

**CANDIA PLANNING BOARD
MINUTES OF November 15, 2006
APPROVED**

Present: Kim Byrd, Vice-Chair; Fred Kelley, Selectmen's Representative; Joe Duarte; Susi Nord; Judi Lindsey; Barry Margolin; Scott Tierno, Alternate; Sean James, Alternate; Dennis Lewis, Road Agent; Rudy Cartier, Fire Chief; Bill Hallock, Building Inspector
Absent: Mary Girard, Chair

The Vice-Chair Kim Byrd called the meeting to order at 7:00 p.m. Scott Tierno was seated as an alternate for Kim Byrd. Sean James was seated for Barry Margolin. Barry Margolin arrived and Sean James stepped down.

Signing of Hooksett Paving Plans

Kim asked Fire Chief, Rudy Cartier about his concerns with Hooksett Paving. Rudy explained that he spoke with Hooksett Paving Owner, Dick Burbank and the fire alarm system was being installed and the Knox Box was on order. Kim then asked Building Inspector, Bill Hallock if Mr. Burbank was all set with the building department and Bill replied yes. Kim asked Road Agent, Dennis Lewis if the driveway was done, Dennis replied yes. Bill Hallock added that Police Chief, Mike McGillen had given his approval on the conditions as well. The plans were signed by Planning Board members Kim Byrd, Fred Kelley, Joe Duarte, Susi Nord, and Judi Lindsey.

Consider waiver from Russell Dann

Kim addressed the waiver Russ Dann submitted to the Planning Board. Mr. Dann was not present. Mr. Dann would like to request a waiver for the fire departments conditions. Fire Chief, Rudy Cartier recommended that the Planning Board waive the conditions. Kim suggested to Rudy that if he would like to waive the conditions, then he would have to amend his requirements. Rudy told Kim he would amend the requirements.

Review of Minutes of October 18, 2006 and November 1, 2006

Fred Kelley **moved** to accept the minutes of October 18, 2006 as amended. Joe Duarte **seconded**. **All were in favor**. The following amendments were made:

- Page 1, under Other Business, Second bullet point, Line 1, the word "Claw" was corrected to "Paw".
- Page 1, 8th line from the bottom, the word "Chaired" was corrected to "Chair".
- Page 1, 5th line from the bottom, the word "rare" was corrected to "rear".
- Page 2, Paragraph 2, Line 12, the word "relied" was corrected to "replied".
- Page 2, Paragraph 2, Line 25, remove words "back then".
- Page 2, Paragraph 2, Line 26, the word "well" was corrected to "when".
- Page 2, 2nd line from the bottom, the word "relied" was corrected to "replied".
- Page 3, Paragraph 1, Line 13, remove the word "to".
- Page 3, Second bullet point, the word "by" was replaced with "from".
- Page 3, 5th line from the bottom, add the word "for" before "clarity".
- Page 4, Second bullet point, add the word "State" before "Subdivision".

- Page 4, Paragraph 2, Line 2, remove the word “or”.
- Page 4, Paragraph 2, Line 10, the word “with out” was corrected to “without”.
- Page 4, Paragraph 2, Line 11, the word “there” was corrected to “their”.

Susi Nord **moved** to approve the minutes of November 1, 2006 as presented. Scott Tierno **seconded**. **Five were in favor with two abstentions.**

7:15 p.m. – Continuance of the Major Site Plan Review application by: Liquid Planet, Kevin Dumont, 13 Hamilton St. Dover, NH 03820; Owner: Same; Agent: RSL Layout and Design, 77 Main Street, Raymond, NH 03077; Location: Raymond Road, Map 408 Lot 31; Intent: To Construct a recreational Water Park with access from Raymond Road and a 550 space parking lot.

Kevin Dumont/Liquid Planet President and Tyler Libby/Liquid Planet Vice-President were present. Bernard Hamill from Stantec and Stephen Bibeau from RSL Layout and Design were also present. Kim stated that this was a continued hearing so the abutters did not receive notice. Kim gave Mr. Dumont a chance to make an opening statement; Mr. Dumont replied that he had nothing new to add. Kim asked Bernard Hamill to speak. Mr. Hamill stated that the applicant addressed most of the major issues. He further stated that there were a couple of small outstanding issues mostly dealing with detail and cross-sections and some minor administrative items that Mr. Dumont has to deal with. Mr. Hamill stated that he is still waiting for some architectural renderings. Mr. Hamill then talked about the traffic study and explained that they looked at 7 intersections in a superficial way and were able to eliminate 3 intersections. He further stated that they asked for a more in depth study on the remaining 4 intersections. Mr. Hamill stated that they received letter on November 2nd, but have not seen a revised traffic study. Mr. Hamill addressed the drainage and felt that there were no major issues. Kim asked Mr. Dumont about an article in the paper stating that the tower was 75’ high. Mr. Dumont replied that it said it was 25’. Kim explained that if it was higher than 35’, he would need a waiver from the ZBA. Barry asked Mr. Dumont when he would have the architectural renderings. Mr. Dumont replied within the 30 to 45 days. Barry asked if there was more than one building on the plans. Mr. Dumont replied that there was only one building. Kim brought up concerns regarding an issue from the October 10th Stantec letter, which was in regards to roads with no secondary emergency access for safety purposes. Mr. Hamill felt that this was not an issue. Kim disagreed and further explained that because the business is open to the public and would bring 500 people a day, it would be an issue. Rudy Cartier stated that he did not have any major concerns, due to the fire protection system Mr. Dumont would have. Rudy added that it would fall under the same criteria as cul-de-sacs. Kim asked if there were any abutters present. Abutters Ron Severino and Bruce Stevens were present. Kim read from a letter Police Chief, Mike McGillen had sent on July 18, 2006 to the Planning Board. Kim asked if anyone had questions. Ed Fowler, Conservation Commission Chair stated that the Conservation Commission received the submission for DES the day after the October meeting and because of that; he did not have a chance to review the DES application. Ed Fowler approached the board with questions regarding the plans. He stated that he only had 31 of the 32 pages and noticed some discrepancies between page 10 and page 11. Kim stated that the Planning Board is working with a set of 33 pages. Stephen Bibeau explained that the plans Ed

