

CANDIA PLANNING BOARD
MINUTES of November 5, 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.

Review of minute 10/01/08

J. Duarte **motioned** to accept minutes of October 1, 2008 as amended. S. James **seconded**. All were in favor.

The following amendments were made:

- Page 1, 6th paragraph 3rd line insert "from property line" after radius.
- Page 2, 2nd paragraph 5th line change closet to "closest".

7:15 pm – Minor Site Plan Change of Use Application by: Jan Kent 72 West Shore Drive, Raymond, NH 03077, Property Owner: Jeffrey Kantor 1015 Meadow Lane, Dunbarton, NH 03046, Property Location: 286 Raymond Road, Map 409 Lot 115; Intent: Change of use: Precision Machine Shop in existing building.

Jeffrey Kantor, owner and Larry and Jan Kent applicants were present. Abutters Amy Bright and Donald Swiatek of 280 Raymond Road and Robert Pearson of 301 Raymond Road were present. Chair Girard said the last occupant was a trucking company and the new use will be a precision machine shop. No changes will be made to the building. Chair Girard had a letter from the Building Inspector and he had no issues. Larry Kent said the present power source is 200 amp 3 phase and that they may add another 200 amp 3 phase electric panel in line with the original panel. L. Kent said the standard operating hours are M-F 7am to 3:30pm and there may be occasional overtime on weekends when there is a deadline. Deliveries would be once every other week but UPS will be there everyday. There will be 4 employees and parking would be for 4 cars. Future expansion will be robotized equipment. It is not a retail store.

K. Byrd noted the applicant is coming forward under Table c-2, Use Regulations for a machine shop that is permitted use in a commercial zone. It was clarified that they are not doing manufacturing and packaging. L. Kent said they make mostly commercial small precision parts that they supply to customers that use them in their manufacturing.

S. James asked about waste. L. Kent replied that the machines are self-contained with 40-80 gallons of coolant. The coolant is recycled through the machines and once a year when the coolant runs down they clean the machine out and replace the coolant. The leftover used coolant is put in a waste barrel with the cover off and it reduces to almost a solid, which is then taken away. L. Kent said he has not generated more than 100 gallons in waste in ten years. The coolant is a semi synthetic and non flammable which is mixed prior to putting in machines and comes in concentrated 5 gallon containers. L. Kent said they try to recycle all of their metals, cardboard, and most trash. J. Duarte did not see a problem with the change of use.

Chair Girard asked the abutters if they had any questions. Amy Bright an abutter said that the discussion answered her questions. Chair Girard said that they would need a change of use occupancy certificate and a sign permit.

J. Duarte **motioned** to approve the change of use to a machine shop at 286 Raymond Road. G. Asselin **seconded**. **All were in favor**. Applicant was told that they would need to get a change

of use occupancy certificate, a sign permit and electrical permit if there were to upgrade the electric service in the building.

Other Business

Re- Discussion of Fire Department Review and Inspection Fees

Chair Girard said she had drawn up a policy and agreement for the Planning Board to review and sign Chair Girard read the agreement, “*The planning Board agrees to pay \$25 an hour to the Candia Fire Chief for his work with total payment not to exceed funds collected from the applicant for any application. Any extra time required will not be charged for compensation. The Fire Chief will submit invoices to be approved by the Planning Board Chairman. This Agreement will be binding until amended by a full vote by the Planning Board.*” Chair Girard said if the Planning Board wants to vote to approve the agreement then she will sign the agreement on behalf of the Board with Rudy Cartier. Chair Girard asked Rudy Cartier to review the documents. He was in agreement.

K. Byrd asked if the Building Inspector was qualified to do these inspections. R. Cartier said that the Building Inspector is certified Fire Inspection I and does not have background in Fire protections and plan reviews for Fire Inspection calculations. The Building Inspector is currently doing oil and propane burner inspections which the town charges a \$25 permit fee. R. Cartier said he does the fire calculations for the Town on new homes and subdivisions to ensure the Fire protection meets the NFTA requirements. He further explained he has the professional engineering skill level to review plans and inspections. K. Byrd clarified that the money is paid directly to R. Cartier and he pays the taxes.

Chair Girard said she talked to the Town Attorney and he said the Town has the right to spend money they collect. For example, it would be similar to engineer fees with the difference being left over money from engineering fees are returned to the applicant and the Fire Department fees left over go into the general fund. J. Duarte asked when R. Cartier invoiced to make the invoices specific for people to understand them. R. Cartier said he would use the same format that Stantec uses. R. Cartier said the applicant benefits because an engineering firm would cost considerably more.

G. Asselin **motioned** to approve the Policy for Fire Department Inspection Fees. A. Soares **seconded. All in favor.** The Planning Board members all signed the Policy.

