

**CANDIA PLANNING BOARD  
MINUTES OF January 17, 2007  
APPROVED**

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

**Absent:** Scott Tierno, Alternate; Sean James, Alternate

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

**Review of Minutes of December 19, 2006, December 20, 2006, and January 10, 2007**

Kim Byrd **moved** to accept the minutes of January 10, 2007 as amended. Susi Nord **seconded**. **Six were in favor with one abstention.** The following amendments were made:

- Change from "recommend #4" to "send #4 to ballot".

Kim Byrd **moved** to accept the minutes of December 19, 2006 as amended. Susi Nord **seconded**. **All were in favor.** The following amendments were made:

- Change wording from "recommend #1" to "send #1 to the ballot".
- Change wording from "recommend #2" to "send #2 to the ballot".
- Change wording from "recommend #3" to "send #3 to the ballot".

Fred Kelley **moved** to accept the minutes of December 20, 2006 as presented. Joe Duarte **seconded**. **Six were in favor with one abstention.**

**Consider amending the hours of operations for Liquid Planet**

Tyler Libby, Liquid Planet Vice President was present. The Chair read from a letter that Kevin Dumont, Liquid Planet President submitted to the Planning Board. It stated that under the conditional approval the hours of operation would be 9:00 a.m. to sunset, and Mr. Dumont was requesting that the hours be changed to 9:00 a.m. to 9:00 p.m. After a brief discussion amongst the board members, it was decided to change the hours of operation to 9:00 a.m. to 8:00 p.m. Kim Byrd **moved** to change the hours of operations to 9:00 a.m. to 8:00 p.m. Joe Duarte **seconded**. **All were in favor.**

**Informational: Kevin Deslongchamps to discuss boundary line adjustment involving his property located on 608 North Road.**

Kevin Deslongchamps was present. Mr. Deslongchamps stated that he wanted to do a lot line adjustment. He showed the board a map of his property. The Chair asked if either of the properties were non-conforming. Mr. Deslongchamps replied that both were 5 acres plus. Mr. Deslongchamps explained that he wanted to widen one area 20 to 25 feet. The Chair informed Mr. Deslongchamps that he needed plans drawn up by a licensed surveyor that reflect the old lot line and the new lot line. Kim Byrd explained that he would need 200 feet of frontage on each lot. Mr. Deslongchamps replied that he had 50 feet of frontage. Kim Byrd explained that the Planning Board recently sent to the ballot an amendment to the Zoning Ordinance. The amendment states that you can only do a

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lot line adjustment to a non-conforming lot if that lot line adjustment is making it conforming. Kim Byrd further explained that because Mr. Deslongchamps has 50 feet of frontage, the lot is non-conforming in frontage. Kim Byrd told Mr. Deslongchamps that if the amendment fails he may be able to do something, but currently he can not do a lot line adjustment. The Chair noted that he had the acreage, but did not have the frontage. The Chair suggested waiting until after the vote in March to take any action. Kim Byrd added that if the amendment passes, Mr. Deslongchamps could go to the ZBA for a variance.

**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.**

Richard Danais from Danais Realty Group and Craig St. Peter from Pennoni Associates were present. Mr. Danais gave a brief overview of what has been done with the project over the last six months. Mr. Danais discussed the agreement that he came to with the abutters on Fieldstone Drive and other locations. He stated that Eugene Boutin was supposed to be present but was unable to attend due to an injury. Mr. Danais explained that he had the letter from the Attorney who represented that abutters and an agreement on his letterhead stating what he is doing as a developer to satisfy the concerns of the abutters. The agreement was signed by Mr. Danais and Eugene and Catherine Boutin (as representatives for the abutters). Mr. Danais continued with his presentation. He explained that he would be building five buildings that would be multi use industrial condominiums. Their target would be small independent contractors. Mr. Danais turned the presentation over to Craig St. Peter, the site plan engineer. He explained that they reached an agreement with the abutters and created a non-disturbance area which was reflected on the plans. Mr. St. Peter explained that Mr. Danais gave up 1 acre of land to create the non-disturbance area. Mr. St. Peter explained that the foot prints of the buildings ranged in size from 7,200 square feet to 33,600 square feet. The buildings are 2 stories, open space with the second level being 50% of the foot print size. Barry Margolin asked what materials would be used to construct the building. Mr. Danais explained that it is a man made panel (metal). They will provide 141 parking spaces, 8 of which will be handicapped. The location of the curb cut would be approximately 200 feet east of the end of the median strip, on the left hand side. The curb cut is 34 feet wide. There is a 20 foot entrance lane and a 500 foot driveway to the first industrial building. Mr. St. Peter stated that the DOT gave their approval on the curb cut and a letter will be coming within the week. Barry Margolin asked if there would be any turning signal. Mr. St. Peter replied no. Mr. St. Peter talked about the utilities. The site will be serviced by 3 private wells. The septic system is located in front of building C. The electric utilities are underground. They worked with Stantec on the drainage. They are using underground pipes that go to a detention area. Mr. St. Peter stated that they have worked closely with Fire Chief, Rudy Cartier. Chief Cartier will be submitting a letter to the Planning Board. Barry Margolin asked Chief Cartier if he had any concerns. Chief Cartier he had some concerns with the fire walls, but they would be addressed when the building is designed. Mr. St. Peter explained that they discussed fire lanes near the buildings and there would be a Knox box. Kim Byrd asked if there would be sprinkler systems in the buildings. Mr. St. Peter replied not at this time. There was discussion about the letter from the

