

Approved on 07/23/07
Candia Selectmen's Public Meeting Minutes
Monday, July 16, 2007

Attendance: Chairman Fred Kelley, Vice-Chair Thomas Giffen, Selectman James Brennan, Selectman Richard Lazott, Selectman Joseph Duarte and Secretary Dawn Chabot.

7:01 p.m. Chairman Kelley opened the Public Meeting and immediately followed with the Pledge of Allegiance.

7:01 p.m. The Board held a Public Meeting for the purpose of seeking public input on ideas on the development of the Town-owned land at Exit 3 located on Old Candia Road. Chairman Kelley turned the meeting over to Selectman Duarte. Selectman Duarte explained that the Board wanted the citizens to have an opportunity to express their wants and needs for the development of the Town-owned parcels at Exit 3. Selectman Duarte stated as he was campaigning in the spring of 2007 many people had approached him requesting a Grocery Store at that location. Selectman Duarte stated there were three Town-owned parcels at that location. Selectman Duarte noted the following: Map 410, Lot 162, is a 9.549 Acre parcel that was purchase in 1997 for a total price of \$12,000.00, Map 410, Lot 161, is a .961 Acre parcel that was purchased in 2005 for \$75,000.00, and Map 410, Lot 162.1, is a 2.523 Acre parcel that was purchased in 2005 for \$6,500.00. Selectman Duarte stated the Town's investment was currently less than \$100,000.00. Selectman Duarte informed that some people felt the property was extremely valuable but he was not so sure due to the three wetlands crossings located on the property. Selectman Duarte stated there was a railroad path on the backside of the property and with some work but the Town could probably obtain a railroad crossing in order to use some of the property beyond the tracks possibly for parking or mitigation. Selectman Duarte thought the State would have concerns because the slope of the property leads to Highway 101. Selectman Duarte suggested a small rural style grocery store and a small pharmacy for a possible use on the property. Selectman Duarte stated he would like to give the citizens of the Town and opportunity to express what they would like to see or not like to see at that location. Selectman Duarte outlined some guidelines for the public comment period noting all statements should be kept to two minutes or less. Selectman Duarte read three letters (attached) that were received from the following individuals who could not attend the meeting: Debby & Ken Garofano of Winslow Lane (in favor of developing it commercially); Mary & Donald Flanary and Matthew Summers of High Street (not in favor of developing it at all); and Pamela Lebebvre of Jane Drive (in favor of developing it for the purpose of a grocery store).

Donna Cinnelli of Old Candia Road stated she was in favor of having a Demoulas at that location because of the convenience it would offer explaining with her disabilities she presently relies upon other people for rides to the grocery stores out of Town.

John Cole of Fieldstone Lane stated he was in favor of the project and pointed out that there was a unanimous Town Meeting vote in 2005 to purchase another property for the

purpose of obtaining a curb cut for future development. Mr. Cole thought the Town should develop the land now and not put it off.

Betsey Kruse of New Boston Road read her prepared written statement. Ms. Kruse felt the Town should not rush on the matter and mentioned a recent Town vote which changed some zones to mixed use. Ms. Kruse stated it was a long slow process to determine the mixed use zones and that the Town still has not approached the standards for mix use. Ms. Kruse noted the area in question was considered the front door to the Town and cautioned that anything placed there would set the standards. Ms. Kruse stated the main theme in the Town's master plan is rural character. Ms. Kruse informed she hoped the Town would consider small, quaint and green if and when they develop the land. Ms. Kruse pointed out that there were 16 major supermarkets all within a 15-mile radius of the Town. Ms. Kruse thought the proposal could give the Town the opportunity to be creative with a delicate balance of natural green and financial green. Ms. Kruse suggested with the small grocery store the Town consider combining small unit spaces for local craftsmen, antique dealers, local produce and local talent. Ms. Kruse noted as a tree hugger she would ask the Board to consider what the land could support on it. Ms. Kruse was asked to cease her comments as she went over the requested two minutes time frame. (After the meeting Ms. Kruse requested that her two page statement be placed as an attachment for permanent record. Chairman Kelley authorized the request. Statement attached)

Marsha Marcotte of Flint Road thought having a grocery store and a pharmacy was a great idea because she presently has two young sons that have to travel out of Town for employment. Mrs. Marcotte stated a grocery store would be convenient for people that have commuting issues.

