers then it fell to the town to put a light in and the select board wouldn't even support it and the park was essentially free. So the selectmen have to support this to. He said he does not know why they can't have a light at the skate park and why can't they support programs for the kids. He said CYAA has been around and they have been doing a great job and they ask for only \$9,000 and they get shot down hard and they do so much for the kids. T. Giffen said they have been whipping boys for a long time and you have to think about it what would the town have done if these people hadn't come together to create and arrange funding for the facility. The Town would have had to have some kind of reasonable facility as an alternative to provide for the needs of the school. T. Giffen said you have to think about it what would the town have done if these people didn't get together to create and arrange funding for that facility. The Town would have to have some sort of reasonable facility as an alternative to provide for the needs for athletics. M. Santa said on the positive note it is a great facility and people come from all over and rent it as he has seen cars from Mass for an event. He said a facility like this is an asset to the community and they need assets like this to encourage growth.

S. Komisarek said if they don't have a plan, an intelligent plan, then they will continue to see the trend of negative growth. He said perhaps people will say they can deal with that but there is no money in the budget to do anything, so Candia is not going to get anything. He said they need to weigh it out and say if we have an intelligent plan which is the key thing and as M. Santa said most planning boards don't plan, if at least there is a plan and you

look at. He said If the goal is not to have growth and have taxes go up the idea is to have more activity commercial, industrial balance and some right amount of residents so they do not have to build another school there has to have some sort of understanding. He said some days he looks at Goff and the boat place clearly identified as a focal point and rural character, there is no rural character and as members of the Planning Board they should look at proven techniques of what other communities who have had success stories. He said maybe they can use these ideas or are they destined to be in the state of decay as a community. He said they need to actually start to compete with other communities to draw people here and the Pinkerton idea is great idea. He said look what happened to Auburn once they started to go to Pinkerton they became more desirable .He said he feels as a Planning Board member, it is their responsibility to try to point out what is good sound intelligent planning and what could it possibly look like. He said it could happen with the right the infrastructure but there are no sidewalks no walk ability it is a tall order and someday he admits he feels it can't happen but if they take that attitude then it will never happen so at least if someone can put a template out there this is what you want to happen because this is smart. He said he keeps saying these things and is a broken record but it is to him so incredibly clear as a community what they have to do.

M. Santa said he thinks studying Auburn would be a good thing and asked if they should consider Auburn a success and he feels they have a lot of similarities as Candia. He said they don't have a well designed downtown there on some routes that get some good traffic but what distinguishes them apart from Candia is they have had a lot of single family development. Chairman James said they have public water. M. Santa said the public water doesn't seem to be related to commercial development. Chairman James said with the public water it allows denser development. M. Santa said he supports studying other communities that they feel are successful. D. Lewis said Auburn does not have a lot of public water. T. Giffen said you need a concentration of users in a relatively limited area to cover the capital costs otherwise the cost per user is prohibitive. He said if they have a concentrated area such as Mixed Use District that could conceivably support the municipal water because you would have the density that covers the cost of the infrastructure to a greater extent on per user basis and pays for itself. M. Santa said getting back to Goff Chevrolet some day that owner will sell and he feels the Town at that point should have an idea of what should go in there and have it properly zoned and be prepared for that.

SNHPC Solar UP Candia Deerfield project

A. Hall said Granite State Solar has been selected to work for the towns of Candia and Deerfield. He said there will be a work session next Wednesday June 24, 2015 to come up with plans to advertise and support the project support which will come from the town. He said from August 1, 2015 through November 30, 2015 is the project. He said they will offer solar at a discount. M. Santa asked if they have a resident of Candia that works for Granite State Solar and A. Hall said Erik Schifflett, 152 Merrill Road who is a partner of Granite State Solar.

Eversource Scenic Road Tree Trimming and Removal

M. Santa asked where the Eversource Scenic road trimming and removal approval stood. D. Murray said Eversource came back with all the signatures and it is the consensus of the owners to cut the trees and no one is fighting it. He said the last one he verified was Thomas Severino. He said, so I guess that is it for scenic look but that is what the land owners want. A. Hall said that won't necessarily improve the electric service if you have 4 old copper wires and with broken poles which is very antiquated. D. Lewis said he doesn't understand why they don't replace the lines and poles another line in town could have 4 swallows line up and it will come down and it's a major feed and he doesn't quite understand. D. Murray said he is shocked as he thought there would be more controversy about the trees.

D. Lewis said he had one suggestion in the past when they had scenic road hearings. He said once the trees were marked, the Planning Board had gone around and viewed them before the meeting or you could have the hearing then view the marked trees and then give your decision so there is a check and balance maybe in the future. M. Santa said he agrees he didn't like the process. D. Lewis said it was not the normal process and it has never been done that way before. M. Santa said he thought the Conservation Committee did the walk of the trees. D. Lewis said it is a Planning Board's decision. Chairman James said he doesn't remember doing that and agreed it was a good idea. M. Santa said he felt uncomfortable voting to take down trees in front of houses without some sort of guidance. He said he took it upon himself to look at some of the marked trees and for the life of him he does not understand the process of how you can have two trees on a long road like New Boston Road and you have 103 trees on Adams Road which is a half a mile long. D. Lewis said there are obvious dead trees on Adams Road that were not marked which are close to the wires and as big as the oaks. M. Santa said he doesn't get it and D. Lewis said he didn't follow it this time either. Chairman James said this is good advice for the next time they come through. D. Murray said he hates to see some of those trees removed especially the beautiful oaks. D. Lewis said some of those will never be a problem as oaks are usually never a problem, pines are different. M. Santa said he didn't like the process and will look into

other towns and see what they do. He said the city of Concord does not have any scenic roads. D. Lewis said Concord has a tree warden that makes those decisions. Chairman James said he has been 3 or 4 hearings and they haven't gone out and agrees it is a good idea.

A. Hall **motioned** to cancel the July 1, 2015 meeting due to lack of applications. T. Giffen **seconded**. **All were in favor. Motioned carried (7-0-0)**

The next scheduled Planning Board meeting, July 15, 2015 at 7pm at the Town Hall. Chairman James encouraged anyone who is interested or may know someone who may be interested in the steering committee to come to the next meeting.

T. Giffen **motioned** to adjourn at 8:10 pm. A. Hall **seconded**. **All were in favor. (7-0-0)**

Respectfully submitted,
Sharon Robichaud Land Use Secretary