

CANDIA PLANNING BOARD
MINUTES of June 4, 2008
APPROVED

Present: Mary Girard, Chair; Kim Byrd, Vice Chair; Joe Duarte, Selectmen's Rep.; Judi Lindsey, Scott Komisarek, Alternate; Amanda Soares, Alternate; Dennis Lewis, Road Agent

Absent: Barry Margolin, Garrick Asselin, Sean James

The Chair called the meeting to order at 7:05 p.m.

Review of minutes

Judi Lindsey **moved** to approve the minutes of May 21, 2008 as amended. Amanda Soares **seconded**. **All were in favor**. The following amendments were made:

- Page 3, 3rd paragraph, change the word "is" to "does".
- Page 4, change "Barry Margolin" to "Garrick Asselin".
- Page 1, Remove Barry Margolin as present and put Barry Margolin and Sean James as absent.

Jim Franklin for Robert Martel, 613 High Street, Map 405 Lot 54 & 56 for a lot line adjustment and subdivision and to build a retirement home on one of the lots. Robert Martel and Jim Franklin were present. Mr. Franklin presented the Board with some plans. He has done a full perimeter survey of the property (lot 54, 55, & 56) and is shown on the drawing. The total perimeter is 79.5 acres and total lot frontage is 436 feet. Kim Byrd question if lot 55 has frontage. Mr. Franklin stated that was correct and wasn't sure why it had a parcel number, but it shouldn't be an issue. He further explained if they do the lot line adjustment it would eliminate lot 55. Mr. Franklin referred to the second sheet of the plans. He explained he did a topographical survey, wetlands identification and delineation, and a NCSS soil survey in anticipation of a subdivision that would create a new lot. Mr. Franklin was hoping they could accomplish this by doing lot line adjustment. He then went over the soil survey and explained the soil is moderately well drained to well drained. Mr. Franklin stated lot 54 is 2.8 acres, lot 55 is 2,300 square feet, and lot 56 is 76 acres. They would like to adjust the lot line so that lot 56 is 3.2 acres, lot 55 would be eliminated, and lot 54 would be 76 acres. They would not be creating any new lots just changing the areas. Mr. Franklin stated he would like some direction from the Board before making the application. Chair Girard confirmed that Mr. Martel would like to do a lot line adjustment, but it's a large amount of land. Kim Byrd stated there is a limitation on the amount of land that can be conveyed (3 acres). There was a brief discussion on 1 ½ contiguous acres of upland soil. Mr. Franklin stated if it's in the subdivision regulations that he can't do a lot line adjustment he will request a waiver. If it's in the zoning ordinance they will submit a major or minor subdivision. Chair Girard suggested going to the ZBA to get a variance. Kim Byrd noted if any one of the lots could be potentially subdivided, it becomes a major. Mr. Franklin and Mr. Martel thanked the Board for their time.

7:15 p.m. – Major Site Plan Review by: Linda Lamarche, 131 Langford Street, Candia, NH 03034; Owner: Same; Location: 131 Langford Street, Map 408 Lot 018; Intent: To build a 70' covered horse pen.

Linda Lamarche presented the Board with plans. She stated she moved the proposed riding area. She went over some changes to the plans. Kim Byrd reported on the application review and felt the plans were sufficient and complete. Kim Byrd **moved** to accept the application. Joe Duarte **seconded. All were in favor.** The Board went over some issues. Kim Byrd stated a bench mark needed to be established by the applicant or existing USGS. Ms. Lamarche stated it was shown on the plans. She further stated RSL used the intersection of the two streets. There was further discussion on the bench mark. The next issue was a change in note 7. The total impervious cover was 20,000 square feet and was changed to show the new impervious area. Ms. Lamarche was still waiting for a letter from Fire Chief Cartier. Chief McGillen had no concerns. Chair Girard asked if any abutters were present. No abutters were present. Kim Byrd **moved** to approve the Major Site plan with the following conditions:

- A letter must be received from Fire Chief Cartier.
- A note concerning the local bench mark (being the road intersection) is added to the plan giving the distance from the granite bound.
- Any concerns to remedy are noted on the plan.
- Conditions to be met in 30 days.

Joe Duarte **seconded. All were in favor.**

7:30 p.m. – Minor Site Plan Review by: Judith Kerns, 307 Raymond Road, Candia, NH 03034; Owner: Same; Location: 307 Raymond Road, Map 409 Lot 129 Intent: To use existing 2 bay garage and open a car detailing business (interior & exterior car cleaning).

