

**CANDIA PLANNING BOARD  
MINUTES of September 1, 2010  
APPROVED**

**Present:** Mary Girard, Chair; Sean James, Vice-Chair; Kim Byrd; Judi Lindsey; Scott Komisarek, Alt; Joe Duarte, Board of Selectman representative; Dennis Lewis, Road Agent; Dean Young, Fire Chief, Roger Davis Deputy Fire Chief; John Ciardi, Building Inspector; Richard Snow, Board of Selectmen

**Absent:** Albert Hall III; Ginny Clifford

Chair Girard called the meeting to order at 7pm, immediately followed by the Pledge of Allegiance. S. Komisarek was asked to sit for Al Hall.

**Minutes August 4, 2010**

It was the consensus of the Board to review the minutes at the next meeting.

**Other Business**

**Exit 3 Candia First Stop**

Chair Girard said the Planning Board is present tonight to review revised building plans with the owners of the Exit 3 project called Candia First Stop. She cited "Major Site Plan 5.04" which explained why the meeting was not publicly noticed.

Craig St Pierre owner of Wildcat and Joe Sobol were present. John Ciardi, Building Inspector, presented the plans and showed the Board where the changes were to the original plans. He said the original mezzanine was larger and was reduced in size to conform to current standards. There is a provision for fire safety with a dedicated stairway that goes straight to the outside from the mezzanine. The developer also added two egress windows in the mezzanine for safety. J. Ciardi said the building has not changed in size, height and location. He said the appearance is the same except for a small change to the front canopy which makes it more aesthetically pleasing. He said the plans meet all the building code requirements. J. Ciardi said he has no issues with the revised plan.

Chair Girard said the revised plans were also reviewed by the Town engineer and the Fire chief and there were no comments as the changes were minor. She said she has concerns with parking and congestion that will occur at the exit 3 area in the morning. J. Lindsey asked what was going into the store. C. St Pierre said Dunkin Donuts, Subway and a small convenience store with a room for an office and storage on the mezzanine. J. Ciardi said the plans are in compliance with the original approval and all applicable codes. J. Duarte said he had no issues.

Dean Young, Fire Chief said he wanted to resolve the off site upgrade to the dry hydrant on Main Street. He said what he read in the files is that the site contractor is to install the dry hydrant. D. Young asked D. Lewis to speak on this. D. Lewis said unless the Planning Board authorizes anything differently the site contractor has to do the work. D. Lewis said he was approached by the contractor to do the work. He said he cannot do the work as an independent contractor because it would be a conflict of interest and the Town cannot do the work unless the Planning Board authorizes it. If the Town is to do the work they would need to set up an escrow from the contractor prior to any work being done. He said off site improvements have been done this way in the past.

C. St Pierre was agreeable to have their site contractor do the work and have it monitored by D. Lewis and or D. Young. He said they have already installed the cistern on site.

K. Byrd asked about the layout and views of sign. C. St. Pierre showed the plan with the sign and said it has not changed from the original plans. K. Byrd asked if the sign was still in compliance with set backs and J. Ciardi said it was.

S. James said the structural plans are stamped by the architectural engineer not the structural engineer. J. Ciardi said they are qualified to do both. The applicant said **they** will have the plans stamped by the structural engineer.

Chair Girard asked if anyone had any other questions and hearing none asked for a motion. J. Duarte **moved** to accept the revised plans as presented with the addition of the structural engineer stamp. S. James **seconded**. **All were in favor**. C. St. Pierre thanked the Board for their time. The Board thanked J. Ciardi for his presentation.

#### SNHPC Buildout Study

Chair Girard said SNHPC was not ready for their presentation today and notified the Town of Candia a few days ago. They will reschedule.

#### Candia Crossing

J. Lindsey asked about the Candia Crossing Bond and J. Duarte said the bond had been renewed. J. Lindsey asked about Candia Crossings conditional approval time limit and Chair Girard said there was **no** time limit.

#### Agricultural Committee

S. Komisarek said he asked to have the agricultural committee be put on the agenda to come tonight to talk about the master plan. Chair Girard asked how much time would be needed. S. Komisarek said they did not need much time. They wanted to start talking about having agricultural added to the Master Plan. Chair Girard said they could be put on the agenda on October 6<sup>th</sup>.

#### Law Lectures

Chair Girard said if anyone is interested in the Law lectures there is money available to attend and to contact the secretary.

#### Major & Minor Site Plan and Subdivision Regulations acceptance

The acceptance sheets for Major & Minor Site Plan and Subdivision Regulations were signed by the Planning Board.

#### Raymond Sand & Gravel

J. Lindsey asked if the Planning Board was still interested in the Raymond Sand & Gravel excavation project and its possible impact. Chair Girard **said** it is more a Board of Selectmen issue. J. Duarte said selectmen D. Snow has been involved. D. Snow said there have been 2 hearings. J. Duarte said he heard it is on hold. D. Snow said Raymond Sand & Gravel want to renew their quarry operation and Thibeault is in court asking for expansion to existing quarry to go below the water table which would be a significant impact to the water table in that area. Chair Girard said Candia has not been noticed as an abutter.

The September 15<sup>th</sup> meeting was discussed. S. James suggested using the time for the ZRRC committee. S. James asked about the cul-de-sac size issue. Chair Girard said this was determined as a clerical mistake and was corrected. K. Byrd asked to see if SNHPC would be ready for their build out study presentation on the 15<sup>th</sup>. Chair Girard said the Board will be notified about the meeting on September 15<sup>th</sup>.

The next scheduled Planning Board meeting is September 15, 2010.

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

Respectfully submitted,  
Sharon Robichaud  
Land Use Secretary