

CANDIA PLANNING BOARD
MINUTES of January 20, 2016
APPROVED
Public Meeting

Present: Sean James Chairman; Al Hall, Vice Chair; Mark Laliberte; Tom Giffen; Mike Santa; Sue Young BOS Alt Rep; Dennis Lewis, Road Agent

Absent: Ken Kustra; Judi Lindsey; Scott Komisarek BOS Rep

Chair James called the meeting to order at 7:00 pm immediately followed by the Pledge of Allegiance. He asked M. Laliberte to sit for Judi Lindsey.

Minutes December 2, 2015. January 6, 2016

December 2, 2015 Minutes were postponed due to lack of quorum to vote. T. Giffen made a **motion** to accept the minutes of January 6, 2016 as presented. A. Hall **seconded**. S. James, A. Hall, M. Laliberte, T. Giffen, S. Young **were in favor**. M. Santa abstained. **Motion passed (5-0-1)**.

Minor Subdivision Application: High Street Candia NH 03034; Owner: Purington, Kenneth A. II, ET AL 146 High Street, Candia NH 03034; Property location: High Street, Candia NH 03034; Map 406 Lots 1, 2, & 2.1; Intent: Minor Subdivision to adjust the common boundaries in the Residential District. Chairman James opened the public hearing. James E. Franklin, Land Surveyor. who prepared the plan and Ken Purington the executor of the estate were present. No abutters were present. Chairman James it is a Minor Subdivision and continued normally they have a review committee before hand but a review was not done as the application was straight forward. He said the first order of business is accepting the application as complete and said from looking at the file it is complete. A. Hall made a **motion** to accept the application as complete to continue the hearing. T. Giffen **seconded**. **All were in favor. Motion passed (6-0-0)**.

J. Franklin said the land is identified by the assessor Map 406 lots 1, 2, 2.1. He said the land is located at 146 High Street. He said what they are proposing is to adjust the lot line between 406 02 and 406-1 and moving the line easterly to have two approximately equal lots. He said they came before the Board in October of last year with an informational meeting on this to determine whether to apply as a Lot Line Adjustment or a Minor Subdivision. He said the Board felt with the amount of land being transferred from one lot to another that they should come forward with a Minor Subdivision. He said the land has been in the family for generations and the house dates back to 1763 being one of the historical properties in town. J. Franklin said the tax maps assessor have a couple parcels as owners unknown which is what may have caused confusion. He said Map 406 Lot 2 is owned by the Purington's, Map 406 Lot labeled as 1.2 should be 2.1 that is the narrow strip of land right on top of the house. He said then they have Map 406 Lot 1 which is the remaining property and the other piece of property part of Lot 406 Lot 3 identified as owner unknown and there is also a portion of Map 406 Lot 4.6 which is labeled as owner unknown but obviously that is not correct. He said he believes things were getting lost as staff in the town changed as people get very familiar and if one person were to leave and you can't pick a person's brain so those parcels became owners unknown. He said during the boundary survey they found that the small strip of land on top of the existing house is a separate deed and there are actually 4 separate deeds. He said the Seavey parcel Map 406 which is lot 3 was at one time part of lot 4. He said lines have been shifted back and forth over the years and the property directly to the south owned by Severino was surveyed by Holden engineering who was Dickson Engineering at the time, also did the cemetery property for the town. He did not find a survey for part of lot 4 or lot 3 but suspect that they there were surveyed because they had good bearings and distances. He said what he has shown as Lot 1.2 that will be consolidated with Lot 2 and then just to the east of that where he has shown in large letters Map 406 Lot 2, that is now part of Lot 1 and will be conveyed and become part of Lot 2. He said because it is all in one ownership there should not be any problems with the deeds because if they decided to sell any portion of the new lots there will be a new meets and bounds description written and recorded for the land based on this plan. He said he has labeled

the new lot lines. Chairman James said the new lot line between Lot 1 and Lot 2 is not compact or regular and is shaped like an L and asked if there is any reason for this and why it isn't straight. J. Franklin said he had suggested they go straight to High Street to make a nice straight division line but the reason they did not do this is because there is family emotional attachment to that portion of lot 1. K. Purington said his dog is buried at the top of the hill and that is why he wanted to keep it with the jog. J. Franklin said there is a large stand of pine trees behind which goes with it as well. K. Purington said they are Christmas trees and he said the septic bed also goes into the field past the stone wall from the house.

