

**CANDIA PLANNING BOARD
MINUTES of April 16, 2008
APPROVED**

Present: Mary Girard, Chair; Kim Byrd, Vice Chair; Judi Lindsey, Sean James, Joe Duarte, Selectman's Rep; Amanda Soares, Alternate

Absent: Garrick Asselin, Barry Margolin

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

Review of minutes

Judy Lindsey **moved** to approve the minutes of February 20, 2008 as amended. Kim Byrd **seconded**. **All were in favor with one abstention**. The following amendments were made:

- Page 2, 2nd paragraph, 2nd & 3rd line, change the word "coarse" to "course".
- Page 2, 2nd paragraph, 3rd line to change wording from "The cost to" to "The cost up to".
- Page 4, 2nd paragraph, 2nd & 3rd line, change the word "cistine" to "cistern".
- Page 5, 3rd paragraph, 2nd line, change "continue, the" to "continue. The", 4th line change "not, which the board asked" to "not. The board has asked".

7:15 p.m. - Minor Site Plan Application by: David & Linda Gugger, 59 Maple Farm Road, Auburn, NH 03032; Owner: Christine & David Martel and Christian Vallee, 610 High Street, Candia, NH 03032; Agent; David & Linda Gugger; Location: 291 Raymond Road, Map 409 Lot 131; Intent: Minor Site Plan proposing to change use to landscaping company and repair shop for power equipment, forklifts, and autos.

Chair Girard stated that the applicant withdrew their application and read into record the letter filed 4/14/08 from David & Linda Gugger.

Election of Officers

Seeing that all of the board members were not present it was the consensus of the board to postpone Election of Officers.

Other Business

Chair Girard noted that all of the amendments passed by a large majority noting that the town felt confident in the Planning Board's recommendations.

Chair Girard brought up Candia Crossing and that they are close to meeting all of the conditions for their approval to proceed with the project. Most recently was the Condominium review that was sent to Bart Mayer for review.

There was a discussion of alternates as the Board is down to one alternate. Chair Girard asked if anyone was interested or knew of anyone that was interested to come forth. Notice on the website or paper was explored since that has not been done recently. S. Carrier was asked to put a notice for any alternate on the Town's website.

Continuance subcommittee

Chair Girard would rather not chair this committee and asked if there was anyone interested in being the chair and being on this committee.

Candia Congressional Church

Mark Galatis, Board of Trustees of the Candia Congressional Church came forward with questions regarding a building permit that was issued for a 3-sided structure. The building was built on an approved site. They were informed by the Building Inspector at the time (Charlie M.), after he approved the foundation and underground electrical to go and "build what ever you want". The use of the building has never changed and is the same as on the building permit. The school however, never received documentation of this. They built a 4-sided structure. The question raised was whether they had to apply for a site plan change when the only change was another wall was added to the structure. M. Hallock, the current Building Inspector told Mark Galatis that he could not inspect a building that does not conform to the building permit issued. The Candia Congressional Church wants to have this building inspected and made legal. Another question that was raised was whether this was a Zoning issue. K. Byrd explained that the ZBA grants variances when a building doesn't conform to ordinances but the building was built according to the zoning ordinances only the building that was built doesn't match the permit in writing. Also, discussed was an amended permit application site plan or site plan, to change paperwork to reflect the fourth wall and comments were made to use asbuilts instead of what was originally submitted and approved. Then the question was raised if they should apply for another building permit. The building inspector was asked for his opinion on this situation. B. Hallock stated that everything is the same except instead of having 3 sides there are 4 sides. He doesn't feel the need to have another site plan. A site plan usually involves a change of use and the use has never changed. B. Hallock noted that building permit was issued in 2004. Chair Girard felt that that this issue should be between the Candia Congregational Church and the Building Inspector and she suggested having an amended building permit. Noted on the tax card were the following; a Major site plan review with conditions in June 1998, noted a parking lot that was constructed, a porch was replaced in 2000, but did not see the site plan review for this building on the tax card. K. Byrd recommended that the Candia Congregational Church work out the issues with the permit with the Building Inspector to make it in compliance so this can be resolved so the Church can move forward. The Board was in consensus with K. Byrd's recommendation. Mark Galatis thanked the Planning Board for their time.

