

CANDIA PLANNING BOARD
MINUTES of May 21, 2008
APPROVED

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

Absent: Sean James. Barry Margolin

The Chair called the meeting to order at 7:00 p.m. Amanda Soares stepped in for Sean James.

Review of minutes

J. Lindsey **moved** to accept the minutes of May 7, 2008 as corrected. K. Byrd **seconded**. **All were in favor.** The following corrections were made:

- Page 2, 10th paragraph, remove the.
- Page 3, 2nd paragraph, remove to.
- Page 4, Change dead to deed.
- Page 4, Change apposed to opposed.
- A. Soares, J. Lindsey, K. Byrd grammar changes.

Informational

Linda Lamarche, 131 Langford Street, Candia, NH 03034; Major Site Plan; Map 408 Lot 018; to build a 70 foot covered round horse pen. L. Lamarche presented revised site plans from RSL to construct a 70 foot covered round horse pen. The original site plan had a larger rectangular covered horse pen. Chair Girard explained that L. Lamarche's original site plan was over 10 years old and this site change would have to be a new application. K. Byrd asked if she had talked to the Building Inspector to see if this was a Major or Minor Site Plan. It is a Major Site Plan Application due to the size of the building. K. Byrd told L. Lamarche that they can answer any questions tonight but cannot vote on this tonight. L. Lamarche said she has already submitted a Major Site Plan Application to be heard on June 4, 2008. F. Kelley explained that L. Lamarche came to this informational to make sure that she has everything she needs for the application. Chair Girard said that the new plans need to be stamped by RSL and that the Town now requires a mylar for recording at the registry. An application review was scheduled by the Planning Board for May 28, 2008 at 7pm. K. Byrd, A. Soares and G. Asselin will be on the committee. K. Byrd told L. Lamarche that she should have RSL present at the application review. L. Lamarche thanked the Board for their time.

Other Business

Environmental Impact Assessment Study on 10 lot subdivision Crowley Road

Chair Girard noted that Harbor Street had chosen one of the firms on the list from Ed Fowler. Chair Girard said that this may not be acceptable to the Board so the applicant has agreed if the Board wants someone else to do a study or check their study the applicant will pay for it. She said she had talked to two groups and the Planning Board

had received a letter from Stantec, that they can do the study as well. Chair Girard received outlines from other firms but did not get prices. Chair Girard wanted to discuss the firms first with the Planning Board before requesting pricing. R. LaBranche from Stantec passed out paperwork that included Stantec's qualification information about their environmental management group and the resume of the individual that would actually perform the work. He is a wetlands scientist and environmental biologist. R. LaBranche said the study would take one day in the field and approximately two days to write the report. The estimated cost to perform the work would be \$2500.00. He would be able to do the study as soon as it was authorized and once the additional funds were received from the applicant. R. LaBranche said that they would do a functional analysis using the Army Corp 12 criteria and a study on the impact of the development: septic systems, driveways, houses, and fertilized lawns etc. Wildlife would be included. K. Byrd suggested that the Chairman of the Conservation Committee look at Stantec's study to see if his is agreeable to the study since he requested the study. K. Byrd said that Stantec is a logical choice to do the study since they have already done the review of the subdivision. Chair Girard felt that Ed Fowler would not have a problem with Stantec doing the study since they are the Town's engineer. The Board would like to have this done by June 4, 2008. R. LaBranche said that this study could be done by June 4, 2008, if authorized and paid for right away.

M. Girard **motion** to allow Stantec to do the environmental impact evaluation study. J. Duarte **seconded**. All were in favor.

Chair Girard asked if the applicant was sent the information from Stantec. R. LaBranche said they had sent the information. Chair Girard commented that the Board does not require 2 studies and that the applicant can have the study from Stantec checked or the applicant can submit another study.

Electronic filing of plans

Chair Girard noted that S. James is working on the electronic filing of the plans. Stantec submitted a sample what Town of Hooksett uses. Chair Girard said electronic filing will be discussed further when S. James is present.

Roundtable June 23, 2008

Chair Girard let the Planning Board know that all committees are invited to go the selectmen's meeting and each committee is asked to present 3 items to discuss. Chair Girard asked if anyone had any suggestions to give them to S. Carrier or herself. These suggestions or areas of discussion for example could be anything the Planning Board feels needs to be changed or updated. Chair Girard stated that a notice should be coming out for this meeting.

