

CANDIA PLANNING BOARD
MINUTES of April 21, 2010
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; Ginny Clifford; K. Byrd; Amanda Soares, Board of Selectman alternate representative; S. Komisarek, Alt; Dennis Lewis, Road Agent; Jack Munn, SNHPC

Absent: Judi Lindsey; Joe Duarte, Board of Selectman representative; Albert Hall III

Chair Girard called the meeting to order at 7pm.

Minutes April 7, 2010

M. Girard **motioned** to accept the minutes of February 3, 2010 as amended. S. James **seconded. All were in favor.** A. Soares abstained. The following amendments were made:

- Page 2, 3rd paragraph, change “Sandborn” to “Sanborn”.

Signing of plans for Metro PCS Minor Site Plans 26 Old Manchester Road and 437 Patten Hill Road

R. Fournier from Metro PCS gave the Board 2 checks, \$3000 each for removal bonds. Each check will be held in an escrow bond for removal of their equipment if necessary in the future. A third check was for a Knox box for 26 Old Manchester Road. Signed acceptance forms were given to the Board. He presented 4 copies of revised drawings for both site plans for the Planning Board to sign.

Chair Girard said the applicant has fulfilled their conditions. She asked if the Board had any questions. K. Byrd asked who decided the amount of the bond. Chair Girard said Stantec had advised the Board to go with the higher amount of \$3,000 for each removal bond as the costs keep going up.

K. Byrd asked if they had heard back about the legal opinion on 437 Patten Hill Road. Chair Girard said she did not get a legal opinion but she did get an opinion from the Building Inspector, Bill Hallock. He said the original Notice of Decision dated October 16, 1997 clearly stated as a stipulation that collocation on the tower by competing companies must be allowed and that a variance was not necessary as it was already covered by this NOD.

S. James asked about the Knox Box. Chair Girard said the Fire Chief orders a certain type and it has to be ordered by the Fire Department. She said the cost was relayed to the applicant and he brought the check for \$110.00 in so Knox box could be ordered.

The Board signed 4 copies of each of the revised Minor Site Plans. The applicant was given back one copy of each. Ray Fournier thanked the Board.

Workshop Site and Subdivision Regulations

J. Munn started the workshop by announcing that the CTAP Grant had been extended until February 2011. He said this gives time to complete studies. Chair Girard asked if they had to request the extension in writing and that the Town had not received anything in the mail. J. Munn said he would inquire. He said the existing contract between SNHPC and Candia is in good standing and expires March 2011.

J. Munn handed out a suggested work plan/schedule for Subdivision/Site Plan Regulations. He read from the list of what he proposed to work on, on a monthly basis for April, May, June, August, and September through December.

In June, J. Munn suggested scheduling a public hearing to consider road connectivity and overall regulations update/recommendations, earth excavation regulations and to start

background studies and mapping of a proposed Village Zoning District to include examining existing lot patterns/streets/density/setbacks and land uses, define boundaries of new zone – Town Centre, prepare base maps. He wanted to discuss goals and objectives of the new zone and research other existing Village District zoning ordinances. He suggested setting up a special Village District Committee, develop a meeting schedule and to hold a public input workshop in late August to get input from residents.

J. Munn said he will review the Site Plan and Subdivision Regulations for overall changes including recent zoning changes. He said road connectivity is going to take a little time and that Earth Excavation Regulations is separate from the regulations.

There was a discussion of when to hold a public hearing. S. James suggested June instead of May as Jack Munn suggested. Chair Girard said waiting until later in the summer or fall when everything will be completed would make more sense, so the regulations are only changed once.

Candia 4 Corners Safe routes

There was discussion on safe routes to school regarding where the sidewalks or wider shoulders should go i.e. to the library, CYAA. Chair Girard questioned whether this is done by the school or the Town. S. Komisarek suggested starting by bringing the sidewalk and or wider shoulder up to the lights at the 4 corners and have a button installed to cross the road. J. Munn said that some grants need a start point and a destination. He said a project this size would need public support. D. Lewis said a sidewalk was part of the original 4 corners work and he recalled it was taken out because of connectivity issue and he would try to find the original and see why it was taken out.

