

**CANDIA PLANNING BOARD
MINUTES OF March 21, 2007
APPROVED**

Present: Mary Girard, Chair; Kim Byrd, Vice-Chair; Fred Kelley, Selectmen's Representative; Judi Lindsey; Barry Margolin; Garrick Asselin; Sean James, Alternate; Dennis Lewis, Road Agent

Absent: Susi Nord

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

Review of Minutes of March 7, 2007

Kim Byrd **moved** to accept the minutes of March 7, 2007 as amended. Barry Margolin **seconded**. **All were in favor**. The following amendments were made:

- Page 2, 1st Paragraph, Line 3, change the word "lost" to "lot".
- Page 2, 5th Condition, change the word "summit" to "submit".
- Page 2, 3rd Paragraph, Line 4, correct spelling of word "There" to "Their".
- Page 2, 3rd Paragraph, Line 7, change the word "there" to "they are".
- Page 2, 3rd Paragraph, Line 8, change the word "its" to "it's".
- *Dick Burbank Informational:* Kim Byrd asked that it be noted in the minutes that the lot size is 150' x 300'.

Other Business

Chair Girard announced that the Planning Board was unable to consider Amanda Soares' letter due to a conflict of interest. The Planning Board can not have two conservation commission members serving on the board at the same time, in reference to RSA 673:7.

There was some discussion on a fee for a conditional use application. Kim Byrd stated that the fee should be as much as a Major Subdivision. In addition, the application standards should be similar to the subdivision application. The secretary was instructed to contact Jack Munn at the SNHPC and see which towns have adopted elderly housing conditional use permits in the way of fees.

Garrick Asselin was introduced as the newly elected Planning Board member.

Election of Officers

Chair Mary Girard agreed to continue serving as Chairperson. Fred Kelley **moved** to nominate Mary Girard as Chairperson. Judi Lindsey **seconded**. **6 were in favor with 1 abstention**.

Kim Byrd agreed to continue serving as Vice-Chairman. Chair Girard **moved** to nominate Kim Byrd as Vice-Chairman. Judi Lindsey **seconded**. **6 were in favor with 1 abstention**.

7:15 p.m. – Preliminary Major Subdivision application by: MDR Corp., 163 Kingston Road, Danville, NH 03819; Owner: Same; Agent: William M. Gregsak, Gregsak Engineering, Inc., P.O. Box 271, Chester, NH 03036; Location: Crowley Road, Map 414 Lot 152 & 152-10; Intent: To subdivide existing parcel for 2 lots and roadway access to Crowley Woods Phase II in Chester.

William Gregsak from Gregsak Engineering and Dan Post and Paul Riley from MDR Corporation were present. Mr. Gregsak explained the intention of the Major Subdivision was to start phase two of the Crowley Woods Subdivision off of Crowley Road. The first phase of Crowley Woods was approved two years ago, which consisted of twelve lots. Chair Girard stated that the board would not be able to accept the application, because Stantec did not consider the application as complete. Mr. Gregsak went over the list of incomplete items. He referred to Item C and stated he added sheet two to the plan set, which shows all the lots along Crowley Road. Mr. Gregsak added Item D to sheet one, which indicated where the site is located in the residential zone. He referred to Item F and the soils were shown on the original submission which is sheet four on the new plans. Kim Byrd stated that the soils table is required to be shown on the plans. Mr. Gregsak talked about the right of way on lot 10 and stated that it was not standard 60-foot right of way, but it would all be donated to the town. There was discussion on the requirement for naming of the roads. Chair Girard noted as long as they're not the same names as Candia roads. The utilities will be aboveground in Candia and Chester, which is noted on sheet four. Mr. Gregsak talked about fire protection and stated that there will not be any cisterns. He talked briefly about the drainage. There was discussion on non-conforming lots. Mr. Gregsak stated they were not proposing any building lots. Chair Girard asked if these roads would be private. Mr. Gregsak replied they would be public. Kim Byrd stated they should consider a private road, or Chester should own all of the roads. The Chair stated we will have to maintain the roads and the town is not getting taxes. Mr. Gregsak stated they would need to talk to the Town of Chester. Road Agent Lewis added that the town would be maintaining 200' to 300' of dead road. Judi Lindsey asked about the road in Chester that access's Crowley Woods. Mr. Gregsak replied that it's not a public access; it's a path and privately owned. Judi Lindsey stated if the road has never been discontinued, it would be in the town records. Mr. Gregsak said he researched this road and it's not for sale. Judi Lindsey replied she would like to see the research he has done on this road. Chair Girard asked if they have been to the town of Chester with phase two. Mr. Gregsak replied they have been before them on a preliminary discussion basis, not a public hearing. Chair Girard explained to Mr. Gregsak if the final Major Subdivision is approved, it will be conditional upon the subdivision being approved by Chester.

