

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

Present: Mary Girard, Chair; Sean James, Vice-Chair; Kim Byrd; Albert Hall III; Amanda Soares Board of Selectmen Alternate; Scott Komisarek, Alt; Dennis Lewis, Road Agent

Absent: Judi Lindsey; Ginny Clifford; Joe Duarte, Board of Selectmen

Chair Girard called the meeting to order at 7:00pm, immediately followed by the Pledge of Allegiance.

Minutes November 3, 2010

A. Hall **motioned** to approve the minutes of November 3, 2010 at the December 15, 2010 Planning Board meeting. A. Soares **seconded**. **All were in favor.**

Informational Major Subdivision Michael Thompson 564 Old Candia Road, Candia NH 03034, Map 413 Lot 046

Chair Girard said the Board does not usually have an informational if the applicant is already coming forward with an application. She said Mr. Thompson has a preliminary hearing on December 15th.

Chad Brannon, Engineer from Fieldstone Land Consultants PLLC representing Mr. Thompson presented plans. He said the subject parcel is known as 564 Old Candia Road which intersects with Brown Road and consists of approximately 42.2 acres and is zoned residential. He said the proposal lots exceed the 1 ½ acres contiguous upland requirement and they have satisfied all the regulations.

Chair Girard said this is just an informational and the Board is not going to review the entire plan tonight. The review will be done at the hearing on the 15th. She asked if they had any specific questions they wanted to ask and said the Board will try and answer. Chair Girard said she saw issues with plan because of the amount of wetlands. Chad Brannon said there is a lot of wetland but they have satisfied the requirements of the upland contiguous buildable land.

Chad Brannon said they wanted to talk to the Board about the two common driveways that are on the plan that service 4 lots. Chair Girard said the regulations say a common driveway can only be for 2 houses. In the Zoning Regulations; entrances shall be in accordance with RSA 236:13 and shall be inspected by the Road Agent. She continued access to the public way shall be on the bound of lot used for the lot width and frontage. Chad Brannon said it also states in the zoning regulations under section 2.04 Access to the public way from another bound other than that used for frontage may be allowed by the Planning Board only upon showing of public safety concern. Chair Girard said she sees no issues of public safety concerns. Chad Brannon said there was enough land area to viably use the two areas isolated by wetlands and he said this could be done by using a common driveway. He said this would also reduce the curb cuts. K. Byrd asked how much time is allocated for the informational. He felt the Board is going too far in depth and the discussion on driveways should be done at the Preliminary.

Chair Girard asked if the applicant had any specific questions. Chad Brannon said the driveways were one of the questions they had. He said he did not interpret the regulations to say the driveway had to break off right away into each lot. A. Soares asked about the driveway near the railroad bed. She said there are specific setbacks with the state of NH State Trailways. Chad Brannon said he believes they checked the covenants but will check again and make sure they meet the setbacks. Chair Girard said all the driveways have to be approved and have permits from the Road Agent Dennis Lewis.

Chad Brannon said the other item they wanted to discuss was if the Board would like to have a site walk. He said they will mark the bounds and proposed driveways. S. James said he

would like to go on the site walk. He said a site walk is usually not done unless the preliminary is accepted but in this case if the Planning Board waits the weather may become an issue. After discussion the site walk was scheduled for Saturday December 11, 2010 at 9:00am. Al Hall asked what the anticipated time it would take to walk the property and it was estimated it would take 1-2 hours at the most. It was questioned if the lots were accessible. Chad Brannon said the lots were accessible and test pits have already been done. D. Lewis said he would try and make it.

S. James said one of the lots is pie shaped and said the regulations require a more regular shape. Chad Brannon said all the lots are +/- 5 lots and lines can be adjusted.

Chair Girard said the Planning Board does not have a lot of time to spend on the informational but said they wanted to give the courtesy of listening. Chad Brannon thanked the Board for their time.

