

CANDIA PLANNING BOARD
MINUTES of February 3, 2010
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; Judi Lindsey; Ginny Clifford; Joe Duarte, Board of Selectman; Amanda Soares, Alt; Dennis Lewis, Road Agent

Absent: Kim Byrd; Garrick Asselin; Scott Komisarek, Alt

Chair Girard called the meeting to order at 7pm. Amanda Soares was asked to sit for Kim Byrd.

Minutes January 6, 2009

J. Duarte **motioned** to accept the minutes of January 6, 2010 as amended. J. Lindsey **seconded. All were in favor.** The following amendment was made:

- Page 2, 5th paragraph last line change “administration” to “administrative”.

Workshop on Site Plan and Subdivision Regulations

Chair Girard asked S. James to talk to about the possible amendments to the Site Plan and the Subdivision Regulations. S. James said he had 4 items to discuss. The first was related to the Groundwater Protection and where it could be added to the site plan. He said this would have to wait until the Town Meeting in March to see if the zoning amendment passes before changes could be made

Next, S. James talked about earth excavation. There was discussion about regulations from other towns that J. Munn and Mary Pinkham-Langer; CNHA Gravel Tax Appraiser had sent the Planning Board. The regulations from other towns could be used as examples for Candia to use. S. James said there were two models one was simple that followed RSA 155-E and the other called the Raymond model that went further then RSA 155-E and added more restrictions. A. Soares said the 1989 Earth Regulations need updating

Third, S. James talked about adding shared use shoulder in the subdivision plans. He said they serve two purposes, safety and connectivity. Shared use shoulders were discussed regarding safety and Podunk Road was used as an example. S. James said it would be good to have this added to the subdivision regulations. Chair Girard said that perhaps this can be added to the subdivision regulations as a possible requirement.

Chair Girard asked D. Lewis for his opinion. D. Lewis said the Town is not equipped to maintain shared shoulders. Shared shoulders will require delineating with stripping and extra passes with the snow plow in the winter. He said the shared shoulders have no connectivity but thought that it was a good idea for the 4-corners. D. Lewis said in the end it would add more cost to the developer and the Town to maintain them.

J. Duarte said it is a good idea, but now is not the time because of the economy. S. James said adding this now is good to have for the future. J. Duarte said he feels in the future it will be roughly the same population. Chair Girard said that anyone can bring this forward to a Public Hearing to be heard and voted on. A. Soares asked if this would affect culverts and D. Lewis said no. G. Clifford asked as roads are rebuilt, if they could be rebuilt with shared shoulders. D. Lewis said widening the roads by 4' adds considerable cost because the base would have to be built as well.

The fourth item was adding requirements for record drawings in the subdivision. Chair Girard suggested the Planning Board members read and review the regulations and to bring any suggestions back to the Board. D. Lewis said that the radius on cul-de-sacs had been increased in the past from a 45 foot radius to a 90 foot radius. Current regulations still have it at a 45 foot radius. The increase change will be researched and updated in the regulations. Chair Girard said they had gone through the regulations a few years ago and did a good job updating them.

S. James asked about the official town map that is cited in the regulations. The maps we have are the ones provided with the regulations. D. Lewis said the roads had been researched in the past but was never finished. He would like to have this finished at some point. He said there is a current inventory of roads.

Chair Girard asked the Board to come forward with their ideas and to have another work session before having a public hearing. She suggested the second meeting in March after the Town Meeting on the 9th, to see if the groundwater protection ordinance passes. She asked S. James when he is planning to have a subcommittee meeting, and he said it would be after the Town Meeting in March as well. S. James said he sent out an email to everyone who was previously on the subcommittee and had received only a few responses back.

Other Business

Cost of Community Services

Chair Girard said she would like to discuss the Cost of Community Services Study briefly. She said it is complete and everyone should have received the final copy via email. Copies of the final conclusion page were passed out. Chair Girard said Candia is not far off compared to other towns but said most of the other town's studies were not recent.

The cost is \$1.03 for residential, \$.69 for commercial and \$.19 for open space. Chair Girard said Candia's open space was considerably less than other communities at \$.19. She said the rest of the study tells how SNHPC arrived at this conclusion. Chair Girard said the study said Candia is a communal town which translates into a commuter town. G. Clifford asked for clarification on Candia Town Park and the CYAA as she thought they were the same.

Chair Girard said if anyone has any questions she was sure that Jack Munn would be glad to talk to them. She said if anyone wants a printed copy please ask.

CTAP Studies

S. James said J. Munn at SNHPC is working on the Mixed Village Concept, road connectivity and agricultural zoning. He said that SNHPC has to have Mixed Use village concept and road connectivity studies done by June 2010 per the contract. S. James suggested setting up a meeting in mid March to get together with J. Munn after the elections.

Chair Girard said S. Komisarek sent her an email about the agricultural zoning and that he had a meeting with some other people who wanted to add an agricultural zoning section to the Master Plan. She said there would be no problem adding the agricultural section to the Master Plan but that would have to be voted on at a public hearing. Chair Girard said the Master Plan requires updating.

Groundwater Protection zoning amendment flyers

J. Duarte thought that the Town Deliberative Session coming up on February 6, 2010 would be a good time to make the flyers available to everyone. Chair Girard said she brought flyers to the January 30, School Deliberative Session and said the moderator was helpful and announced the flyer. She said some people took them. Larger poster sized flyers have been posted at the Town Hall, Post Office and library. The flyer will be posted on the website as well. Chair Girard said she is hoping to put a larger poster in the hallway at the Town Deliberative Session. She said she could ask the moderator to announce the flyer like the School Deliberative Session had. J. Duarte said the flyers can also be put on a table on voting day for residents to take.

Appointment SNHPC Representatives

Chair Girard said the Planning Board had received a letter from SNHPC that William Stergois and Betsy Kruse's terms as representatives had expired. She said both William Stergois and Betsy Kruse had sent emails expressing their interest in being reappointed. Chair Girard said the Planning Board has to recommend them to the Board of Selectmen.

M. Girard **motioned** to recommend to the Board of Selectmen, William Stergois and Betsy Kruse to continue as the Town of Candia's representatives to SNHPC for another term. J. Lindsey **seconded. All were in favor.** J. Duarte abstained since he is on the BOS.

Open Space Committee

Chair Girard said the Open Space Committee from the Conservation Committee is looking for more representatives and that SNHPC is doing this for free for Candia. She said she was not sure of the schedule of meetings and if interested please contact the Conservation Committee. A. Soares said she will be attending these meetings as a Zoning Board of Adjustment representative.

G. Clifford asked how the fiscal year ran. Chair Girard said the fiscal year runs January 1st to December 31st. Right now the town is running on a zero budget because the 2010 budget has not been approved yet. The Budget is voted on in March, but the town does not receive it until April.

Chair Girard said that she had signed up for another term on the Planning Board as her term is expiring this year. G. Asselin's term is also expiring this year, which means there are two positions open for the Planning Board this year. Albert Hall III also signed up.

The next scheduled Planning Board meeting is February 17, 2010, to be held at the Town Hall, 74 High Street, Candia at 7pm. Chair Girard, weather permitting. There is the final for the 2-lot Major Subdivision scheduled next meeting.

J. Duarte **motioned** to adjourn at 8:00 pm. J. Lindsey **seconded. All were in favor.**

Respectfully submitted,
Sharon Carrier
Land Use Secretary