

CANDIA PLANNING BOARD
MINUTES of November 3, 2010
APPROVED

Present: Sean James, Vice-Chair; Judi Lindsey; Albert Hall III; Ginny Clifford; Amanda Soares Board of Selectman Alternate; Scott Komisarek, Alt; Dennis Lewis, Road Agent

Absent: Mary Girard; Joe Duarte, Kim Byrd

Vice Chair James called the meeting to order at 7:00pm, immediately followed by the Pledge of Allegiance. He asked A. Soares to sit for J. Duarte and S. Komisarek to sit for K. Byrd.

Minutes October 6, 2010

S. James **moved** to approve the minutes of October 6, 2010 as amended. A. Hall **seconded**. S. James, J. Lindsey, G. Clifford and A. Hall **were in favor** and A. Soares and S. Komisarek **abstained**. The following amendment was made: Page 1, 6^h Paragraph, 8th line, change “Chivers” to “Girard”. Page 3, 4th Paragraph, 3rd line, change “committee would” to “commission could”.

Regional Comprehensive Plan representative from Planning Board

S. James said Southern NH Planning Committee requested a Regional Comprehensive Plan representative and a request had been sent around via email. He said the only issue is the meetings are held during the day when most people are working. S. Komisarek said he already attends the Planner’s Roundtables and said he would be willing to give this position a try. S. James said the Regional Comprehensive Plan is already in place and these meetings are to update the plan. There are 8 meetings with the first two meetings being held on November 17th at 10am and December 21st at 10am. S. James said the rest of the meeting dates and times are not listed. S. James said he would email SNHPC telling them that S. Komisarek would tentatively be the representative for Candia.

Agricultural Committee Statement

S. James summarized by saying S. Komisarek came to the Board and presented the Agriculture Committee statement at the last meeting and that the Planning Board voted to send the statement to SNHPC for review. S. James asked if everyone had a chance to read the comments from SNHPC. S. James said the second comment talked about a separate document that should be prepared for the Board of Selectmen to consider for a warrant article. S. Komisarek confirmed it is going to be a warrant article and that Dick Snow, Board a BOS member was drafting the article and was going to present at the next BOS meeting. S. James said SNHPC comment #3 referenced RSA 674:44 saying a mission statement should be included in the document requesting the Agriculture Commission. The fourth comment regarding goals, they suggested this be reworked to seek BOS and Planning Board adoption.

S. Komisarek said the document isn’t really something you would see in a Master Plan. He felt the document should be more general not so specific. J. Lindsey said it should be more a foundational statement. S. Komisarek said the document is more for a commission not for a Master Plan. A. Soares said her understanding was the Agricultural Committee was trying to set an outline for an Agriculture Commission similar to what was done for the Conservation Commission. S. Komisarek said what they presented came from the Town of Lee’s Master Plan but doesn’t seem appropriate for Candia.

Master Plan: Section 674 -How it gets updated, amended or adopted

S. James said this discussion goes along with the previous topic. He said agriculture can be added to the Master Plan with an amendment voted on at a public hearing. The Master Plan was adopted in 2004 and is due to be updated and agriculture can be added in then. The only problem S. James said is the entire updating process is going to take time and help and help costs

money to get this done. He said they are looking at 2 years. He said planning and requesting money for a consultant could be done next year and updating done in 2012. A. Soares said most likely the Agriculture Commission at this point would be established and then the Master Plan committee will be able to integrate and add the agriculture to the Master Plan at that time.

S. Komisarek asked about a consultant. D. Lewis said they used a consultant for the Master Plan in 2004. He said they help run the meetings. He said they would have to find a consultant and get costs and get warrant out in 2011 and have a committee work on the Master Plan in 2012. J. Lindsey said a consultant is required. She said she doesn't remember the cost for the consultant being that high. G. Clifford said when she read the Master Plan there are references to agriculture and said this would integrate well. D. Lewis said agriculture and rural theme is throughout the Master Plan.