Rules of procedures

Chair Girard asked if everyone had received the current copy of the Rules of Procedures and pointed out that the Rules of Procedures have not been updated in five years. She wanted everyone to take them home and review the rules and come back to the Planning Board with recommendations on what could be updated. K. Byrd brought in a copy of

Rules and Procedures that he received at a recent conference. The secretary was asked to email a copy of these rules to everyone.

Signing of Mylar, Easement Plan, Candia Technology Park, Map 408 Lot 30-21-1 Recycling Center driveway easement (ref: O'Neil Major Subdivision 7/5/06)

Chair Girard, K. Byrd, J. Lindsey and G. Asselin signed the Mylar and other plans. The mylar will be recorded at the registry.

Cher Griffen of Griffenbrook LTD, 174 Raymond Road: Request for an extension on the Conditional Certificate of Occupancy that expires 5/30/08 and to address the topcoat

Chair Girard noted that no one was present from Griffenbrook. She said C. Griffen is requesting an extension on the Conditional Certificate of Occupancy that is expiring on 5/30/08 and C. Griffen is also requesting not to put the top coat on the driveway. The Building Inspector does not favor eliminating the top coat. The topcoat per D. Lewis, will last only 2-3 years before it deteriorates. The Building Inspector does not have a problem with an extension of time to finish the work. The top coat would be a waiver request. K. Byrd stated that waivers are not accepted after the plans have been approved. K. Byrd asked if a sealer could be used and D. Lewis said that the binder is porous and requires a topcoat. J. Duarte asked to give some additional time for the top coat there since there will be no environmental problems and to take some pressure off Griffenbrook LTD. Cape cod berms are necessary for drainage system and need to be put in place.

M. Girard **motioned** to grant a Temporary Certificate of Occupancy to complete all unfinished work within 60 days, except the topcoat only, which must be completed by September 1, 2009 with no further extensions. J. Lindsey **seconded**. All in favor

Candia Woods, 313 South Road, Map 410 Lot 143; to talk about the parking issue on South Road.

D. Lewis said they were not present. He said that the no parking sign issue on South Road came about last spring when the addition to the Brady residence was being built. During this time 10-30 cars a day were parking on South Road. The Building Inspector was involved and the police but nothing seemed to stop the parking on South Road. Candia Woods said if the town would not enforce the no parking issue then they will remove the signs. Candia woods noted that they are only open 5 months a year and the construction parking lasted more then 3 months. Mike McGillen talked to Candia Woods about putting the no parking signs back up. D. Lewis said that Candia Woods wants to come back to the Planning Board with a parking plan.

K. Byrd suggest to make a proposal to Candia Woods, that the Town will put up the no parking signs and bill them for it. D. Lewis asked if the Planning Board could send a letter stating that the Town will put the signs up at their expense. K. Byrd asked F. Kelley Chair of the Board of Selectmen what his thoughts were on this issue. F. Kelley says he definitely agrees that the signs have to be put back up. He also agreed that when Brady was building their addition, it was a mess on South Road. Chair Girard noted that roads are actually the Selectmen's area and that the letter should come from the Board of Selectmen. D. Lewis said there were a total of 5 or 6 signs removed. K. Byrd suggested

giving Candia Woods the option of putting the signs back up and if not, the Town will get more signs and put them up and bill Candia Woods. J. Duarte asked F. Kelley Chairman of the Board of Selectmen, if he would send the letter out to Candia Woods.

Candia Crossing Restoration Bond

J. Cole was present. Chair Girard understood that at the Board of Selectmen's meeting that the letter of credit was not accepted by the Town Attorney. J. Cole said he was aware of this. Chair Girard noted that she had received a new form sent out by D. Chabot Selectmen's Assistant. She said that the Planning Board was asked to fill in the time frame of what the letter of credit should be and she also noted that one year was not acceptable to the Town Attorney. J. Cole stated that R. LaBranche is knowledgeable on bonds and would not be adverse to his recommendations. The Restoration Bond is for the first phase which is a temporary access.

Chair Girard reminded the Board that they had a site walk on Saturday, May 31, 2008 at 9:00 a.m. on Crowley Road, Map 414 Lot 090.

Joe Duarte **moved** to adjourn at 8:20pm Garrick Asselin **seconded**. **All were in favor.**

Respectfully submitted,
Sharon Carrier
Recording Secretary