

CANDIA PLANNING BOARD
MINUTES of November 19, 2008
APPROVED

Present: Mary Girard, Chair; Kim Byrd, Vice Chair; Joe Duarte, Selectmen's Rep; Judi Lindsey; Sean James; Amanda Soares, Alternate; Dennis Lewis, Road Agent; Fred Kelley; Selectmen

Absent: Garrick Asselin; Scott Komisarek, Alternate

Chair Girard called the meeting to order at 7:05 p.m. A. Soares was asked to sit on the Board.

Stantec Engineering Rates and Service Review

Tony Timbrell was present for Rene LaBranche. Chair Girard explained that Stantec was asked to come to a meeting to review rates and service. T. Timbrell said their rates are at or slightly above other firms. He feels they offer and provide good service. Stantec knows the regulations well and understand the balance of the Board and respect what the Board wants.

T. Timbrell said unforeseen and unusual items present themselves to developers like environmental studies, wetland analysis, traffic studies, box culvert studies, architectural issues, boring, well drilling, etc. These unforeseen items typically do not happen but when they do they add additional costs to the developers.

It was the consensus of the board that is not necessarily the hourly rate that is too high but the applicants not being prepared. When the applicant is not prepared there may be additional meetings, inspections and letters etc. S. James said that \$100 is not unusual for a letter. D. Lewis said developers constantly change items in the field, which require additional reviews, inspections and re-inspections. D. Lewis commented that what should take 4 hours for inspections ends up taking 20 hours for inspections. D. Lewis said it is made clear at preconstruction meetings what is expected of the applicant. A. Soares agree with D. Lewis that developers should know what they need. Applicants are in control of the cost by being prepared.

It was suggested that the applicant cannot come back to the Board until they answer all questions from the Engineer and the Board. This would help in eliminating unnecessary meetings and associated costs.

S. James suggested a more detailed letter of upfront costs for example: 10 site visits, 10 hours phone call consultations etc. J. Lindsey suggested having a price list available for reviews and studies that may be required. K. Byrd noted decline in quality of engineering work applicants submit contributes to more costly reviews. This may be due to the economy. T. Timbrell suggested looking at having standard costs put in place, i.e. cost for 1-3 lot subdivision, 3-5 lot subdivision. T. Timbrell said this could be done by looking historically at costs to help establish the standard costs.

F. Kelley said he receives calls from applicants saying the engineering firm is over charging them. For example, an applicant initially gave \$5,000 and it ended up costing over \$11,000. Even if the cost is justified the applicant does not see it. Suggest streamline reviews and have everything addressed with costs upfront. It is better to refund then double the costs for the applicant.

Chair Girard said the Board does an application completeness review then the plans would go to Stantec for technical review 30 days before the hearing date.

Additional costs arise when Stantec sends an Authorization for additional services for additional funds to go forward. The Town has to ask for more money from the applicant for the additional funds and this takes time and adds additional costs.

J. Duarte suggested using a system similar to what the Town has set up with the attorney with negotiated rates and a cap on amount that can be spent. J. Duarte said he is confident in the work

that Stantec does. He feels detailed breakdown disclosure of costs up front will help eliminate the animosity that arises in additional costs.

Chair Girard asked T. Timbrell to relay everything that was discussed to R. LaBranche. J. Duarte asked T. Timbrell to send a copy of what the Planning Board received to the Board of Selectmen. T. Timbrell said he would like to schedule a meeting to review list and cost and quote of hourly costs. J. Duarte thanked T. Timbrell for his time.

7:30 p.m. - Preliminary Major Subdivision Application: Applicant: Nikki Realty, LLC 161 River Road, Manchester NH 03104; Owner: Same; Property Location: Brown Road Map 413 Lot 18; Intent: To subdivide into two house lots.

Pierre Peloquin and Jim Franklin were present. A. Soares stepped down as she is an abutter. Abutters Denis & Susan Tremblay 109 Brown Road and A. Soares 132 Brown Road were present. J. Franklin said the applicant is coming forward for a subdivision for 2 lots and gave an overview.

Chair Girard **motioned** to accept the application for a preliminary hearing. J. Duarte **seconded. All were in favor.**

Chair Girard noted that this property has come before the Planning Board before. There was a previous informational for 3 lot subdivision. Chair Girard said there may need to be an engineering review by Stantec.

J. Franklin said the subdivision is for 2 single family homes. Lot 18 is 13.5 acres and 18-1 would be 35 acres with a common driveway. J. Franklin showed both building envelopes exceed the regulations and he broke down soil types. The length of the driveway is 1300'. Chair Girard said the common driveway would require an easement and Wetland Permit would have to be updated to specify 20' driveway standards and the permit has to be in the new owner's name.

Chair Girard asked if the applicant would agree to no further subdivision and he replied yes. The applicant said they would do a deed restriction and the restriction would be noted on the plans. Chair Girard said she will request another letter from the Fire Chief because this is a 2 lot subdivision not 9 lot subdivision. Applicant did not have a letter from the Tax collector regarding current use.

J. Lindsey had concerns with the large amount of wetlands and asked about an environmental study. J. Duarte commented about potential wetland problems and being located in flood plains. K. Byrd said the Building Inspector's comments noted a flowing stream at the first designated driveway crossing from the street shown on the drawing even as recently as October 28, 2008. J. Franklin said the environmental study was done in conjunction with the wetland crossing application. K. Byrd commented long and shared driveways are potential problems and suggested deed restrictions on shared driveways. K. Byrd said the Wetland Crossing was never reviewed by Stantec because the previous application was withdrawn.

Abutters Dennis and Sue Tremblay asked to see the plans which the applicant showed them. Abutter A. Soares commented that at previous ZBA meetings there were many concerns brought up by the abutters and is documented. She also pointed out that if this area floods and someone build a home and were flooded, they could come back on the town. There is a Federal Flood Plain on this part of Brown Road. Past ZBA cases and informational were requested.

J. Franklin said the test pits were redone on 10/14/08. P. Peloquin said the abutters could see where the test pits are located; they are marked with orange flags.

It was the consensus of the Board to not continue the Preliminary hearing. Chair Girard will write a letter for the Board recommending the applicant to not go forward at this time. There is information missing which at a minimum will be listed in the letter. The applicant can still choose to come forward. J. Duarte thanked J. Franklin for his presentation.

Other Business

Chair Girard discussed the importance of attending the upcoming 12/03/08 Planning Board meeting. It is a very important review work session to finalize the zoning amendments for the public hearing on January 7, 2009.

Review of minute 11/05/08

J. Lindsey **motioned** to accept minutes of November 5, 2008 as amended. J. Duarte **seconded**. All were in favor.

The following amendments were made:

- Page 3 - 2nd to the last paragraph, 2nd, line remove the period after 2008.

J. Duarte **motioned** to adjourn at 8:30 pm. J. Lindsey **seconded**. All were in favor.

Respectfully submitted,
Sharon Carrier
Land Use Secretary