

CANDIA PLANNING BOARD
MINUTES of June 2, 2010
APPROVED

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

Absent: Albert Hall III; Scott Komisarek, Alt: A. Soares, Board of Selectman Alt

Chair Girard called the meeting to order at 7pm, immediately followed by the Pledge of Allegiance.

Minutes April 21, 2010

K. Byrd **motioned** to accept the minutes of April 21, 2010 as amended. S. James **seconded. All were in favor.** J. Lindsey and J. Duarte abstained. The following amendments were made:

- Page 1, 4th paragraph, add “for \$3,000 each” after “checks”, 7th paragraph “for \$110.00” after “check”
- Page 3, 2nd paragraph add “Kruse” after “Betsy”

Minutes May 5, 2010

J. Duarte **motioned** to accept the minutes of April 21, 2010 as amended. J. Lindsey **seconded. All were in favor.** The following amendments were made:

- Page 1, 7th paragraph, 1st line capitalize “South Road”
- Page 3, 3rd paragraph, 5th line change “lesson” to “reduce”, 6th paragraph , 4th line change “then” to “than”

Work Session Site Plan and Subdivision Amendments

Chair Girard asked if everyone had received a copy of the proposed changes with the latest changes shown in red suggested by the Town Attorney. She asked if the Board had any questions with the first 5 housekeeping amendments. She said the wording for the public announcement for the paper needs to be worked on. Chair Girard said she didn’t see anything else to change. S. James said everything looked good except Amendment #1 b where he suggested adding “including all conditions of approval” again after the second reference to NOD to keep it consistent. G. Clifford suggested changing “at” to “of” under #1 amendment b. 5th line.

Chair Girard said the Town Attorney changed “governing body” to “*the local legislative body (town meeting)*” under the Street connectivity Amendment because the governing body does not have the authority to adopt an official map under RSA 674:10. She suggested putting off the amendments options 1, 2, 3, because a town meeting is required for option #1. S. James said a town vote is required for an official map but the Board can vote on a map that is not official.

Chair Girard said she talked with D. Lewis about Option #3 Street Layout and Design Standards. She said suggestions made by Jack Munn are not consistent with what is in other regulations because shared driveways are allowed. D. Lewis said this wording would be okay if it only applied to new subdivisions but it does not. It was the consensus of the Board to strike this addition and leave what already exists to keep the regulations consistent.

Chair Girard asked if the Board was ready to go forward with the public hearing on the housekeeping, Source Water Protection amendments and the Earth Excavation regulations. S. James said he would like to have more time to work on road connectivity especially Option #2 Prepare/Adopt Road Connectivity Map. He felt it was hastily put together by J. Munn after discussion of the connectivity in the Zoning Review & Revision Committee. S.

James asked about addressing the Cul-de-sac dimensions. D. Lewis said this was voted in but somehow the diagram has changed back. It was discussed whether to readdress this at the public hearing and it was the consensus of the Board to correct the diagram. S. James suggested doing the connectivity and earth excavation later at the same time as zoning changes. S. James suggested inserting Candia in place of Alexandria in the regulations as a first step and then have the Board review the regulations again.

Chair Girard asked the Board if they felt they would be ready for a public hearing in July or August. It was the consensus of the Board to have the public hearing at August 4th Planning Board meeting.

Other Business

Informational: Jim Franklin Map 406 Lot 46 Lot Line Adjustment

All four land owners for the proposed lot line adjustment were present, Mr. & Mrs. Rene Leclerc 157 Healey Road, Mr. & Mrs. Alvin Howe 109 Healey Road, Mr. & Mrs. Clement & Tanya Marian 75 Healey Road and Mrs. Deborah Marian 235 South Road.

Jim Franklin, surveyor was not present but had dropped off plans showing the existing lots and the proposed lot line adjustment. Mrs. Deborah Marian, owner of the land in the proposed lot line adjustment represented all the land owners. She explained her land went back behind her 3 neighbors and the lot line adjustment would extend her neighbor's lots back giving them more privacy in back and her lot would become more regular in shape. Chair Girard said that they would have to ask for a waiver because the lot line adjustments are larger than 3 acres.

Chair Girard questioned if one Mylar or separate Mylars would be acceptable to the registry for the lot line adjustments. K. Byrd said one Mylar would most likely be required if it is a subdivision and then merged. Chair Girard said they would have to ask for a waiver on a subdivision, since there isn't any frontage on the 3 pieces. K. Byrd confirmed this was a lot produced in a recent subdivision on Healey Road. Chair Girard asked to have Jim Franklin check with the registry to make sure about Mylar requirements. Mrs. Deborah Marian asked when they could come forward. Chair Girard said if the application was made before June 7th then they could be heard July 7th.

Source Water Protection Study

S. James said Jack Munn had suggested several times to adopt the Source Water Protection Plan and again in the Minutes of April 21, 2010. Chair Girard said it was a study not a plan or regulation. S. James asked if adopt was the correct term. Chair Girard said a public hearing is not needed to adopt the study and could be done anytime. The Board of Selectmen had already signed the study. S. James **motioned** to adopt and accept the Storm Water Protection Study final draft August 2008 prepared by Southern New Hampshire Planning Commission for the Town of Candia. J. Lindsey **seconded**. All were in favor. Chair Girard signed the Study for the Planning Board.

J. Duarte **motioned** to cancel the next Planning Board meeting June 16, 2010. J. Lindsey **seconded**. **All were in favor.**

The next scheduled Planning Board meeting is July 7, 2010, to be held at the Town Hall, 74 High Street.

J. Duarte **motioned** to adjourn at 7:45pm. K. Byrd **seconded**. **All were in favor.**

Respectfully submitted,
Sharon Robichaud Land Use Secretary