S. James asked about setting up a review meeting for the preliminary before the hearing. Chair Girard said she wanted to have Stantec review the plans but they wanted \$500 to do the review. S. James felt a lot was touched on already. It was the consensus of the Board that a review was not necessary. Chair Girard said it is a Preliminary not a final on the 15th and the application will be reviewed more thoroughly then. Chair Girard said once this is done the Board will send the applicant a letter on whether or not to proceed.

Informational Lot Line Adjustment George Denoncourt 118 Flint Road, Candia NH 03034 Map 410 Lot 011

Jim Franklin, surveyor and George Denoncourt were present. J. Franklin presented full size plans to the Board. He said what they want to accomplish is a Lot Line Adjustment between Denoncourt and his daughter and son in law. He said both lots have homes on them. The two existing lots were approved in 2000. J. Franklin said no new lots are being created. George Denoncourt for estate purposes wants to reduce his land area by increasing the size of their daughter and son in law's lot. The existing Map 410 lot 011 is 24.1 acres which would become 5.5 and Map 410 011-1 is currently 5.5 acres which will become 24.1 acres. It is anticipated that it will remain in current use.

Chair Girard said this Lot Line Adjustment has the same issue that previous applications have had with land adjustments being larger then the 3 acres maximum. She said the applicant would need a waiver. J. Franklin said on the plan presented he put a note that says the applicant will apply for a waiver on the size of the lot adjustment. He said they will come forward to be considered as a Major Subdivision due to the amount of land being transferred but ask to be considered in one meeting as there are no new lots being created.

S. James asked J. Franklin to elaborate on land in the rear of the lot mark questionable ownership. J. Franklin said he found stone piles and felt they marked something. He said when he researched deeds for Vaghn farms and Denoncourt lands he found they go back in time to the original lot layouts which historically when there is rough terrain are not exact. He said for financing purposes banks like to see areas that may be questionable. He said they appear to overlap one on another. J. Franklin said the current surveyed plan has been on file for 10 years and no one has come forward saying the land marked questionable is their property. J. Franklin said the Vaughn Farms have been surveyed and they had contacted Candia 4-5 years ago trying to get a Lot Line Adjustment with town property and the area marked questionable on Denoncourt property was never brought up or questioned by the Vaughn Farms. S. James asked if the Vaughn survey went to the same line shown on his survey. J. Franklin said if their survey is on file he will get it.

Chair Girard said to Jim Franklin that when he comes forward with the application to request the waiver on the amount of land being transferred at the same time. J. Franklin thanked the Board for their time. He left a copy of the plan on file.

Review ZRRC Zoning Amendments

S. James said he met with Amanda back in November and they narrowed the zoning amendments down to 3 items. He said they want to present the zoning revisions to the Board on December 15th. He suggested adding wording regarding time limit on a conditional use under elderly housing. K. Byrd asked if there was an RSA that covers time limits. Chair Girard said there are time limits after a plan has been approved but in this case it is a conditional approval.

S. James said the next item concerned cell towers. He said together with Amanda Soares they looked over examples of cell tower/wire service facilities the town attorney had sent. A. Soares said Greenfield cell tower regulations appeared to be the best fit for Candia. The ordinance addition would be approximately 7 pages. The proposed regulation followed the State RSA's. A. Soares suggested adding a larger notice area because right now towns are notified 20 miles away but two lots away from the proposed cell tower the land owner is not noticed. They are looking at what would be reasonable to notice.

The next item S. James wanted to look at was shared shoulder use in the subdivision regulations. He said he contacted Stantec for the electronic copy and they are redoing it. Chair Girard asked if this would be ready in 2 weeks for noticing and having the public hearing in early January. S. James said they would be ready.

Other BusinessRaymond Lamprey Falls Subdivision

Chair Girard asked if anyone had heard anything more on the Raymond Lamprey Falls Subdivision on 17 Critchett Road in Raymond. She said she has not seen a notice to the Town. S. James said the letter they received from SNHPC about the Lamprey falls project indicated SNHPC wanted a representative to attend the public hearing. Chair Girard said the town would have been noticed so most likely the subdivision was done as a request and has not come to Raymond's Planning Board yet.

Raymond Sand & