

**CANDIA PLANNING BOARD  
MINUTES of November 7, 2007  
APPROVED**

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

**Absent:** Garrick Asselin

The Chair opened the meeting at 7:00 p.m. Sean James was seated for Garrick Asselin.

**Review of minutes**

Kim Byrd **moved** to approve the minutes of October 3, 2007 as presented. Joe Duarte **seconded**. **All were in favor.**

Judi Lindsey **moved** to approve the minutes of October 18, 2007 as amended. Joe Duarte **seconded**. **Six were in favor with one abstention.** The following amendments were made:

- Page 1, Line 19, change the word "feel" to "fell".
- Page 2, Last Paragraph, Line13, change the word "would" to "could".
- Page 2, Last Paragraph, Line15, change the word "condition" to "conditional".

Chair Girard reminded the Board members of the November 13<sup>th</sup> Planning Board meeting. She stated it would be a work session, so the members should be prepared to make changes to zoning ordinance. Some of the changes will consist of changes to the elderly housing ordinance, to the zoning map, the LI-2 district, etc. Kim Byrd asked when the deadline was for a public hearing. Chair Girard replied she spoke with Town Clerk Chris Dupere and she stated they may have until the end of January. Chair Girard further stated the Board should be able to fit in a couple of more work session before the deadline.

**Halls Mills Bond Reduction**

Chair Girard referred to Stantec's letter of recommendation for the bond reduction. The Chair asked Road Agent Lewis if he agreed with the recommended reduction. Road Agent Lewis agreed with the amount. Joe Duarte **moved** to accept the recommendation from Stantec to reduce the bond amount to \$95,952. Kim Byrd **seconded**. **All were in favor.**

**Informational: Allan Bartlett, 200 Raymond Road, Map 409 Lot 107, change use of property from residential to commercial and enlarge parking area.**

Allan Bartlett was present. Mr. Bartlett explained there is an existing house on the lot. He would like to demolish the house and use the land to extend his existing car lot (lot 409-108). Chair Girard asked if he intended to merge the two lots together. Mr. Bartlett replied yes. Chair Girard stated the Board would require a site plan to enlarge the

parking lot. Kim Byrd noted it would be a minor site plan to enlarge the parking lot up to 2,000 square feet. He also noted a permit may be needed to demolish the house. Chair Girard stated changing the use from residential to commercial is not a problem, as long as Mr. Bartlett understands it can't go back to residential once it's changed. Judi Lindsey asked Mr. Bartlett if the parking lot would be crushed gravel instead of asphalt. Mr. Bartlett stated he would start off with gravel and pave it in the future. Judi Lindsey suggested gravel because it's more permeable. There was discussion about merging the two lots. Chair Girard stated if Mr. Bartlett wanted to merge the two lots, it's his right to do so. He would not need to come to the Board to merge the two lots. Kim Byrd stated if he was doing a boundary line adjustment then the Board would need to approve that. Kim Byrd suggested picking up a copy of the site plan review regulations, an application, and a schedule of fees. Selectman Kelley suggested Mr. Bartlett contact the Fire Chief about burning down the house instead of demolishing it. Mr. Bartlett asked if that would be allowed because it is close to the power lines. Chair Girard stated he would need to speak to the Fire Chief.

**7:15 p.m. – Continuance of Minor Subdivision application by: Owner: Kenneth Choquette and Holly Lapierre, 34 Lane Road, Candia, NH 03034; Agent: R. S. L. Layout & Design, Inc., 77 Main Street, Raymond, NH 03077; Location: 34 Lane Road, Map 414 Lot 146; Intent: To create one new residential lot of 4.6486 acres from an existing acreage of 12.4358 acres.**

Mrs. Lapierre and Stephen Bibeau from RSL Layout and Design were present. Barry Margolin stepped down for the hearing and Amanda Soares was seated. Mr. Bibeau presented the Board with new plans. He stated the placement of the house and driveway location has been added to the plans. Road Agent Lewis stated he had looked at the driveway location and did not see any problems. Mr. Bibeau stated he ran a profile and there would be no impact to the wetlands. The other issue was the buildable area under public service. Chair Girard stated it was the Town Attorney's opinion that the land was not buildable; it didn't meet the requirements for a minor subdivision. Kim Byrd mentioned the shape of the lot. Chair Girard noted it was one of the issues brought up at the previous meeting. Kim Byrd stated the lot was neither compact nor regular. Kim Byrd suggested Stantec look at the new plans before going forward. Judi Lindsey asked where the 1 ½ acres of buildable land was. Mr. Bibeau pointed to the front part of the lot, including under the power lines. Chair Girard reiterated it was legal opinion that the easement can't be used as buildable land. Mr. Bibeau suggested continuing the hearing, so Mr. Choquette has a chance to review the new plans and seek legal counsel. Mrs. Lapierre stated their lawyer would attend the next meeting with them. Chair Girard continued the hearing to December 5, 2007 at 7:30 p.m.

Barry Margolin returned to the Board and Amanda Soares stepped down.

**Informational: David Beach, Brown Road, Map 413 Lot 018, possible subdivision of property.**

David Beach was present. Chair Girard informed Mr. Beach he needed a letter of authorization from the property owner to have any questions answered (in regards to Map 413 Lot 018). Kim Byrd added the Board could answer questions about the zoning

ordinance. Chair Girard suggested reading the previous minutes of the Planning Board and Zoning Board to get some more information on the property. She noted if he intended to subdivide the land he would have to build the road to Town specifications. Mr. Beach stated there is 911 feet of frontage, so it's possible to build four houses on Brown Road. Chair Girard explained there may be wetland crossings. Chair Girard suggested getting a copy of the zoning ordinance and subdivision regulations. If he would like to get more specific information on the property, he should get a letter of authorization from the property owner. Mr. Beach thanked the Board for their time.

Kim Byrd **motioned** to adjourn at 7:40 p.m. Joe Duarte **seconded**. **All were in favor.**

Respectfully submitted,  
Andria Hansen, Recording Secretary