

CANDIA PLANNING BOARD
MINUTES of September 2, 2009
APPROVED

Present: Mary Girard, Chair; Sean James Vice-Chair; Kim Byrd; Judi Lindsey; Ginny Clifford; Joe Duarte, Selectmen's representative; Scott Komisarek, Alternate; Jack Munn, SNHPC

Absent: Garrick Asselin, Amanda Soares, Alternate

Chair Girard called the meeting to order at 7:00 p.m. S. Komisarek sat for G. Asselin.

Minutes August 5, 2009

K. Byrd **motioned** to accept the minutes of August 5, 2009 as amended. J. Duarte **seconded**. **All were in favor**. J. Lindsey abstained. The following amendments were made:

- Page 2, 8th paragraph insert a period after presentation; 10th paragraph change "were" to "where".

Continuance 7:15 Preliminary Major Subdivision Application by: James M Lavelle Associates, 10 Bricketts Mill Road, Hampstead, NH 03841; Property Owner: Michael R Thompson 564 Old Candia Road, Candia, NH 03034; Property Location: Brown Road Map 413 Lot 046; Intent: To subdivide into five house lots. Michael Thompson was present. Abutters Linda Lavelle and Brian Cooper, 7 Hook Road were present.

Michael Thompson apologized to the Board for the poor plans that were presented and said he has a new engineer. He gave the Board a letter asking for a continuance until the October 21, 2009 Planning Board meeting so he could present new and clarified plans from the new engineer.

Chair Girard asked the applicant since they have a new engineer and plans that they withdraw their application and submit a new application. She said the current application has already been continued three times and this would make a fourth time and the current application is for the old plans not the new ones he wants to submit.

M. Thompson asked if they could continue the current application since the new engineer is using the old plans and have already paid the application and noticing fees. Chair Girard said the new plans and review should be kept separate from the current one. K. Byrd said their application fee and lot origination fees could be credited and the applicant would only have to pay for public notice and the abutters noticing fees if they submitted a new application. J. Duarte said he didn't have any problems with a continuance. K. Byrd, S. James, G. Clifford and J. Lindsey were in agreement with Chair Girard.

K. Byrd **motioned** to deny the approval of the Preliminary Application and that it is not advisable to proceed with plans as submitted. Application fees and Lot origination fees will be credited and the applicant only has to pay for public noticing fees and abutter noticing fees if they choose to come forward with a new application. S. James **seconded**. **All were in favor**.

Chair Girard said the applicant will be notified by mail of the decision and that the Preliminary application is closed. She said the applicant has until October 4th to put in a new application to be heard November 4, 2009. The abutters present were told they would receive a certified notice if the applicant comes back to the board with another application.

Other Business

CTAP 2nd Grant discussion

Jack Munn presented 2 copies of the DOT contract for Chair Girard to sign. J. Duarte **motioned** to have Chair Girard sign the contract for the Planning Board. K. Byrd **seconded**. **All were in favor**. J. Munn said Candia has two years to spend the grant.

Jack Munn explained the grant focuses on 4 areas: an Excavation plan, Source Water Protection plan, Mixed Use plan and a Road Connectivity plan. S. James asked if Jack Munn could attend the ZRRC meetings in October and November to finalize two of these items to

present to the Planning Board in December. It was discussed that Jack would start with the Excavation plan for the October ZRRC meeting then the Source Water Protection plan for November ZRRC meeting. J. Munn said it would be a combined approach for both the Zoning and Site Plans Regulations changes.

K. Byrd commented the Earth Excavation Regulations that the State regulations have in place severely tie the Towns hands with what regulations could be adopted. He felt that not much could be changed to the regulations the Town currently has in place. J. Munn said there have been modifications in recent years to the State Regulations. He said the first thing he would do would be to compare Candia's existing ordinance to the state statutes and focus on areas that the town needs to bring up to date and expand on them. The town could for example widen the set back buffers.

Chair Girard thanked J. Munn for coming to the meeting tonight.

Candia Crossing LLC

Chair Girard read into record, letter dated 8/27/09 received from John Cole and Scott Komisarek regarding Candia Crossing update.

“Dear Madam Chairperson, We are writing to update the Board on our progress on the Candia Crossing project. We drilled another well and did several pump tests this summer; we still need to drill another well for the clubhouse and do the engineering for the community water supply at a cost of approximately \$50,000. Given the state of the housing market we would prefer to wait until the market improves before we make an additional investment. We feel the site is very stable and will continue to monitor it closely. We have made a conscious effort to make the entrance area pleasing to the eye. Ultimately we think this project will be a positive for Candia, both in the wisdom and character of the residents it will attract and the additional tax revenue it will provide. The economic events that have unfolded are truly extraordinary and the circumstances that we face were unpredictable. It is our hope that the board will offer us some flexibility in dealing with this matter. Sincerely, John Cole and Scott Komisarek”

Chair Girard said their approval had no date or timeline when they would start. K. Byrd suggested writing a letter back thanking them for their update and that their approval as granted still stands.

Regional Economic Committee

S. Komisarek reported on the first meeting that was held in August. The meeting focused on the bigger towns with a common vision of what everyone wants to see. He said attending these meetings will help build relationships. S. Komisarek said there is a Rockingham Steering Committee that would focus more on Candia. This committee focuses on grants which would mean the town would have to put plans into place to be eligible for them.

S. Komisarek said the Town of Candia needs smart growth that includes commercial growth to bring revenue into the Town. The economics are not good right now but it is a good time to start to plan. He said they need to understand the identity of Candia and to keep the small rural town feel. He discussed having a start up plan in place and clean-up feasibility plan. He said that once he started looking into all of this that there is a lot to do but must be done in sequence including addressing water and septic.

S. Komisarek said he will continue to work with the Regional Economic Committee, the Rockingham Steering Committee and work on his for plans for Candia's 4-Corners Clean Up Feasibility plan and Village plan.

S. Komisarek said the meetings will continue bi-monthly. Chair Girard thanked S. Komisarek for attending the meetings and reporting on them.

ZRRC Committee Update

The next meeting will be held September 16, 2009 at Candia Town Hall. J. Munn said he will work with S. James on the Excavation plan for the October ZRRC meeting then the Source

Water Protection plan for November ZRRC meeting. S. James said they are also working on agriculture and mixed use.

Law Lectures Oct. 14, 21, 28

It was a consensus of the Board to cancel the October 21, 2009 Planning Board meeting since Board members will be attending a law lecture on October 21, 2009. The next following scheduled Planning Board meeting after October 21, 2009 is November 4, 2009.

J. Duarte **motioned** to cancel the September 16, 2009 Planning Board meeting due to lack of applications. J. Lindsey **seconded**. **All were in favor**. The next Planning Board meeting is October 7, 2009 at 7:00 pm.

J. Duarte **motioned** to adjourn at 8:15pm. J. Lindsey **seconded**. **All were in favor**.

Respectfully submitted,
Sharon Carrier
Land Use Secretary