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Police Chief, Mike McGillen, regarding a change in the speed limit. Mr. St Peter explained that the DOT would work with Chief McGillen on this issue. Mr. St. Peter briefly discussed the landscaping. Kim Byrd asked how many units in building E. Mr. St. Peter replied possibly 14 units. Barry Margolin asked Mr. Danais if he preferred metal buildings over wood. Mr. Danais replied that he would be building pre-engineered metal buildings, which are designed and built at a manufacturing plant. There was discussion on the size of the five buildings. Mr. St. Peter reviewed the signage. There would be a monument sign and further up the driveway there is a directory sign for the five buildings. The Chair asked about the “Candia Woods” name. Mr. Danais replied that people would relate it to exit 3 and as far as he knew the golf course did not have a patent on the name. Mr. St. Peter reviewed the lighting and stated that low intensity lighting would be used. Mr. Danais added that the abutters had concerns with the lighting, so they paid specific attention to that detail. Mr. St Peter went over the traffic study. The curb cut would not require a signal, a left turn lane would be required and a separate right turn lane would be required. To make the right turn lane work, they will have to widen the road. Barry Margolin asked if the state agreed with the traffic study numbers. Mr. St. Peter replied yes. Kim Byrd asked about the lighting and wanted to know what the total wattage was for the whole sight. Mr. St. Peter did not know, but would get the answer for him. Hamilton Timbrell from Stantec stated that there was enough lighting for safety concerns. Chief Cartier asked what type of lighting they were using. Mr. Timbrell replied metal halide. The Chair asked if there were any questions. Joe Duarte asked if there were any concerns that the DOT has not addressed. Mr. St. Peter stated that the DOT has been very detailed with there list of concerns. Susi Nord asked about the waste disposal of the future tenants. Mr. Danais stated that they are required to dispose of hazard waste according to the law. There will be dumpsters for generic domestic waste. Susi Nord asked about non tenants using the dumpsters and recycling center. Mr. Danais stated that he has never had a problem with this before. Kim Byrd asked if Mr. St. Peter would go over the proposed wetland and dredge and fill permits. Mr. St. Peter referred to the plans (page C3) and pointed out the underground detention area. Kim Byrd asked if they will or will not be required to mitigate. Mr. St. Peter stated that they did offer mitigation. He explained that for every square foot impacted, they mitigate 1 ½ square feet. Mr. St. Peter explained that the state will create another wetland and Mr. Danais will pay the state a fee. Kim Byrd asked about the detention area and what will happen to the water. Mr. St. Peter explained that it will be infiltrated into the ground. The Conservation Commission Chair, Ed Fowler expressed his concern on impervious surfaces created and who has done the engineering to establish the amount of run off impacting the land. Mr. St. Peter replied that Stantec reviewed it. The DES, DOT, and the state have reviewed the plans and did not have any issues. Judy Szot asked how much land is impervious surfaces. Mr. St. Peter replied approximately 58%. Judy Szot asked about the drainage in area of building B. Mr. St. Peter said that they have engineering practices that they follow if there are drainage issues. Judy Szot asked about the style of the industrial buildings and if they were maintaining the rural characteristics of the town. Mr. Danais replied that they would try to make the building as esthetically pleasing as possible. He further explained that he would be building a stone wall 25 feet high so you would not see the industrial park. Judi Lindsey commented that there should be less buildings, so it seemed less crowded. The Chair closed the hearing at 8:05.