Fowler had were from a company called New Hampshire Soils, who is doing the dredge and fills, so the plans would not be the same as the Planning Boards. He further explained that this was where Mr. Fowler was seeing the discrepancies. Barry asked which plans were sent to the State. Mr. Bibeau replied the set of plans that Mr. Fowler had. Ed Fowler went over the set backs and Mr. Bibeau replied that he had an old profile. Kim asked if Mr. Bibeau would get Ed Fowler a current set of plans, and Mr. Bibeau replied that he would.

Kim asked if the board had any questions. Barry asked when the town engineer would have the results of the traffic study. Robert Duval, an engineer from TF Morin was at the meeting to represent Mr. Dumont. Mr. Duval explained the traffic study to the board. He explained that there were 7 intersections that needed to be evaluated. He estimated the expected number of trips, where they are likely to be coming from and showed on a map how this number of trips is distributed through out the town. Most of the trips would be coming from 101(exit 3), some would be coming from northwest. Mr. Duval said there were some discrepancies between Stantec's study and TF Morin's. Mr. Duval compared Liquid Planet to the transfer station. He stated that both of the facilities had a Saturday morning peek and would make a good side by side comparison. Mr. Duval estimated the transfer station is 144 trips in that peak hour and Liquid Planet would be 63 trips. He stated that Liquid Planets traffic flow is 40% less than the transfer station's. Mr. Duval explained that this didn't pose any traffic issues and it would be a waste of the board's time to go beyond that scope. Mr. Duval spoke with the DOT and Jim Lewis of District 5 and they agreed. Mr. Duval stated that Mr. Lewis would issue the driveway permit after looking at the traffic study. Kim asked about a left turn lane coming in (down the hill). Mr. Duval said that this is what they would look at and is worth checking into. Kim stated that he thought that the study was somewhat simplified, because the clients traveling to the transfer station are Candia residence. Kim further stated that people from Raymond would not be coming up hill and turning into the transfer station, but people going to the water park would be coming from all over. Kim suggested that a traffic count be done next year when the park is open. Mr. Duval stated that it would not be a problem. Fred Kelley asked if it was a state road. Mr. Duval replied that it was a DOT District 5 state road. Joe Duarte asked why Mr. Hamill had made additional requests. Mr. Hamill replied that the traffic analysis was from a marketing brochure, and they were looking at peak traffic times at 85% capacity, not average. Mr. Hamill explained this was the reason they looked at other intersections. Joe Duarte wanted to know if it was consistent with other cases. Mr. Hamill replied that they were consistent. Susi Nord asked if the town was specifically looking at the intersection of Rte 43 and Rte 27, because it would be the most crucial intersection. Fred Kelley stated it was an intersection with a lot of problems. Fred Kelley further stated that the Selectmen and the Building Inspector are currently working with the DOT on this issue.

Mr. Dumont addressed the board and stated that he was insulted that his marketing study was called a brochure. He further stated that he was building a 400 space parking area, 100 parking spots were just for employees and did not believe they would see 400 cars a day. Mr. Dumont stated the information he provided is honest and accurate, and felt his integrity was being questioned. Mr. Dumont further explained that he was told that

Stantec wanted a light traffic study and he explained that he has done more than that. Mr. Dumont asked that Stantec trust his numbers since he has invested a half a million dollars of his own money into this project. Joe Duarte stated that the Planning Board wanted to be fair and give everyone opportunity to express their opinions, and the board did not mean to insult Mr. Dumont in any way. Abutter Ron Severino questioned the numbers regarding the traffic flow and thought they were slightly off. Mr. Severino asked who would fix the road, was it the DOT, and why is the Planning Board taking on the responsibility? Kim stated that the Planning Board is deferring to the DOT, and was not taking on the role of responsibility. Selectman Rick Lazott asked if Mr. Dumont was aware of the traffic flow in Candia, and thought that Stantec's request for a traffic study was excessive. Kim asked Mr. Duval what the state was asking for. Mr. Duval replied that he would follow through with the state for the driveway permit. Scott Tierno asked if Stantec had an issue with the state issuing a driveway permit. Mr. Hamill replied that they would discuss the matter with Mr. Lewis. Kim asked about a time frame for a recommendation from the state. Mr. Duval replied about 2 weeks for a site driveway study and another week for a driveway permit, it would be 3 weeks total. Susi Nord stated that the board still needed to hear from the conservation commission. Kim added that the board needed to hear from the Police Chief regarding his concerns.

Discussion ensued regarding the easement. Selectman Rick Lazott asked if Liquid Planet would be deeding conservation land. Ed Fowler replied that the conservation commission does not have a say if Mr. Dumont wanted to develop at a later date. Kim asked how soon would the easement be drawn up and who would hold it and could Mr. Dumont proceed without the easement being set up. Mr. Dumont replied that he is working on it right now and could still proceed. Ed Fowler stated that the town would hold the easement.

Kim Byrd **moved** to continue the Major Site Plan Review of Liquid Planet to December 20, 2006 at the Moore School at 8:15. Fred Kelley **seconded**. **All were in favor**.

Barry Margolin **moved** to adjourn at 8:20. Joe Duarte **seconded**. **All were in favor**.

Respectfully submitted,
Andria Hansen, Recording Secretary