

CANDIA PLANNING BOARD
MINUTES of December 2, 2009
APPROVED

Present: Mary Girard, Chair; Sean James Vice-Chair; Joe Duarte, Board of Selectman; Kim Byrd; Judi Lindsey; Ginny Clifford; Carleton Robie, Selectman

Absent: Garrick Asselin, Amanda Soares Alt; Scott Komisarek Alt

Chair Girard called the meeting to order at 7:00pm

Minutes November 18, 2009

J. Lindsey **motioned** to accept the minutes of November 18 2, 2009 as amended. K. Byrd **seconded. All were in favor.** The following amendments were made:

- Page 1, 2nd paragraph from the bottom insert “earth excavation regulations and” before “application”.
- Page 2 Under Lot Merger; replace “Fletcher” with “Perkins”.

Workshop to review amendments proposed by the Zoning Review & Revision Committee

Chair Girard opened the review with the first proposed amendment. The first proposed amendment is amendment #8 that was left off the ballot last year. It was published in the Town Report but never made the ballot in March of 2009. It had changes to Article V: Use Regulations under Elderly Housing. These changes were to make Elderly Housing consistent with regular housing.

The second amendment discussed is to create a new groundwater ordinance and new groundwater district for groundwater protection. The new groundwater district would be under Article #4 Establishments of Districts 4.01 Division into Districts. The groundwater ordinance would be a complete new Article labeled “Article XI Groundwater Protection.” The following original articles would be renumbered. Chair Girard said full text copies will be available at the hearing. S. James clarified that the full text need not be on the ballot but condensed down.

Chair Girard said this is a new Article to create a groundwater protection ordinance that is consistent with the NH Department of Environmental Services Model Groundwater Protection Ordinance. The purpose of the article is to protect drinking water sources within the Town. Chair Girard said that J. Munn from SNHPC drafted a letter to give to the Candia Residents that explains the Groundwater Ordinance but she felt it was too long a letter and would prefer one page that people would read.

Chair Girard said the third amendment proposed tonight, the Board does not know about and she apologized for putting it before the Board last minute but felt it was important if the Town is to enforce the Impact Fees. Chair Girard said at the time the Impact Fees were adopted J. Munn had said the Town’s ordinances were out of date. She requested input from J. Munn and was sent the copy of suggested changes from J. Munn on December 1, 2009. The proposed changes were passed out to all the Board members. She said there are quite a few changes to update and amend the impact fee ordinance that are currently in place. The changes will be in accordance with the new Solid Waste and Traffic Impact Fees that were adopted on June 17, 2009.

The Board was in agreement that the ordinance be updated since the Impact Fees have been adopted. S. James clarified that this amendment would go into the newspaper condensed into 1 or 2 sentences with the full text available at the Town Hall and at the public hearing. Chair Girard wanted clarification of when 14:03 C Impact Fee Ordinance was put in the ordinances. It was clarified 14:03C Impact Fees was voted and adopted in March 13, 2001, amendment #5.

S. James questioned having an annual review, in the last paragraph labeled review of the proposed Impact Fee ordinance changes. It was the consensus of the Board to remove annually and replace with periodically. S. James said that the CIP plan will need to be updated as well.

J. Duarte pointed out that SNHPC has had this information for awhile and that it would have been nice if the Planning Board was given more time. Chair Girard said there is time to read it over before the Public hearing.

S. James suggested that a fourth amendment be added regarding earth excavation updates that were discussed at the last Planning Board meeting. He feels it is important to update the Earth Excavations Regulations adopted in 1989 as they are outdated.

Chair Girard said that LGC was contacted and we were told that what the Town has in place for earth excavation is sufficient. J. Duarte stated that the Town has received suggestions from the quest speaker, Mary Pinkham-Langer, CNHA Gravel Tax Appraiser to add to current wording in the ordinance. S. James said the changes were simple to add. Chair Girard asked to have the suggestions sent to her because she had not received them. She asked what the pleasure of the Board was. It was the consensus of the Board to include changes to the Earth Excavation Regulations as amendment #4.

Chair Girard said that all the proposed amendments will be given to the Town Attorney to review.

Other Business

Sander Preliminary Major Subdivision Review Committee

The review committee met with the applicant on December 2, 2009 at 6PM. Jim Franklin, surveyor was present for the applicant. Amanda Soares and Sean James were present from the Planning Board. S. James reported that the applicant did not have a current use letter. He said the applicant is asking for several waivers since they are only subdividing into two lots. The waivers include driveway permits, not showing buildings on the plans, etc. The applicant also needs an authorization letter if the Sander's are not going to be present. S. James said the plans looked fine there were just questions on waivers. Chair Girard stated this is just a Preliminary so the applicant has plenty of time. Chair Girard said they will need a proposed driveway on the lot without a driveway. S. James said J. Franklin asked if he needed a letter from the Fire Department or Police Department. Chair Girard said that it could be waived since it is not a multiple subdivision. K. Byrd clarified that the first lot has the existing house will be 7+/- acres. He then asked if that piece could be sub divided in the future. S. James said that is unlikely due to wetlands. He said the lot follows existing stone walls. S. James said the other lot is 40 +/- acres and is sub dividable. S. James said the conservation easement to make the land undividable had fallen through.

The next Planning Board meeting is to be held at the Henry W. Moore School in the Library at 12 Deerfield Road on December 16, 2009 at 7:00 pm.

J. Duarte **motioned** to adjourn at 8:45 pm. J. Lindsey **seconded**. **All were in favor.**

Respectfully submitted,
Sharon Carrier
Land Use Secretary