

**CANDIA PLANNING BOARD
MINUTES OF November 1, 2006
APPROVED**

Present: Mary Girard, Chair; Fred Kelley, Selectmen's Representative; Joe Duarte; Susi Nord; Barry Margolin; Sean James, Alternate; Scott Tierno, Alternate; Dennis Lewis, Road Agent

Absent: Kim Byrd, Vice-Chair; Judi Lindsey

The Chair called the meeting to order at 7:00 p.m.

Review of minutes

Review of the minutes of 10/18/06 was deferred to the next meeting.

Informational: Walter Mailhot of Modtech, Map 409, Lot 116.1, 304 Raymond Road – Industrial Proposal for property located in an industrial zone

Walter Mailhot was present. Mr. Mailhot would like to build additional industrial buildings on his property at 304 Raymond Road. At a prior informational, the board told Mr. Mailhot that he would have to subdivide the land into 2 acre parcels and put a building on each parcel. Mr. Mailhot would like to keep the buildings on one lot. The Chair replied that since the last informational, they have found out that the requirement to allow one structure per lot is only in the residential zone. The Chair reminded Mr. Mailhot of the engineering fees. Mr. Mailhot replied that he was aware of the fees and would prepare a site specific plan.

7:15 p.m. – Final Major Subdivision application by: Russell Dann; Owner: Same; Location: 1 Tower Hill Rd., Map 411 Lot 013; Intent: To create one new lot for a residence.

Jim Franklin, Russ Dann, Ryan Dann, and Angela Dann were present. No abutters were present. The Chair went over conditions that needed to be met. The Chair asked if the acreage area of the lot was noted on the plans. Jim Franklin replied that it was noted in the upper right corner of the plans. The Chair stated that the board needed the NH Department of Environmental Services subdivision approval and it has not been received. Jim Franklin replied that it was submitted after the last meeting, October 18, 2006. The other conditions were met. A letter from the Fire Department was submitted for the meeting. The board expressed concerns regarding the letter and felt that the requirements were unreasonable considering only one house is being built. The Chair explained that Mr. Dann was looking for a waiver, because he did not show the buildings within 200'. Fred Kelley **moved** to grant the waiver. Susi Nord **seconded**. **All were in favor**. The Chair stated that the board could grant a conditional approval, due to the pending state subdivision approval and upon coming to an agreement with the Fire Chief, Rudy Cartier. Jim Franklin asked if they could request a waiver for the Fire Departments requirements. The board was in agreement that they would like to hear Fire Chief, Rudy Cartier's reasons for the requirements. Susi Nord asked if the new plans were two pages, instead of one page. Jim Franklin replied that with the new plans the top page would be recorded at the registry and the second page was supplemental. The plan that would be recorded does not have the topography and soil. Susi Nord **moved** to approve the plan with the following conditions:

- Applicant to receive Approval For Subdivision from the NH Dept. of Environmental Services
- Plans to note the requirements as identified by Fire Chief Rudy Cartier's letter of November 1, 2006 or revisions of requirements by Fire Chief Cartier
- These conditions are to be met by December 30, 2006.

Fred Kelley **seconded. All were in favor.**

Barry Margolin **moved** to adjourn at 7:35. Joe Duarte **seconded. All were in favor.**

Respectfully submitted,
Andria Hansen, Recording Secretary