

CANDIA PLANNING BOARD
MINUTES of August 15, 2007
APPROVED

Present: Mary Girard, Chair; Kim Byrd, Vice Chair; Joe Duarte, Selectmen's Rep.; Barry Margolin, Susi Nord, Sean James, Alternate; Amanda Soares, Alternate; Road Agent, Dennis Lewis; Fire Chief, Rudy Cartier

Absent: Judi Lindsey, Garrick Asselin

The Chair called the meeting to order at 7:00 p.m. Alternate Sean James was seated.

Review of minutes

Kim Byrd **moved** to approve the minutes of July 18, 2007 as amended. Joe Duarte **seconded**. **Four were in favor with two abstentions**. The following amendments were made:

- Page 2, 4th line from bottom, after word "acre," *remove* "at two miles from the four corners" and *replace* with, "but that zoning article 2.05 allows only one residential building on a lot and that zoning article 13.04 B2h requires that multi family dwellings be located no more than 800 feet from the arterial street on which the lot has frontage, and that cul-de-sac streets require special approval if longer than 1,000 feet."

Chair Girard mentioned to the Board they got the \$15,000.00 CTAP Grant.

An **application review committee** consisting of Kim Byrd and Sean James was scheduled for August 29th at 7:00 p.m. The application to be reviewed is a Minor Subdivision by Kenneth Choquette and Holly Lapierre of 34 Lane Road.

Chair Girard reminded the Board of the Municipal Law Lecture Series being held in October.

Informational – Robert Martel, Map 405, Lot 056, 613 High Street

Robert Martel was present. Mr. Martel would like to do a lot line adjustment and subdivide his land and build a retirement home on one of the lots. He had a list of questions such as how to take land out of current use; the drive-way location; can he put up a 80' windmill, are there any restrictions on solar components; and are there any restrictions on outdoor wood burning. Chair Girard stated for a lot line adjustment he would need plans and the transfer of land could be no more than 3 acres. Kim Byrd suggested getting a copy of the tax card and sketching in the new boundaries. He further suggested merging the two lots and then do a subdivision. Mr. Martel asked if it could be on one deed. Kim Byrd told Mr. Martel to ask an attorney regarding that issue. Chair Girard stated he should speak to the Building Inspector regarding the windmill and the Fire Chief regarding wood burning on the property. She did not believe there were any restrictions on the use of solar panels. She explained the Selectmen's office could tell him how to take the land out of current use. He would need to apply for a driveway

permit with the state. Kim Byrd asked what he had for frontage. Mr. Martel replied one lot has 200 feet and the other has 230 feet. Mr. Martel asked if a variance would be needed for an in-law apartment. Chair Girard replied he would need to go to the ZBA for a special exception. Mr. Martel thanked the Board for their time.

Barry Margolin **motioned** to adjourn 7:15 p.m. Joe Duarte **seconded**. **All were in favor.**

Respectfully submitted,
Andria Hansen, Recording Secretary