S. Komisarek said from the school to the CYAA would be a logical path. He said he has seen the State DOT plan that shows the 4 corners going off at any angle towards CYAA. Chair Girard said kids who ride bicycles also need a safe place to ride. She said currently the kids go through the back of the school to the library, pond and field. S. James said they would need a really strong connectivity proposal. He said there is no safe way to the CYAA. S. Komisarek suggested going for a grant for part of the route. J. Munn suggested starting small. He said this is a good opportunity for the Town. J. Munn said Safe routes is rolling funding grant and now is a good time to get started. He gave an application to the Board and suggested having someone take this project and move it through the process. He suggested J. Lindsey. J. Munn said that M. Girard expressed interest as well.

S. Komisarek said this goes along with Envision Candia report. He said he is interested and hope others would like to get involved because this will take awhile. He said that an ordinance could be put in place to make this contingent with the Master Plan. S. Komisarek also raised the questions of creating a village setting feel and what kind of revenue can the town bring in to take some of the burden off residents.

The Board was in favor of a presentation to the Town with a slide projector show to generate public interest and input. The photo exercise slide show could show other types of villages to get a rating from the public participation on what the public would like to see.

Source Water Protection

J. Munn said the Board has reviewed the Source Water Protection Plan but it has not been adopted by the Board. He suggested the Board adopt the Source Water Protection Plan. He also said that there has not been a formal presentation of the Cost of Community Services study (COCS). D. Lewis said the COCS is on the Board of Selectmen's agenda for May 10, 2010 to discuss. A. Soares said she would confirm. Chair Girard suggested letting the residents know about this. Chair Girard asked to have a copy of the Source Water Protection Plan given to the Board of Selectmen for their approval before their next meeting.

Storm Water Protection

J. Munn said this summer there is a Regional Technical Assistance Program he is working on for 4 towns Chester, Raymond, Deerfield and Candia. He said Candia did apply for CTAP assistance to update storm water management. He said he wanted to make the Board aware of this opportunity and could come back to this and talk about it.

Piscataqua Region Report

Chair Girard said that Betsy Kruse dropped off the Piscataqua Region Report for the Planning Board to look at but wanted it returned. J. Munn said he'll make a list of recommendations of what the towns could do to improve their environmental quality natural resources i.e. wildlife habitat protection, wetlands, vernal pools, designating wet lands, etc.

Village District Zoning

Chair Girard said that Village Zoning would have to go to the town for acceptance. J. Munn said the Town needs to define the boundary of the Village District and to discuss goals and objectives of the new zone. He suggested setting up a separate committee to work on this, to develop a meeting schedule and set up an early workshop for public input before putting on the ballot for 2011.

Master Plan

A. Soares said this would also be a good time and opportunity to update the Master Plan to add road connectivity and the proposed Village District. J. Munn asked how much the Board felt was accomplished in the current Master Plan. A. Soares answered she felt about 1/3 of objectives were accomplished. She said that looking at old maps from the 20's, 30's and 40's showed more open land then today where growth has taken over a lot of the open space. J. Munn felt this could be done as well.

Driveways, Drainage and Cul-de-sacs

There was discussion of cul-de-sac and driveways and drainage. G. Clifford asked about driveway regulations in the subdivision and site plans. She asked about drainage issues where driveways meet the road and roadside culverts. She suggested adding to the definition of driveways regarding road drainage to prevent water and ice run off. D. Lewis said he works with home owners for best solutions to run offs and culverts.

There was a discussion of cul-de-sacs and roads not connecting. S. James suggested looking into have a loop versus cul-de-sac and it comes down to cost. There are some cul-de-sacs that have right of ways i.e. Kayla Drive has a right of way onto a large lot that connects to Chester Road. It was suggested to encourage right of ways for connectivity.

Chair Girard thanked J. Munn for his presentation.

Other Business

The next scheduled Planning Board meeting is May 5, 2010, to be held at the Town Hall, 74 High Street. Chair Girard said the Board will meet back on May 5th and 19th to get preliminary work done.

M. Girard **motioned** to adjourn at 8.25 pm. A. Soares **seconded**. **All were in favor.**

Respectfully submitted,
Sharon Robichaud
Land Use Secretary