Chairman said the only other comment he has was housekeeping and said on the Table of Areas, Lot 2 shows the existing acres and the new amount after the lot line change and on Lot1 there is only the new amount of acres after the lot line change and he asked to have the prior existing acres added in the box. J. Franklin said he would make the change. T. Giffen said the existing acres before the change is shown in the box "Owner of Record". J. Franklin said in that box the lot up by the house is labeled 2-1 which is correct but on the plan it is labeled at 1-2 and is all part of Lot 1 originally and was actually two deeds and he labeled them that way. A. Hall said as a point of interest the Severino lot that appears to be landlocked is accessible off Adam's Road and was supposed to be a development years ago. K. Purington said they did perk tests but never went any further then Severino purchased it. J. Franklin said that was done in 1975 and said they have good memories. K. Purington said he planted with his father a double row of spruce trees in the field in case the development went forward and they put houses there, they wouldn't see them. He said they planted the trees the whole length of the field which was the beginning of their Christmas tree adventure. He said they planted 600 trees originally. A. Hall asked if they were marketable and K. Purington said they are too big now and no one wants to bother with them as they are 30 feet tall. S. Young asked so was this just a simple Lot Line Adjustment and J. Franklin said yes. He said there is an ordinance that says if the Lot Line Adjustment is more than 3 acres it has to be a subdivision.

Chairman James said other than minor changes to the text that was discussed; they will need to set granite bounds. J. Franklin asked for 90 days because of the weather. . He said hearing no more discussion asked for a motion. A. Hall **motioned** to grant the Minor Subdivision to adjust the common boundaries within the Residential District with 2 conditions; Granite bounds to be set within 90 days and minor changes to text on plan discussed at meeting. T. Giffen **seconded. All were in favor. (6-0-0).** Chairman James said if they do not have a meeting in a couple weeks they can drop the plans off and the Board can come in and sign the plan. J. Franklin and K. Purington thanked the Board.

Other Business

Update Master Plan Steering Committee

M. Laliberte said he will keep it relatively quick, saying he gave an update two weeks ago at the last Planning Board meeting. He said they just had their general meeting January 4th and since that time, they had a subcommittee meeting with the group called the early engagement committee which is about activities they want to do before the April 15, 16 Visioning Event. He said they are definitely doing the youth art project which has created great excitement from the School Board and the administration, Betty Sabian is going to be heading this up. Susan Wilderman is going to be doing the PowerPoint presentation and she is trying hard to have it ready for the town elections in March and if not have it done for the visioning event.

M. Laliberte said they are going to have two posters one at the February 9th presidential primary elections and one at the March 8th Town elections. He said the first poster is about what residents feel are their 3 top priorities in Candia. Residents will be given stickers and they put them on what they choose is their top 3 priorities on the poster. He said UNH will use this information for their report that comes out after the Visioning Session. He said UNH wants to get a general idea of where residents stand with the 10 categories, economic vitality, utilities, leadership, and education so on. M. Laliberte said the second poster is going to be "What is your vision for Candia in 2026" and people will be given a pen and they will have to write the things they want to see in the town in the next 10 years. He said for example someone might want a grocery or see more conservation etc. he said this poster will be at the Town Elections then will be

rotated around parts of the own, CYAA, library and other areas in town to get input from residents. He said on Friday April 1, 2016 they are going to send this information to UNH Cooperative. M. Laliberte said UNH will not read any of this information at the Visioning Profile Event because they do not want to bias people but they want the information for the final report. M. Laliberte said the video project is an ambitious undertaking and he is not sure if that will get done or not. Camille Juneact is doing the work and he will work with her to see if that is something that can be done and to present at the event.. He said he is going to see if they can still get the video camera for the elections and film people there. He said one thing they are going to see is if they can get the video camera go pro at one of the elections which would be interesting. He has talked to Clark and they are all set for the election they have to bring their own table and he is going to man the table on February 9th but not on March 8th for reasons he will get back to in a little bit.

M. Laliberte continued saying they branded the process it is going to be named “Candia 2026” it is going to be the title on the website which will be an offshoot of the Candia Website and there will be a face book page with the tagline saying “Come shape our Town’s next decade.” He said they didn’t want to say anything about growth or anything along those lines as they did not want to bias it as there may be some that say growth? He said it is a kind of way to get people in and he did not receive any negative comments about it. He talked to webmaster and she is setting up a domain and he has set up a face book page that Sean McDaniel, Susan Wilderman or someone is going to work on and he is going to be the administrator to see that it all gets done. M. Laliberte said the flyer is just about done now and they have the links. He said UNH Cooperative is going to print one up and eventually he will go talk to see if he can get the money for the flyer and if not he will put it on a credit card and try to get reimbursed from the town after the budget passes. He said he will be running a press release next week and will make sure the Planning Board is in the loop on that which is going to promote that the poster is going to be at the Presidential Primary so the public will know and they will go around to other places as well. He said concerning the food Donna DelRosso has talked to the school about their facilities and is working to try and to get as much as possible donated and he is leaving that in her court along with Sue Young’s capable hands. He said he sent an update out to the entire committee and others last Wednesday saying that is where they are at now.

M. Laliberte said when he spoke earlier that there will be a slight change; he is stepping down as Chair of the Master Plan Steering Committee as of February 1st because he is running for selectmen. He said UNH Cooperative Extension strongly urged that to happen. He said he liked being the chairman and he said he will stay an active member of the committee; he just cannot be the face of the committee. They are going to take nominations at the next meeting for a new chair and said again he will still be involved and will be doing the marketing and will be just as active. He said he doesn’t want to do anything that will make UNH Cooperative Extension uncomfortable as they want to keep it as non partisan as possible and bias as humanly possible which he feels they are going a bit overboard. He said whoever takes over; he will work with them and will stay as committed as possible.

