

<p style="text-align: center;">Candia Planning Board Minutes Approved September 20, 2006</p>

Present: Mary Girard, Chair person, Judi Lindsey, Kim Byrd, Fred Kelley, Joe Duarte, Barry Margolin, Susi Nord, Scott Tierno (as alternate)

Meeting held at Moore School. Approximately 30 people in attendance.
At 7:00 p.m. the chair called the meeting to order.

7:00 p.m. – To discuss a possible amendment to a condition set forth on the Final Major Subdivision by: Peter O'Neill, 320 Baker Rd., Candia, NH 03034; Owner: Same; Agent: Jim Franklin, 73 Deerfield Rd., Candia, NH 03034; Location: Deer Run Road, Map 408 Lot 30.21.

This has been requested by the Selectmen. Mary reads: The condition now says a dredge and fill permit must be obtained from the state in order to provide access to lot 30.21 and the permit should be submitted to the planning board and the proposed location of the driveway. The condition needed to be met. No building can take place until such permit is obtained.

Tom Giffen; Selectmen from Jane Drive speaks. He notes that there is a time crunch t the Purchase and Sales agreement is written and they need to close by a certain date. Due to the timeline of dredge and fill permit to meet the condition as it is presently, they will not be able to close. They have been unsuccessful in negotiating an extension different closing date. They believe that the planning board is correct that no building take place until the dredge and fill permit is secured. They are asking that the timing be altered so that they may close and meet the condition of the dredge and fill prior to any building on the property. Mary looks for questions.

Kim Byrd questioned, is this for both lots. Mr. Giffen responds, yes. Kim asks what happens if they are denied the permit. Mr. Giffen notes that while conceivable, they (speaking for the board) feel the likelihood of denial is small. The unofficial statement from DES is that what they are proposing represents d vast improvement. Response is that it is a necessary change and getting it through the process, thus the request for the modification. Closing date is September 30.

Mary asks for a motion.

Motion made by Mary Girard to change the condition as read.
Joe Duarte seconds the motions.

(6) vote in favor.

Kim Byrd abstains. Motion Carries

Mary provides updates on the Conference; Fall Planning and Zoning, October, Waterville Valley

Meeting reconvenes at 7:15 PM

7:15 p.m. – Continuance of the Major Site Plan Review application by: Danais Realty Group, 740 Chestnut St., Manchester NH 03104; Owner: Same; Agent: Pennoni Associates, 93 Stiles Road, Salem NH 03079; Location: Route 43, Map 410 Lot 137; Intent: To construct light industrial storage/office development park.

Representative for the applicant comes forward to address the board. They have been in discussions with interested parties including abutters and have changed the plan and they do not have a plan for this evening. They do not have a plan that the engineer has seen or the fire department has seen. They would like to wait for a future meeting when they have this to present.

Joe Duarte questions if there are any major changes and Kim asks for summary. The applicant notes they have increased the buffers, decreased the size, but not intended use, have rearranged the design of the buildings. Kym asks if it is less than a 10% reduction. The applicant responds that it is approximately 10%. Fred asks to clarify the applicant has met with the abutters and they seem agreeable. Applicant believes they are in verbal agreement; now they are going through the legal aspect. Mary corrects that just because abutters are in agreement does not mean the planning board will approve it. Kim questions the progress on a traffic survey. The engineer for the applicant speaks that they have comments from the state and hope to have something by next month. (from the state). Mary indicates the next available time is going to be December 6. Applicant indicates that will be plenty of time.

Motion to continue both site plans to December 6 at 7:15 made by Mary Girard. .

Second made by Kim Byrd. All vote in favor. Motion carries.

*Mary apologizes to any abutters who came out for this short aspect of the meeting.
The next item continues earlier than scheduled.*

7:45 p.m. – Continuance of the Major Site Plan Review application by: Danais Realty Group, 740 Chestnut St., Manchester NH 03104; Owner: Same; Agent: Pennoni Associates, 93 Stiles Road, Salem NH 03079; Location: Route 43, Map 410 Lot 137.1 Intent: To construct convenience storage/gas station with car wash.

Mary reads a request asking for a 60 day extension for the conditions of the subdivision. The subdivision of the land only. Fred asks the reason why. The applicant answers the object is to make sure they go ahead with both projects and they would like to coordinate it. Applicant asks if a 90 day extension is possible. Kim indicates that would be possible. Applicant initials request indicating an additional 90 days to meet the conditions.

Motion by Mary to extend the conditions an additional 90 days.

Second is made by Fred Kelley

All in favor, (unanimous) motion carries.

Barry motion to adjourn.

Second by Fred Kelley.

Meeting adjourns at 7:40 p.m.

Other Business:

For additional information please call the Land Use Office at 483-8588.

Respectfully submitted: Kristina L. Ickes