

**CANDIA PLANNING BOARD
PUBLIC HEARING
MINUTES of May 20, 2009
APPROVED**

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

Absent: Garrick Asselin

Chair Girard called the meeting to order at 7:00 p.m. S. Komisarek was asked to sit G. Asselin.

Review of Minutes 4/15/09

M. Girard **motioned** to accept the minutes as amended. J. Duarte **seconded**. **All were in favor.**

- Page 1, 3rd to last paragraph change who to "which", 2nd to last paragraph change recourses to resources and USG to "USGS" and change the to "then".
- Page 2, 6th paragraph change Council to "Counsel".
- Page 3, 2nd paragraph add "(strengths, Weaknesses, opportunities and threats)" behind SWOT Analysis.

SNHPC Final Buffer Study

Jack Munn presented the 2006 Final Buffer Study that was updated in 2007. Chair Girard asked if this study would still be relevant because the State has put a Shoreline Protection Act in place since then. J. Munn said the study is still pertinent. He said the study included a summary of Candia's buffers and wetlands restrictions including ponds, lakes and edges of wetland. He explained the difference in the study's buffer restrictions compared to the State's buffer restrictions. Candia's proposed buffer protects the vegetation while the State will allow forestry and agriculture to occur within a setback or buffer.

J. Munn said Candia's 100' setback for construction is good but is not a buffer. He explained the State's Shoreline Comprehensive Buffer covers only 4th order streams such as the North Branch River and the Lamprey River. The Town's buffer applies to 1st, 2nd, 3rd and 4th order streams. Candia has a lot of small tributaries and streams with vegetation that is not protected except for setbacks. The map on page 28 of the study shows the North Branch River, Lamprey River and Tower Hill Pond and others with proposed buffers areas. He suggests adopting the map with the ordinance. This will give the residents of Candia a visual of where the buffers are located.

J. Munn explained the proposed ordinance has 3 tiers. The first tier starts at 1' to 50' where all vegetation would be protected. The next tier is 50' to 100' where only 50% of the vegetation can be disturbed. The third tier is 100' to 159' where 75% of vegetation can be disturbed. Chair Girard confirmed that the septic system setback would still be 100'. J. Munn said the ordinance gives the property owner more flexibility than what the State has in place. The State sets up grid systems where they count trees, etc and is more restrictive. J. Duarte said he is against adding any more restrictions on property owners.

J. Munn said the study is important to adopt. The study goes along with the whole issue of ground water, drinking water, storm water run off, protection of wildlife and aquatic habitat in streams and rivers. Protection of these areas will continue to become more important for water quality. Candia is a very unique location containing the headwaters of the Fordway Brook, Lamprey River and Piscataqua River.

J. Munn talked about a similar ordinance that included a clearing and landscaping site plan which would provide clearing and landscaping plans to be attached to a building permit. S. James said he would like to see this in the ordinance proposed. He said he will update and add

the landscaping and clearing plan and send back to the Planning Board. Chair Girard thanked J. Munn for his presentation.

Harbor Street, Crowley Road

Dennis Lewis, Road Agent said the applicant is going to bring in the money for the road improvements by May 29, 2009. He said that if the applicant brings in the \$205,000 he would be able to start on the road work immediately and finish by June 30, 2009 before his next project Patten Hill Road which he is starting in July. He also said that he would not proceed unless the plans were signed by the Planning Board. The Board discussed increased asphalt costs if the paving is delayed.

It was the consensus of the Planning Board that the applicant posts the original amount and the additional money to hold in escrow if the asphalt costs increases.

Chair Girard said there were 3 items left for the applicant to meet the conditions. The first item is from the Town Attorney on whether he approves the letter from the applicant regarding conditions #14 and #15, a letter from Chief Rudy Cartier and a letter from Chief Mike McGillen saying that the applicant has met all of their conditions and concerns. D. Lewis said the applicant had letters from both Chief Rudy Cartier and Chief Mike McGillen. Chair Girard said the Board would need these letters before the plans could be signed. It was discussed which Board members would come into the Town Office to sign the plans once the money is posted and the letters were received so the Road Agent can begin work. An agreement would be signed by the applicant to hold the money in escrow.

Other Business

Solid Waste Impact Fee and the Traffic Impact Fees

It was the consensus of the Board to hold a Public Hearing to adopt both the Solid Waste and Traffic Impact Fees on June 17, 2009. J. Munn said he would be available to attend the June 17, 2009 meeting to answer any questions.

Legal Ads

There was a discussion regarding the public notice fees in the Hooksett Banner and Union Leader. The costs have nearly doubled. There is no choice but to increase the fee to cover the cost to notice. S. James **motioned** to increase the public hearing notice fee from \$50.00 to \$100.00. K. Byrd **seconded. All in favor.**

Exit 3 Map 410 Lots 137 & 137-1

Chair Girard told the Planning Board that she had sent out certified letters to Danais Realty and Wildcat LLC asking what their intentions were regarding their Lots Map 410, Lot 137 & 137-1.

J. Duarte said that R. Severino has put together a plan to improve exit 3 that would include a proposed grocery store location. His plans have been presented to the Board of Selectmen.

CTAP

J. Munn said that Candia has not yet endorsed the CTAP Road Map. There are 9-10 items to choose from to use the grant on. The Board said they would decide at the next meeting.

Zoning Review Revision Committee

S. James said that most of the topics the committee is working on require guidance and asked if J. Munn would be available to answer questions. S. Komisarek said they are not sure if they meet the low income housing. He feels that Candia has to look at other areas to bring in revenue before looking at work force housing. S. Komisarek said he is working on the Village District Plan which includes workforce in phase 3.

J. Munn suggested having an economic development committee to look at the commercial industrial uses. J. Duarte said the Town worked with Liquid Planet successfully and now there are 54 jobs created and \$20,000 in extra income from taxes that resulted from a change in land use. Everyone was in agreement there needs to be smart growth that protects the rural character and would make Candia more attractive.

Having an Earth Excavation Ordinance was discussed and Chair Girard said there was an ordinance put in place in the 1980's.

Workforce Housing

J. Munn discussed the Candia NH Affordability Analysis that he has sent to the Planning Board. The housing prices values are broken out in the graph. The graph broke down what percentage and what price range could be affordable to people within the median annual house income. J. Munn said the number of homes available and affordable with 20% down is 89%. At 10% down the percentage would be 75.7% and 5% down the percentage would be 72.73%. The question rose was this still affordable for the younger buyers.

It was the consensus of the Board to cancel the June 3rd meeting. The next scheduled Planning Board meeting is June 17, 2009 which will be the Public Hearing on the Impact Fees.

J. Duarte **motioned** to adjourn at 8.45pm. K. Byrd **seconded**. **All were in favor**.

Respectfully submitted,
Sharon Carrier
Land Use Secretary