

**CANDIA PLANNING BOARD
MINUTES OF December 20, 2006
APPROVED**

Present: Mary Girard, Chair; Kim Byrd, Vice-Chair; Fred Kelley, Selectmen's Representative; Joe Duarte; Judi Lindsey; Susi Nord; Dennis Lewis, Road Agent; Rudy Cartier, Fire Chief

Absent: Barry Margolin; Sean James, Alternate; Scott Tierno, Alternate

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

Review of Minutes of December 6, 2006

Judi Lindsey **moved** to accept the minutes of December 6, 2006 as amended. Kim Byrd **seconded**. **5 were in favor with 1 abstention**. The following amendments were made:

- Page 1, Line 6, change date from "November 15" to "November 16".
- Page 2, 2nd Paragraph, Line 3, remove the word "to" and replace with "for".
- Page 2, 2nd Paragraph, Line 5, add the word "subdivision" after word "meet".
- Page 2, Last Paragraph, 1st Line, add period after "Board" and capitalize "He".
- Page 3, Line 2, change "Stantecs" to "Stantec's".

Informational: Greg Scarlett, Map 413 Lot 018, 132 Brown Road, subdivision of property

Greg Scarlett was present. He presented the Board with a concept sketch. He has 49.690 acres and would like to subdivide the land into 3 lots with 290 feet of frontage on each lot. The three lots would be on one 1600 ft. common driveway. Mr. Scarlett explained that there would be a hammerhead at the end of the driveway for a turn around. Mr. Scarlett told the Board that he would build the driveway to the quality of a road. The sketch showed a number of different wetland crossings. The Chair informed Mr. Scarlett that he would have to submit the plans to the Conservation Commission and the Fire Chief. Kim Byrd referred to the subdivision regulations and explained that the Board could grant a waiver for a third lot on the common driveway. Kim Byrd suggested that if it is accepted by DES, Mr. Scarlett should get a wetlands permit before he submits an application to the Planning Board.

7:15 p.m. Continuance of the Major Site Plan Review application by: Cher Griffin, 112 Hooksett Rd., Auburn, NH 03032; Owner: Same; Agent: Robert Rook, PE, 72 Pleasant St., Concord, NH 03301; Location: Raymond Road, Map 409 Lot 105.1; Intent: To build a retail store featuring the sales of equestrian and agricultural products.

Cher Griffin was present. Rene LaBranche from Stantec was present. The Chair asked Rene LaBranche to go over the project review. The Chair asked about the driveway being a residential driveway and would Mrs. Griffin have to apply for a new permit. Rene LaBranche suggested that she submit the plans to the DOT. Mrs. Griffin replied that she had. Rene LaBranche expressed his concerns regarding the drainage of the parking lot and could there be something on the abutter's property that would be sensitive to the drainage. Kim Byrd asked about the easement width. Ron Severino explained that they could make it as big as they wanted, according to DOT standards. He further explained that they would share the

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driveway if the other lot was sold. Kim Byrd asked if Mrs. Griffin's engineer was present. He was not present. The Chair suggested that the hearing be continued, so Stantec and Mrs. Griffin's engineer can review the plans. The Chair told Mrs. Griffin that she would need to bring updated plans to the next hearing. Fred Kelley **moved** to continue the hearing to January 17, 2007 at 8:00 p.m. Susi Nord **seconded**. **All were in favor.**

Informational: Russ Bennett of Recycling Mechanical of New England, Map 409 Lot 111, 230 Raymond Road, to discuss possible recycling equipment retail business.

Russ Bennett was present. Mr. Bennett explained that he owns a recycling equipment repair and retail business in Hooksett. He is interested in moving his business to Candia. The proposed building would be 80 feet x 150 feet, one half of building would be for retail and the other half would be for equipment repairs. He would keep the storage behind the building and the retail in the front of the building. Kim Byrd questioned if it was light industrial use or commercial. Mr. Bennett told the Board that he did not build the equipment he fixes and rebuilds. Mr. Bennett further stated that 90% of his business is on the road. The Chair told Mr. Bennett that they did not want to encourage a business that was untidy. Mr. Bennett replied that the untidy part of the business would be in the back of the building. Kim Byrd asked which category did the Building Inspector, Bill Hallock tell him the business fit into. Mr. Bennett replied welding. Kim Byrd asked which zone would his business be in, light industrial or commercial? Kim Byrd referred to Section 5.02 and it is permitted in LI1 and LI2. There was some discussion on the lot being non-conforming. The Chair told Mr. Bennett that he would need pictures with his site plan application.

The Chair called a 5-minute recess.

8:15 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. Stephen Bibeau from RSL Layout and Design was also present. The Chair asked if anyone had any questions or concerns. Fred Kelley asked Mr. Dumont if he got his driveway permit. Mr. Dumont replied yes. Kim Byrd asked if there were revised plans that showed the driveway permit on them. Stephen Bibeau stated that he just received the new plans. The Chair asked Rene LaBranche for his comments and concerns with Liquid Planet. Rene LaBranche stated that Stantec had concerns with where the information regarding the traffic study came from. Rene LaBranche further stated that he would like some documentation to support the submitted traffic study. The Chair stated that the Conservation Commission had some concerns. Judi Lindsey read from a December 18th letter from Betsy Kruse. The letter expressed concern about the possible growth of Mr. Dumont's business. There was some discussion about a bond being posted if the park was abandoned. The Planning Board took a vote on posting a bond. Kim Byrd **moved** to require a bond for the amount of the removal of the structures to be determined by Stantec. Judi Lindsey **seconded**. **The motion failed on a vote of 2 in favor, 3 opposed, and 1 abstained.** There was discussion about which permits

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Mr. Dumont needed to obtain. Susi Nord asked about the water removal and would there be a Selectman or an official present. Mr. Dumont replied that he had nothing to hide and agreed to have someone present. Fred Kelley stated that he spoke with the state and the water would require testing. Fred Kelley further stated the Mr. Dumont was under strict requirements when it came to the treatment of the water. The Board asked Chief Cartier if he was satisfied with his requirements. The Fire Chief replied yes. Kim Byrd went over the conditions to be met by Liquid Planet. Kim Byrd moved to approve the Major Site Plan with the following conditions:

- No cutting of vegetation or soil disturbance within the 150' buffer of North Branch River.
- Fire Chiefs conditions should be noted on the plans.
- All necessary state permits should be applied for, issued, and noted on the plans and a letter should be received from Stantec stating that all the conditions and concerns are met.
- These conditions are to be met by July 1, 2007.
- Hours of operations will be 9:00 a.m. to sunset.

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

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,
Andria Hansen, Recording Secretary