

CANDIA PLANNING BOARD
MINUTES of October 1, 2008
APPROVED

Present: Mary Girard, Chair; Kim Byrd, Vice Chair; Joe Duarte, Selectmen's Rep; Judi Lindsey; Garrick Asselin; Sean James; Amanda Soares, Alternate; Scott Komisarek, Alternate; Dennis Lewis, Road Agent; Rudy Cartier, Fire Chief

Absent:

Chair Girard called the meeting to order at 7:00 p.m. Amanda Soares was asked to sit on the Board to replace Barry Margolin who resigned.

Review of minute 9/17/08

J. Lindsey **motioned** to accept minutes of September 17, 2008 as amended. K. Byrd **seconded**. All were in favor. S. James and A. Soares abstained.

The following amendments were made:

- Page 1, Last paragraph 4th line from top insert "vote" after "tie". 7th line from the bottom of the page insert "structural" before "carrying".
- Page 2, First paragraph 2nd line change "Bird" to "Byrd". Clarify and insert the clarification of the study being done by Erica Washburn.
- Page 3, 3rd paragraph 2nd line change "will" to "may".

7:15 pm – Continuance Minor Site Plan Application by: Cellco Partnership d/b/a Verizon Wireless, 400 Friberg Parkway, Westborough, MA 01581; Owner: Richard E Gilbert Irrevocable Trust; Agent: McLain, Graf, Raulerson & Middleton Law Offices 900 Elm Street P.O. Box 326, Manchester, NH 03105-0326; Location: 26 Old Manchester Road, Map 410 Lot 152; Addition of antenna on existing wireless communications facility

David Wittman, of McLane, Graf, Raulerson & Middleton was present. No abutters were present. D. Wittman first discussed the 3 issues the Fire Department had. The propane tank is 500 gallons and requires a 10' radius from property line. D. Wittman passed out drawings showing the 10' radius of the propane tank. D. Wittman said part of initial approval for the previous owner was the Knox Box and the emergency contact information signage. D. Wittman said he sent a letter to AT & T reminding them that they are responsible for the Knox Box and the required posting of emergency contact information. The applicant sent documentation with the letter showing the owners are responsible for the Knox Box and signage. A copy of letter was given to the Planning Board with attachments.

D. Wittman addressed the Building Inspectors concerns next. He said there was typing error regarding the proper wind speed code and it should read 2006 code not 2000 code. The foundation plans were obtained and an analysis is in process and should be ready soon. K. Byrd asked if the engineers may require test borings underneath the foundation. D. Wittman said the engineers do not foresee any issues with the foundation but cannot answer the question at this time.

Chair Girard suggested a conditional approval. The conditions would be to address all the concerns, questions and requirements that the Building Inspector and Fire Chief have brought forth.

K. Byrd **motioned** to grant a conditional minor site plan approval with conditions to be met within 60 days. Applicant to obtain a letter from the Building Inspector saying they have addressed and complied with his concerns and to comply with the Fire Chief's requirements of emergency contact signage and installation of a Knox Box. A. Soares **Seconded**. All were in favor.

Chair Girard told the applicant that when the Building Inspector tells the Planning Board that they have satisfied his requirements and concerns then the Planning Board will sign the plans and the applicant can get their building permit.

The applicant felt it was owner's responsibility to install the Knox Box. Chair Girard said that a letter will be sent to AT & T and the applicant should also follow up with the letter they sent to AT & T because the Knox Box is required and does affect them.

Other Business

Law Lectures

Car pooling was discussed. It was the consensus to meet at the Town Offices at 6pm to carpool with A. Soares.

S. James **motioned** to cancel the Planning Board meeting October 15, 2008 for the Planning Board members to attend the Law Lectures. J. Lindsey **seconded**. All in favor
Notice of cancellation of October 15, 2008 Planning Board will be posted. Next Planning Board meeting is November 5, 2008.