Amanda Soares went over the application review. She stated they needed to add tax map and lot numbers and the wooded areas needed to be marked. The abutting properties needed to be marked. Ms. Kerns stated both sides are residential and were marked. Kim Byrd stated the list of abutters were not included on the plan. Chair Girard counted seven abutters. Kim Byrd stated he would leave it up to the Planning Board, but didn't feel that all the abutters needed to be listed on a hand drawn plan. Chair Girard confirmed this would be a car detailed business. She explained her only concern was the water and soap (from cleaning the cars) running into abutting properties. Kim Byrd explained the Board would need more copies and they would not require a list of abutters on the plan. Chair Girard stated they would like at least 3 copies and put a signature block on the plans. Chair Girard asked if any abutters were present. No abutters were present. Judi Lindsey **moved** to give conditional approval for the minor site plan with the following conditions:

- The applicant provides 3 copies of the site plan with a signature block.
- The condition to be met in 30 days.

Kim Byrd **seconded. All were in favor.**

Liquid Planet

Kevin Dumont and Ron Severino were present. Mr. Severino stated they were close to getting a certificate of occupancy. He explained there have been a couple of changes. The first was the water slides needed to be turned 90 degrees. The second change was

the building goes out at two 45-degree wings. Mr. Severino went over the as built plans. Building Inspector Hallock stated the paving was done, but it was just the base coat paving. Mr. Severino stated the topcoat will probably be done in the fall. Kim Byrd stated there should be a note on the plans for the square footage of impervious surface (since it has changed). Mr. Severino stated he received the number for the water well, the septic is done, they received the discharge permit, and health and human service will be coming in at the end of the week. He spoke with Fire Chief Cartier who requested a larger pond. Building Inspector Hallock asked if they have improved the picnic area. Mr. Severino stated it's just a flat common area. Kim Byrd asked Building Inspector Hallock to describe the permit issuing process. Building Inspector Hallock explained there was minor modifications to the design of the plans and was looking for the Planning Boards approval to issue the certificate of occupancy. Kim Byrd stated the Board needs a new set of plans that reflect what was actually built. He questioned if the Board approves this conditionally and it has to be complete by a certain date, what does the Building Inspector do about the occupancy permit. Building Inspector Hallock noted the changes are minor. Mr. Severino stated they can bond the topcoat and they would have a year to get it done. He explained there are some items that would need to be bonded before they get a certificate of occupancy. Chair Girard read from the Modification of Design Improvements. Building Inspector Hallock explained that it is common to have a performance bond in place to complete the project. Chair Girard asked if there was handicapped parking. Building Inspector Hallock stated there would be handicapped signs due to a dirt parking lot. Chair Girard stated she wanted a copy of the as built plan. Building Inspector Hallock suggested a letter of agreement, which would state Mr. Dumont would have to be done by a certain date. Mr. Severino stated he would provide the Board with as built plans and bonding by September 1, 2009.

7:45 p.m. Continuance of Final Major Subdivision Application by: Harbor Street Limited Partnership, 123 Water Street, Exeter, NH 03833; Owner: Same; Agent: Same; Location: Crowley Road, Map 414 Lot 090; Intent: To subdivide Map 414 Lot 090 (consisting of 153 acres) into 10 frontage lots.

Chair Girard stated the Board has received a wetland assessment. Steve Michaud was present. Chair Girard discussed the site walk. Judi Lindsey noted it has been an unusually dry spring and the property may look different next year. Kim Byrd read from section 2.04 of the Zoning Ordinance. There was some discussion on shared driveways. Kim Byrd then read from section 6.01E of the Zoning Ordinance. He noted lot width must be maintained for at least a depth of 100 feet from the lot lines. Mr. Michaud stated the lot widths are maintained. Chair Girard noted at least two of the lots are irregular shaped. There was some discussion on the lot widths. Chair Girard mentioned the issue of the tree. She stated if Harbor Street Ltd. would take down the tree they would not need a scenic road hearing. Tony Timbrell went over comments from his report. There was some discussion on wetland "A". Kim Byrd noted wetland "A" looks like it affects 5 of the 10 lots. Tony Timbrell went over Stantec's recommendations. Chair Girard **moved** to continue the hearing to June 18th at 7:15 p.m. Amanda Soares **seconded**. **All were in favor**. There was further discussion on the shape of the lots. Chair Girard asked for comments from Conservation Commission Chair Fowler for the next meeting.

Other Business

Chair Girard mentioned two meetings at SNHPC one on June 17th on Storm Water Runoff and another on June 18th on Brownfield Sites.

Amanda Soares asked if the contact list could be updated. Secretary Carrier stated she would update it.

The Board signed the new mylar (resubmitted) for the Recycling Center easement.

Chair Girard asked the Board to read the environmental sturdy for the next meeting.

Kim Byrd **moved** to adjourn. Joe Duarte **seconded**. **All were in favor.**

Respectfully submitted,
Andria Hansen
(transcribed from Sharon Carrier's notes)