M. Laliberte said that last thing is he wanted to ask the Board is to start thinking about people who the Board may think would be good as facilitators and scribes. He said UNH Cooperative Extension will try to get 3 or 4 MPA (Masters of Public Administration) students to do it which is good as it is not bad to have a good mix of people, even people that are not from town. He said UNH Cooperative Extension want a good mixture of people from town and non town people and he is working with Casey from UNH on that. He said he did something similar to this in Deering in 2004 when he was going for his masters in MPA. It was a charrette that he worked on. He said the biggest thing right now is making sure the website and face book get up and running. A. Hall said it is off to a great start and M. Laliberte said what is important is a good finish and asked if there were any questions, comments or concerns. Chairman James said great job. The Board was in agreement.

Greater Lamprey Scenic Byway Update

A. Hall said the Greater Lamprey Scenic Byway project is going a little bit slower than the Master Plan Steering Committee but they are making some progress with Candia, Northwood and Deerfield and hope by spring to have things rolling along. He said he wants to keep it on the forefront.

Transportation Steering Committee Update

D. Lewis said they had their Transportation subcommittee on January 5th with Jack Munn which lasted about an hour. He said they were given a new traffic count report from SNHPC that night. Road issues around town were discussed. He said they talked about the 4 corners where the State has a couple of different plans for redirecting traffic and continued that J. Munn is going to be sending a questionnaire out to the town with the different plans for the 4 corners. J. Munn presented another plan for the 4 corners that he had not seen until that night and he wasn't sure if the Planning Board or the Selectmen had seen the plan or not. J. Munn was going to send this plan out with his questionnaire and the committee recommended that he didn't because no one had seen the plan in town until that night and he said the plan shows a lot of land taking which DOT would have to approve it. D. Lewis said the committee's thought was 1. It was done by a private developer in town Scott Komisarek. 2. No one knows if DOT would approve any of those improvements as it involves moving RT27, to behind the House of Pizza and it makes all the traffic one way, merging on the blindsides. He said there would no longer be a light at the 4 corners. He said if this was included in the questionnaire and said people should not be seeing the plan and making comments on it without DOT engineer reviewing it. He said the new plan caught the committee off guard and did not know if the Planning Board had given him permission to do this or the Board of Selectman had. He passed the plan around and said you can see for yourself it is rather complicated.

A. Hall said DOT already gave 2 or 3 different ideas one of which was one way on a rotary. D. Lewis said this is basically a huge rotary. He said it involves taking down a couple of houses and land purchases and the committee's feeling was that DOT had a couple of plans already they had sent to the town which they had worked on and they felt to throw this plan into the mix was not appropriate. M. Laliberte said the rotary looks to be over a half a mile and huge. D. Lewis said and being one way traffic, if you were going to Deerfield you would go by CYAA and coming around and if you were going to Raymond up route 27 you would be crossing in front of all the 43 traffic. M. Laliberte asked if it was like the rotary in Alton and D. Lewis said that was a regular rotary round about. He said this plan for Candia is more complicated. S. Young said it looks like he did this plan as a private individual not a selectman. She said she had not seen it and agreed to wait but he has the right to show it. Chairman James said the Planning Board has not seen it and asked if Scott was at the meeting and D. Lewis said that J. Munn brought it to the meeting saying he was going to include it in with the questionnaire he was going to send out.

D. Lewis said the Transportation Steering Committee voiced their opinion but did not have the opinion of the Board of Selectmen or the Planning Board. D. Lewis said this new plan looks like it presents more problems than they have now with traffic merging and of course all of the merging is on the blind side and if you are in a truck you have to get out of the driver's seat to look if in fact you are the one to yield. Chairman James said there is no entrance to CYAA. It was unanimously agreed by the Planning Board not to include this new plan in the questionnaire to be sent out by SNHPC. D. Lewis said the survey is a one page questionnaire with questions on what residents feel are transportation issues in Candia whether its paving dirt roads, putting more money in the budget for paving, doing intersection improvements not just on state roads but on town roads and is going to include DOT improvements to these two intersections. He said if the new plan was brought to the Planning Board and Selectmen that would be another situation and he continued we all have a vision. Chairman James asked if J. Munn was going to run the questionnaire by the Board before they send it out and D. Lewis said he hopes so as he said he has not seen all the questions.

A. Hall **motioned** to cancel the February 3, 2016 meeting due to lack of applications. T. Giffen **seconded**. **All were in favor. Motioned carried (6-0-0)**. Chairman James said the next meeting is February 17, 2016. T. Giffen **motioned** to adjourn at 7:50 pm. A. Hall **seconded**. **All were in favor. (6-0-0)**
Respectfully submitted, Sharon Robichaud Land Use Secretary