Charlie Dennis of High Street was in favor of the grocery store noting Town Meeting authorization was already given on the concept a few years ago. Mr. Dennis stated the Town needed a tax base for people over 70 years of age because it is very difficult to get by on a fixed income. Mr. Dennis pointed out that it cost money in gas to travel out of Town to get these items.

Carla Penfield of High Street felt the project was too much, too soon stating there has been no assessment on how much it would cost to provide services for the proposal. Mrs. Penfield noted costs for additional services associated with other upcoming projects in Town have yet to be determined as well. Mrs. Penfield noted commercial business growth in some of the surrounding Towns have done nothing to improve their taxes. Mrs. Penfield gave Epping as an example noting their taxes increased after Walmart went in. Mrs. Penfield advised the Town has one person interested in buying the land. Mrs. Penfield wondered what a grocery store would do to the existing small local businesses.

Charlie Dennis requested that the Fire Chief speak to the concern on the possible need for additional services. The Board asked Fire Chief Rudy Cartier if he wished to speak to the matter. Fire Chief Cartier did not wish to speak to the concern.

Nancy Maloney of Podunk Road stated she would like to see housing for the over 55 community. The Board stated there was a proposal for that being brought before the Town.

Bob Martel of High Street stated he was in favor of a grocery store proposal and noted he was in favor of the sample picture on the wall.

Brenda Stevens of North Road commented she has lived in Candia all her life and is opposed to the project at this time. Mrs. Stevens wondered how many bidders there were, how the Town would be sure what was built at the location and wondered if the Town could afford to have a bankrupt project before them. Mrs. Stevens stated she is not for the project at this time.

Selectman Duarte commented that the property was not currently for sale, had not been placed out to bid and that it was the Board's intention not to proceed until the Town decides what they would like to see there. Selectman Duarte said the Board has had some interested parties but is not ready to solicit bids. Selectman Duarte stated the property would not be up for bids until the Board finds out what the Town wants and the Board would need to hold two Public Hearings.

Judy Szot of Libbee Road asked where the pictures on the wall had come from. Selectman Duarte stated they were just examples he obtained.

Jennifer Haggett of Old Candia Road stated she was in favor of the proposal because of the convenience it would offer noting she owns a pickup truck and spends quite a bit of money traveling out of Town. Ms. Haggett was in favor of a small esthetic grocery store perhaps a Market Basket. Ms. Haggett thought there would not be any traffic problems within the area due to the current width of the Road.

David Baldassari of Fieldstone Lane stated he was for the Grocery Store proposal and asked why not commence the project on Monday.

Wayne Wright of High Street stated he has been waiting for a long time for a Grocery Store at that location. Mr. Wright said taxes keep going up and the Town needs more tax dollars to come in. Mr. Wright mentioned being on a limited income and that he too has a pick up truck that requires large amounts of gas when traveling to out of Town Grocery Stores. Mr. Wright thought the small local business stores would still stay in business due to the convenience factor. Mr. Wright referred favorably to the sample picture posted on the wall.

Ed Hodgkins of Old Manchester Road advised he was a three year resident and was against the proposal because the reason he moved to Candia was it did not look like any other Town.

Peter Desantis of Critchett Road stated he was a capitalist and was in favor of the proposal to increase the tax base. Mr. Desantis advised his only concern would be to protect the rail trail.

Selectman Duarte advised Jennifer Codispoti from the State of New Hampshire Bureau of Trails was in attendance of the meeting to ensure nothing would happen to the trail. Jennifer Codispoti agreed that it was the State's position that nothing would happen to the Trail.

Judd Millspaugh of Flint Road asked for a show of hands of those that were in favor of the Grocery Store proposal. The informal poll indicated that the majority was in favor.

Dennis O'Shea of Old Candia Road stated he was in favor of the proposal and has been in the Grocery Store business for 35 years. Mr. O'Shea noted most Grocery Stores in the area make ½ a million to a million in one week. Mr. O'Shea cautioned not to make the proposed store too small because it would pull customers from Candia, Deerfield, Raymond and the Manchester area. Mr. O'Shea stated if a Grocery Store were located in Candia, the elderly would not have to travel out and fight the traffic.

Mary Somma of Patten Hill Road stated she has only been in Town for 9-months and thought the Town should raise the welcome to Candia Sign because she now loves the Town. Ms. Somma did not think the proposal would affect the current small businesses in Town noting her family owned a Mom and Pop store in Salem for 54 years and they survived even after all the growth. Ms. Somma noted she was 75 years old, recently moved into an in-law apartment at her niece's property and that the Town has been wonderful to her.