Impact Fees

K. Byrd had a question for J. Duarte about the report on impact fees that was on the selectmen's minutes posted on the website. J. Duarte noted that J. Munn from SNHPC

came to the Selectmen's meeting to give a report on where he was with the impact fee report and also to ask questions. One question he had was about the safety complex but he was told not to worry about it as it is a low priority. J. Munn brought this up because it was listed on the CIP. Also, J. Munn needed to talk to the Fire Dept and J. Duarte commented that he would deal with fire dept and find exactly what is going on step by step and keep everyone informed. Chair Girard stated that J. Munn would be coming to the Planning Board before anything happens and further noted that there is progress on the impact fee report and it is close to being finalized. The deadline is either this May or June for this report.

Raymond Quarry

J. Duarte informed the Board that Raymond had just renewed the permit for the quarry and raised concerns that the Planning Board needs to pay attention to what is going on. An attorney representing concerned citizens in Raymond came to the Board of Selectmen's meeting 4/14/08 to express their concerns so the Town of Candia would be aware of what is taking place in Raymond because this has a regional impact that includes us. The attorney is asking for Candia's backing using the Board of Selectmen in Candia to raise our awareness so we can back up the citizens group. Raymond's Planning Board approved the original Quarry's permit from 2005 in March 2007. The permit from 2005 stated 16 trucks a day would be in and out of the quarry. Now there are 50 to 100 trucks a day. No traffic study was done. The Town of Raymond asked no questions they just renewed the permit. Candia did not even receive a courtesy letter of what is going on. J. Duarte felt the board should send a letter to Raymond telling them we are disappointed that they did not keep us informed. Also J. Duarte noted our Police Chief is concerned with these large 18 wheelers. The report stated that 40% of the trucks would be coming through Candia but most likely it will be 60-70% coming through to exit 3. A. Soares commented that there are breathing problems with the elderly housing next door to the quarry and that abutters were not properly notified. There are a lot of violations along with an increase in traffic. A. Soares mentioned the study they used was from 1998 that figured 16 trucks a day would be in and out and when they came for their excavation permit in 2004-2005 they stated approximately 150 trucks a day would be in and out of the quarry. When they came in for their renewal in 2007 they told the Town of Raymond that nothing had changed with the amount of trucks and the Town of Raymond granted the permit without checking and asking questions. The permit was originally for gravel not to quarry. Landon Road will have a 200' drop within 100' feet of their houses if the quarry the full distance which will also mess up the wells along Landon Road. The question now is should the Planning Board go to David Preece at SNHPC. The usual procedure is the host town is supposed to notify the regional planning commission and they in turn notify the towns affected. Judy made note that the Planning Board should go through David Preece at SNHPC and let them know that the Selectmen's Board is backing this up as well. Chair Girard responded that she would call or email D. Preece to make them aware of what is going and to let SNHPC know that the Town of Candia is very concerned and as there will be approximately 150 big heavy trucks a day which could potentially cause serious problems at exit 3. There will also be increased traffic from the Water Park that is opening in June with children in cars. Amanda stated that when the quarry first operated there were 3 major accidents where the trucks rolled over.

J. Duarte reiterated that the Town of Candia needs to be diligent and stay on top of this situation.

J. Duarte added one more note that he had talked to Ed Fowler about the Crowley Road project about a potential existing habitat problem. He will talk to the Fish & Game as there is tremendous wetland area and would like to request to go ahead to research this from the Planning board. The board was in consensus that he should investigate.

Chair Girard asked if anyone had anything else to discuss, if not will entertain a motion to adjourn.

Joe Duarte **moved** to adjourn at 7:45pm Judi Lindsey **seconded**. **All were in favor.**

Respectfully submitted,
Sharon Carrier
Recording Secretary