Fire Department Review and Inspection Fees

R. Cartier presented a letter to the Planning Board requesting compensation for reviews and inspections. Chair Girard saw no problem, the money is available. Ten cents per square foot is collected. J. Lindsey was in agreement. S. James saw no problem with retroactive payment. Chair Girard said that he is a volunteer and if the Town had to hire someone that it would cost much more. K. Byrd was not in favor of retroactive payments. It was suggested to have R. Cartier submit invoices and use the same procedure for payment like Stantec.

K. Byrd **motioned** to recommend that the Fire Chief receive compensation for inspections for site plan and subdivision reviews as outlined in his letter dated October 1, 2008 with the following amendment: 2nd paragraph 2nd line insert after hour "not to exceed amount collected from applicant." J. Lindsey **seconded**. All in favor.

Architectural Design Regulations

Diane Philbrick, from the Heritage committee, requested to have page 13 and 14 of the regulations be posted on the website. It was the consensus of the Planning Board that no regulations will be posted on the website. The Heritage Commission is free to post on their site a synopsis of the architectural design requirements.

Candia Crossing Map 406 Lot 016 Well and Site Plan changes

J. Cole and S. Komisarek were present. They presented drawings with the proposed site for the new well. They explained the 3 present wells did not pass the draw down tests required by the State. An email from Stantec was received today regarding the new well site. Stantec said he recommends the well drilling as required near the cul-de-sac location. No additional bonding is required due to minimal site work. He said the applicant must be required to submit a design change for the lot and road way reconfiguration. Site plan compliance monitoring is required for this change.

J. Cole said the new well site has the required 175 foot radius and if they get a good yield they will drill the second well. If the new well does not give adequate yield, J. Cole said they would use the new well and the well with the 1500' depth at the first site. Either way there will be sufficient water needed for the draw down tests required by the State of NH. The state of NH requires two wells in a community well system. The closest well to the new location is 1400 feet.

The new well site will change the location of the cul-de-sac and 4 additional acres will be put in conservation. This change in engineering seems to be the least expensive. There will be eight duplexes and originally there were 4. The increase in duplexes would make up for the loss of the single family units so the development would stay at 43 units. J. Cole said that they require 43 units to make this a viable project. This change still meets special requirements within the

ordinances. The positive impact will be to offer more units at a more affordable level. The duplexes will be featured in the first phase.

Chair Girard said per the interpretation of the regulations the plans have not been given final approval and are not signed by the Planning Board yet, which means changes could be made without going through the entire process again. Once the wells are all set, they can come back to the Planning Board with revised plans with final locations of the units to be signed by the Planning Board.

D. Lewis had no issues with the new site. He said a 10'-12' woods road exists to the new well location and the road would only have to be enlarged to 14' wide which can be done with minor clearing.

It was the consensus of the Planning Board that they did not need permission to drill. J. Cole said he wanted to let the Planning Board know what they were doing and to address any questions or concerns they may have.

K. Byrd said for the record, he is not in favor of creating more duplexes or other multiple housing and wants to see as many single family dwellings as possible. Multiple housing would create less assessed valuation and less income to the Town. Chair Girard said the duplexes will help with affordable housing. J. Duarte said the new plans will be addressed when they come back to the Planning Board with revised plans.

J. Cole thanked the Planning Board for their time.

Martel Lot Line Adjustment Mylar Signing

Chair Girard asked if they met the requirements. The wetland scientist stamp is on the Mylar. The driveway permit number is on the Mylar without a description. The location of the new driveway is not drawn on the Mylar. The secretary is to contact applicant regarding driveway permit. The Planning Board wants to see the driveway permit before the Mylar is signed.

SNHPC Impact Fees

Chair Girard said she received a letter back from Jack from SNHPC late today. They have more questions and need more information. They need more information from Dennis and they want to set up a meeting between the school principal, supervisory union and some other people. Chair Girard could not open the spreadsheet attachment that SNHPC sent in the email. J. Lindsey asked about questions that J. Munn wanted her to pass along to the school. Chair Girard said she never received the questions. Chair Girard said the Planning Board will discuss this at a future meeting.

J. Lindsey **motioned** to adjourn at 8:10 pm. J. Duarte **seconded**. All were in favor.

Respectfully submitted,
Sharon Carrier
Land Use Secretary