Comments from Law Lectures

S. James said the lecture he attended was a broad topic about meetings, decisions and more. He said he learned a lot more about processes, i.e. decisions that have to be made in a certain time frame per certain rsa's can be changed.

A. Soares said she attended the cell tower lecture. She said they did a nice overview and process but no depth. She felt with the past cell tower experience she had already learned what was presented and the lecture did not provide any helpful hints. She felt she was not the only one frustrated that specific questions asked on cell towers were not answered. S. James said the handouts were helpful and cited a lot of case law.

Discussion of zoning articles for the Zoning Review & Revision Committee

S. James talked about having a meeting in two weeks. Topics discussed were about time limits set on conditions. He said there is currently a conditional approval for elderly housing that does not have a time limit set on it. He said he would like to see time limits put on approvals. There was a discussion of cul-de-sacs on limiting the amount of houses, discussion of record drawings being more detailed and specific and cell tower broader notification.

S. James brought up shared shoulders, connectivity ideas from Jack Munn, an official town map, cul-de sac right of ways, which were not zoning but wanted to discuss them. D. Lewis said connectively has been used when possible. S. James suggested adding more language be put in the regulations i.e. a study on the rationale behind whether to have a right of way. J. Lindsey said a study would help consider all options.

J. Lindsey asked if anything had been done about building on class 6 roads and if not would be good to put in place. A. Soares remembers the BOS talking about class 6 roads and will check past minutes. D. Lewis said class 6 roads were talked about a few years ago and thought a decision was made on it. He said there is a policy in place that requires residents living on class 6 roads to sign a waiver to maintain a certain width. The residents are obligated to maintain the road. Issues arise when they do not want to do their share and if the town goes out then the Town now owns the maintenance. S. James said this is a Building Inspector/BOS issue and the Planning Board would never see this unless it was subdivision and subdivisions are not allowed on class 6 roads.

S. James asked if they wanted a ZRRC meeting on the November 17, 2010. A. Soares said she would attend and asked if the cell tower information could be sent out to everyone. She said with cell towers coming into residential areas the Town needs to be more involved. S. James said a Public Hearing for zoning amendments is required in early January so the ZRRC committees would need to meet to have zoning revisions finished to present to the Planning Board in December. S. James asked if anyone else had any other suggestions please bring to the meeting or let him know.

Other Business

SNHPC contracts

S. Komisarek asked if anyone had any issues with not having obligations fulfilled by SNHPC. He said SNHPC told him they had \$2500 to work on agriculture and received a rough draft but felt when he approached them again there was not enough money left for a mailing. S. James said the Planning Board signs contracts outlining what they are going to do. He felt SNHPC was a good value. D. Lewis said if SNHPC said they would do a mailing most likely they are going follow through and suggested S. Komisarek contact SNHPC about the mailing. A. Soares said sometimes SNHPC with so many towns sometimes get behind.

Raymond Lamprey Falls Subdivision

S. James talked about a letter the Planning Board received from SNHPC regarding an 18 unit conservation subdivision known as “Lamprey Falls” at 17 Critchett Road located near the Candia town line. Pursuant to RSA 36:54-57 they are letting Candia know about the potential regional impact. The location was discussed where Critchett Road goes into Candia. S. James asked to have a map sent to the Board showing the location in relation to Candia’s town line.

S. James said the letter states traffic would not have a significant impact on the existing roadway network. There was discussion that Critchett Road in Candia near the town line is in rough shape and would be impacted by 18 homes. S. James said the developer based on the letter has to get an Alteration of Terrain Permit from NH DES which will take time

S. James said the Town now has a project screen, regular and widescreen.

A. Soares **motioned** to cancel the November 17, 2010 Planning Board meeting due to lack of applications. A. Hall **seconded. All were in favor.** ZRRC will meet that night.

The next scheduled Planning Board meeting is December 1, 2010.

A. Hall motioned to adjourn at 8:05 pm. J. Lindsey **seconded. All were in favor.**

Respectfully submitted,
Sharon Robichaud
Land Use Secretary