J. Lindsey **motioned** to accept the Fire Department Inspection Fee Agreement and have Chair Girard sign on behalf of the Planning Board. G. Asselin **seconded. All were in favor.** Chair Girard and R. Cartier signed the agreement.

SNHPC Discussion Workforce Housing

Chair Girard introduced Jillian M. Harris from SNHPC who gave an overview and answered questions on Workforce Housing bill that is going into effect July 1, 2009. She passed out information explaining Workforce housing law, frequently asked questions and explanation of the law in plain language.

Chair Girard asked how the Town would know if they are meeting the requirements. J. Harris answered that the Town would have to decide using its regulations, ordinances and what the Town has available now for Workforce Housing and to see if the Town provides a reasonable and realistic opportunity for development of workforce housing that includes rental housing and multi family housing. J. Harris said the Town could use the 2005 Housing assessment needs report from the commission which is going to be updated next year. Chair Girard noted that the Town has changed since 2005. J. Harris said that only 2-3 Towns were meeting the analysis. She said the Town does not have to have the actual workforce housing built but have the possibility and economically viability for development. Affordable means no more than 30% income spent on housing. Workforce housing is housing that is affordable for a renter family of 3 making 60% area median income and owner family of 4 making 100% area median. Workforce housing does

not include age restricted housing developments and does not include developments with greater than 50% of the units with less than 2 bedrooms.

K. Byrd asked if manufactured housing complies. J. Harris said she would assume they would count if they had 2 bedrooms. J. Duarte asked about medium income. J. Harris said using HUD numbers to determine if affordable. K. Byrd asked if the wetlands would count and J. Harris said that the wetlands would not count in the calculations.

S. James suggesting working on lot size and density and suggested making certain areas of the Town available for Workforce Housing. Right now commercial areas have a 2 acre min to build. K. Byrd asked if the Town was required to build the houses. J. Harris answered no but the opportunity must be available even if may never happen. S. James suggested 1 acre lots which would bring the price of the house down. J. Lindsey commented Workforce Housing should be where the work is so lower income families could be where transportation is available. J. Duarte said that all municipalities should supply reasonable availability of Workforce Housing. S. Komisarek said the State mandates that we provide this opportunity which stemmed from the Chester court case involving a developer who wanted to build Workforce housing. Paying more taxes to allow affordable housing was discussed. J. Duarte said that this housing may keep the young people in Town. A. Soares suggested the ZRRC committee start to work on Workforce Housing after the March 2009 vote to give the ZRRC an early start. J. Harris felt that if the Town was working on Workforce Housing that a court would take that into consideration. It was the consensus of the members not to rush into this.

J. Duarte suggested the key is to finding a balance. The communities are aging in NE. Young talented people are leaving the area and the Towns need to retain some of these people. Having time to work and be prepared and have options before someone comes forward to build affordable Workforce Housing is important.

Jeanne Clifford 464 Currier Road felt that Candia does need affordable housing. Chair Girard thanked J. Harris for her time.

Martel Lot Line Adjustment Mylar Signing

Chair Girard said the only condition needed was a copy of driveway permit because only the driveway permit number was on the Mylar. This was provided. The Planning Board signed the Mylar and plans.

Verizon Wireless Site Plans Signing

Chair Girard informed the Board that the applicant had submitted revised plans and have received a letter from the Building Inspector that they have complied with his conditions. R. Cartier was concerned with the applicant providing the Knox Box and signage that is required. The Board signed the site plans.

Crowley Road Major Subdivision Map 414 Lot 90 NOD dated 6/18/08

Chair Girard informed the Board that Harbor Street had sent a deed restriction regarding the use of fertilizer. This is one of the conditions on the NOD which has been sent to Town Attorney to be reviewed. He has not responded yet. J. Lindsey asked to have an electronic copy forwarded to Ed Fowler.

D. Lewis informed the Board that there were for sale signs up on Crowley Road. There was a discussion of legality. It was discussed that the owners could take deposits contingent on the plans being approved. It was the consensus of the Planning Board to send a letter to remind them that they could only take deposits on the lots contingent on final approval.

Other Business

Chair Girard asked the Board if they felt that they were familiar enough with the Brown Road Major Subdivision to be heard on November 19, 2008 that a review was not needed. The Board agreed that they did not need a review.

Chair Girard informed the members that at the November 19, 2008 meeting the Board of Selectmen and Stantec will be present to review Stantec's rates and service for the Town.

D. Chabot gave the Planning Board a recorded Boundary Line Agreement for the Board to review. It was the consensus of the Board that a Boundary Line Agreement does not need their review. It is between the property owners to come to an agreement between themselves where their surveyed lines fall.

J. Duarte **motioned** to adjourn at 8:40 pm. G Asselin **seconded**. All were in favor.

Respectfully submitted,
Sharon Carrier
Land Use Secretary