Ingrid Byrd of Depot Road wondered why a plan was reproduced and utilized in a recent mailing to the residents. Mrs. Byrd noted the plan that was mailed included a liquor store. Mrs. Byrd noted jobs for seniors and teenagers would be a benefit in having a Grocery Store in Town. Mrs. Byrd pointed out that impact fees would not apply to Commercial projects. Mrs. Byrd thought the proposal would cost the taxpayers money in the long run and stated look at Londonderry and Hooksett. Mrs. Byrd stated she was at one meeting where one developer across the street was mentioned.

Bill Britton of Island Road jokingly stated he was opposed to the proposal because he thought it was better to have the Conservation Commission buy large amounts of land so that when his children are older they will not be able to afford to live in the Town.

Dan Jaskolka of Old Mill Road advised he had a question for the Board. Selectman Duarte stated they were only taking comments at this time and would have a question period later in the meeting. Mr. Jaskolka agreed to address his question at that time.

Judi Lindsey of North Road stated she could be in favor of the project but felt the Town still needs to determine what they mean by "Rural Character". Mrs. Lindsey pointed out the proposal would mean more traffic, more road repairs and more emergency services.

Mrs. Lindsey noted the area in question was considered the front door to the Community and commented that Candia was a special place. Mrs. Lindsey stated she recently saw attractive rural style buildings in the Town of Wolfboro.

Malcom Higgins of North Road stated he was in favor of the proposal because it would provide local employment for the seniors and teenagers. Mr. Higgins stated as a teacher over the years he has heard discussions about employment concerns and presently teenagers have to travel to Hooksett or Raymond for jobs.

Norm Frasier of New Boston Road stated he was in favor of allowing the Board to do the Town's homework and design this project correctly so the Town can benefit from it.

Pat Forin of South Road stated she has only been in Town for 3-years and felt she did not know enough about the project. Ms. Forin stated she feels good when she comes in to Candia and sees trees. Ms. Forin felt there was large amounts of daily traffic on Old Candia Road between Adams Road and Route 43 and further felt that the driving was dangerous within the area.

Mary Plante of Crowley Road advised she lives in Town for 36 years and currently works on South Willow Street. Ms. Plante stated it is a nightmare to go to these stores on South Willow because of the traffic and that she would prefer to pick up groceries at Exit 3 if given the option.

Richard Gilbert of Langford Road remembered a proposal in 1966 to put a Supermarket in Town by Fred's Garage. Mr. Gilbert stated without a Grocery Store in Town the residents would not starve, residents would just have to spend a lot more money to get their items.

Gene Beckman of Chester Road felt the Town should do something before the opportunity goes away.

Myrle Morgan of Chester Turnpike stated he was in favor of the Grocery Store proposal and thought a larger store would be more beneficial to the citizens.

Selectman Duarte concluded the comment session. Selectman Duarte noted that the Town was in good hands with Ed Fowler as the Chairman of the Conservation Commission and Mary Girard as the Chair of the Planning Board. Selectman Duarte stated there would not be a question and answer period at the meeting because there was no information to discuss as the Board has not done anything with the property and that the purpose of the meeting was to solicit ideas on the potential development. Selectman Duarte stated if you would like to see a Grocery Store at that location please stand up. The poll revealed that the majority of the room and all five board members were in favor of having a Grocery Store at that location. Selectman Duarte stated the next step would be for the Board to submit a plan to the Conservation Commission and the Planning Board. Dan Jaskolka of Old Mill Road expressed he was unhappy that the Board was not taking questions. Mr. Jaskolka felt the Board was trying to ram the proposal down the

citizens' throats stating this was not a dictatorship. Selectman Duarte said the Board was not forcing the proposal on anyone just simply trying to find out what the Town wanted to see at that location and obviously the Grocery Store proposal was what the citizens wanted. Selectman Duarte said once the Board has more information on the project they could answer questions. Betsey Kruse asked if the Board would be willing to establish a committee to work on the proposal. Bonnie Duarte of Critchett Road commented that the Grocery Store was obviously what the citizens wanted. Charlie Dennis of High Street pointed out that Mr. Jaskolka had questions earlier and was told there would be a question and answer period. The Board agreed to have Mr. Jaskolka ask his questions. Mr. Jaskolka asked if the Board had been contacted by any major Supermarket chains to see there was any actual interest. Selectman Duarte stated there were a couple of interested parties but nothing formal and that the purpose of the meeting was to see what the citizens wanted. Selectman Duarte stated the Board would try to solicit interested parties after the required Public Hearings.