**8:05 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 store/gas station with car wash.**

Mr. St. Peter presented the board with a new set of plans. He explained the convenience store would be 2 stories and 4,500 square feet. The second story would be 50% of that making it 2,250 square feet. It had the same curb cut (as 410-137) issued by the DOT. It is serviced by a private well. There is a septic system in front and underground utilities. The landscaping will be evergreens. Barry Margolin asked about the truck parking and would there be any overnight parking. Mr. St. Peter explained that it was to provide enough space for buses and SUVs as well as trucks and it was not for overnight parking. In addition, it was to provide enough space for the drive-thru. Mr. St. Peter stated that they added another cistern to this site. Barry Margolin asked Chief Cartier what percent of gas will this station hold compared to the Getty. Chief Cartier replied that the proposed gas station has 5 pumps and would hold 30,000 and the Getty holds approximately 10,000 gallon. Chief Cartier stated that it would be building specific and should be noted on the site plans. Mr. St. Peter discussed the signage. The sign would be approximately 20 feet high. Barry Margolin asked if the Dunkin Donuts or the gas station would be open 24 hours. Mr. St. Peter replied not as this time. Kim Byrd asked about the lighting plan. Mr. St. Peter refers to the plans (page C-8). There are four pole lights. Mr. St. Peter stated that both plans would require waivers, because of the type of piping being used (HDPE pipe) for the drainage. Kim Byrd asked if it was a less expensive pipe or a better performing pipe. Mr. Timbrell explained that it is better than concrete pipes and very durable. The other waiver they asked for was from the Subdivision Regulations, Article 19.08 sub-base specification. There was some discussion on the asphalt and curbing. Mr. Danais stated that there would be granite curbing and landscaping at the entrance. Judi Lindsay asked if Mr. Danais would consider something other than a gas station, since there is already a Getty across the street. Mr. St. Peter replied this is more than a gas station; it's a Dunkin Donuts and a deli. The Chair asked if there were any questions. Robert Nord asked if there were any other business's being considered other than Dunkin Donuts or Mobil on the Run. Mr. St. Peter replied that they have to go through the permit process before he could confirm that it will be a Mobil on the Run. Robert Nord asked if it could be compared to the exit 2 plaza. Mr. St. Peter speculated that it was. Judy Szot asked how big the sign would be. Mr. St. Peter replied 40 square feet. Judy Szot mentioned that in the Zoning Ordinance, Section 5.02 b-3, the sale of baked goods is not permitted in the LI2 district. Mr. St. Peter replied that this has been reviewed by their attorney and he did not find any issues. The Chair stated that the Planning Board can get a legal opinion from Bart Mayer if they felt it was needed. David Fischer asked how the Getty was zoned. The Chair and Kim Byrd stated that it was commercially zoned. Judy Szot asked how much of the lot was impervious. Mr. St. Peter replied 59%. The Chair asked Mr. Timbrell to address the board with his concerns. Some of Stantec's concerns were the HDPE substitution piping, the calculation of the 25 foot brick retaining wall, a few drainage issues, and a letter from Chief Cartier. Mr. Timbrell added that he would like a copy of the traffic study. Mr. St. Peter agreed with Stantec's comments. There was some discussion on the stone wall. Mr. Danais explained that the state required the stone wall. Mr. St. Peter explained that it

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would be hard to see the wall from the road (Rt. 43). Abutter Stephanie Helmig asked about the chain link fence. Mr. St. Peter replied that there would be a chain link fence. The Planning Board agreed to grant a waiver from article 19.06, to use High-density polyethylene (HDPE) pipe, in place of 15” reinforced concrete pipe. Chair Girard **moved** to grant the waiver. Fred Kelley **seconded**. **All were in favor**. After some discussion the Planning Board decided that they were not ready to grant a conditional approval. Chair Girard **moved** to continue the hearing to February 21, 2007 at 7:15 p.m. Fred Kelley **seconded**. **All were in favor**.

The Chair called a 5 minute recess.

**9:25 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 and Tye Griffin were present. Mr. Timbrell went over his comments. He stated that a lighting plan needed to be submitted. Mr. Timbrell stated that the ordinance does not require landscaping. He discussed the number of parking spaces and driveway easement. He did not find any problems with either. Mrs. Griffin commented that she and Ron Severino share the easement. Mr. Timbrell asked about the sign. Mrs. Griffin replied that she would have a small sign. She further explained that she would apply for a sign permit in the future. Kim Byrd asked about the trailers used for storage. Mrs. Griffin stated that a 53 foot registered trailer will be used for storage. She added that it would be stored away from the building. Kim Byrd asked about the septic system. Mr. Griffin explained that it's an envirosystem under the parking lot. He further explained that it has been approved by the state. The Chair asked about the letter from Chief Cartier. Mrs. Griffin stated that they are still deciding on a cistern or sprinkler system, whichever the building code required. Mr. Timbrell asked about the driveway permit. Mrs. Griffin replied that she had the permit. Chair Girard **moved** to approve the Major Site Plan with the following conditions:

- Applicant to obtain driveway permit from the NH Dept. of Transportation and noted on the plans.
- Applicant must obtain a letter of approval from the Fire Chief.
- Applicant must note on the plans if a cistern or a sprinkler system will be used.
- Exterior lighting plan must be submitted.
- A letter from Stantec stating that all of these concerns are addressed.
- These conditions are to be met by April 1, 2007.

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

Joe Duarte **moved** to adjourn at 10:05 p.m. Susi Nord **second**. **All were in favor.**

Respectfully submitted,  
Andria Hansen, Recording Secretary