Chair Girard gave the abutters a chance to review the plans. Chair Girard noted that she believed that this was a regional impact to the Southern New Hampshire Planning Commission. Kim Byrd stated they needed to take a vote that this is a regional impact. Chair Girard asked if there were any abutters that were not noticed. Abutter Sue Rugg stated she knew of people who are abutters and were not notified. The Chair stated they only have to notify the people within 200' feet. She further explained they might not be an abutter, but a party of interest and have the right to speak. Kim Byrd made a **motion** to start the process of designating this as an application with regional impact and to notify

the SNHPC. Judi Lindsey **seconded**. **All were in favor**. Mr. Post asked if the regional impact is more of an issue with Chester. Kim Byrd replied Chester would have probably done the same thing. There was discussion on the traffic study. The Chair asked if there were any questions from the audience. Abutter Ms. Dixie asked about the school bus route. Fred Kelley replied that the Chester bus will have to come through Candia to pick up the children. Abutter Sue Rugg asked if the Chester Fire trucks will have to come through Candia. Fred Kelley replied he disagreed with that and stated that Candia would have a mutual aid agreement. Abutter Laura Sherest asked if lot 152-10 has been granted as a building lot, how it could be changed to a right of way. In addition, she wanted to know why the planning board was revisiting this issue, when they felt assured this would not happen after phase one. Chair Girard stated that the planning board cannot stop MDR from filing an application. Abutter Darlene Myers talked about how MDR acquired Mr. Mathis land. Mr. Post replied that he was offended with what Ms. Myers was implying. Chair Girard stated the discussion was irrelevant to the hearing. Abutter Brian Rugg asked about Crowley Road being a scenic road. Road Agent Lewis stated that a scenic road can be paved. Amanda Soares asked if the road was paved, would it infringe on abutting properties. Mr. Post replied they would be paving an existing road. Ingrid Byrd commented on areas of the road which are not wide enough to allow two vehicles to pass. Mr. Post replied that the road will be 22 paved feet in width when completed. Road Agent Lewis expressed concerns with the intersection of Main Street and Chester Road. Abutter Ms. Dixie asked if there was any tax benefit. Chair Girard replied that it all goes to Chester. Sean James asked if Stantec has reviewed the traffic study. Mr. Gregsak replied that he would send a copy to Stantec. Abutter Betty Sanborn commented on the dangerous intersection at Chester Road and asked if they would widen the road at this intersection. Chair Girard commented that it's a state road. Abutter Arthur Sanborn commented that it's not a safe intersection and an increase in traffic could make it worse. Joe Duarte asked about the wetlands and has it been presented to Chester. Mr. Gregsak replied just one sheet from the plans has been presented to Chester. Ingrid Byrd asked what the benefit would be to Candia. Chair Girard replied the planning board cannot prevent it. Kim Byrd asked about conserving any open space. Mr. Post replied there would not be any benefit. Chair Girard suggested that they continue the hearing. Chair Girard **moved** to continue the Preliminary Major Subdivision application to April 4, 2007 at 7:15 p.m. Barry Margolin **seconded**. **All were in favor**.

Chair Girard informed the board that she would like to use the April 18, 2007 Planning Board Meeting as a work session. She instructed the secretary to notify the Zoning Review and Revision Committee members of the meeting.

Fred Kelley announced with regrets that he would be resigning as Selectmen's Representative for the Planning Board.

Fred Kelley **moved** to adjourn the meeting. Kim Byrd **seconded**. **All were in favor**.

Respectfully submitted,
Andria Hansen, Recording Secretary