Joyce Palmer of Critchett Road stated people were obviously in favor of the pictures posted noting people were very visual. Ms. Palmer thought it was important to know the size of the proposal and exactly what it would look like. Selectman Duarte stated the Board had not reached that point where they have information such as that. Selectman Duarte informed the pictures posted on the wall were just examples and nothing specific. Jennifer Haggett thought the meeting had given the citizens the opportunity to give suggestions. Selectman Lazott felt the Board was elected to represent the citizens and that was why they were there.

Brian Beauchamp of Old Candia Road asked if the Board would come back to them for a vote once a plan has been established. It was noted that a vote was not required in order for a sale of the properties to happen. Selectman Duarte reviewed the attached outline provided by Director Emerson on the required steps in order for the Board to sell lots 161 and 162.1 as outlined in RSA 41:14-a (as voted at the March 2004 Town Meeting, Article 27): 1) submit plan for proposed sale to the Conservation Commission and Planning Board for their input. Set deadline to respond.; 2) After input from the Conservation Commission and Planning Board, the Board of Selectmen would need to hold two hearings at least 10 days but not more than 14 days apart.; and 3) The Selectmen would need to vote on proposal no sooner than 7 days nor later than 14 days after 2nd hearing.

An unidentified woman asked what guarantee would the Town have that a grocery store would be placed there. The unidentified woman also asked if there was any information on the tax impact. Selectman Duarte answered no. Mr. O'Shea asked if the Board had been approached by any prospective developers. Selectman Duarte stated the Board had two parties contact them but they have not put the project out. Selectman Lazott noted a recent study indicated for every dollar taken in residentially you pay \$1.07 out in services and for every dollar taken in commercially you pay 92-cents out in services. Selectman Lazott stated the Town would not get rich on the project but the convenience factor would be beneficial to the community. Ingrid Byrd did not believe the tax impact would be a huge benefit to the tax payers. Rudy Cartier of North Road spoke as a private citizen not as the Fire Chief stated he thought the Board would place restrictions on any future developer and suggested that the residents submit letters

to the Board as to what they would like to see for sales restrictions. Selectman Duarte stated the Board has guidelines and rules to follow outlined by Town Meeting. Selectman Giffen noted that other Towns have done economic partnerships in order to have standards in place and goals set and then they solicit competitive bids. Selectman Giffen stated personally he did not think the Board should jump into the first idea that comes along. Selectman Giffen thought it was important to establish what the guidelines are in order to have a good workable project. Selectman Lazott noted the 2003 Town Meeting gave the Board the authority to sell the larger piece identified as Lot 162. Selectman Lazott reviewed five items provided by Town Counsel on how to proceed with the proposed sale of the other two lots, Lot 161 and Lot 162.1, the outline provided was based upon his attendance and interpretation of the 2003 Town Meeting when the vote was taken on the potential sale of the large parcel Lot 162. Selectman Lazott read the outline as follows: 1) A proposal must be presented to the Board of Selectmen.; 2) The property must be used for a retail shopping plaza, to include, at a minimum, a large retail store (equal to or greater than 40,000 sf.); The proposal must include the immediately foreseeable plans for development, future build-out, and a schedule therefore.; 4) All uses must be retail in nature (restaurants may be included).; and 5) A conceptual plan must be submitted, showing the locations and size of buildings, as well as proposed landscaping and lighting. Selectman Lazott stated the purpose of the meeting was to find out what the citizens wanted and that he was elected by the people to support the will of the majority not the minority. Selectman Lazott commented if the Board found out the Town was not in favor of the proposal, they would not have considered the next step. Chairman Kelley advised Counsel is basing his information off from a prior Town Meeting vote and that the Board needs to follow it as outlined. Judy Szott thought the Town was working on architectural standards and questioned what the status was on them. Mrs. Szott thought the Board should take their time and consider some restrictions. A few Board members commented that they planned on being very careful with the project.

8:25 p.m. Selectman Duarte thanked the attendees and closed the Public Meeting.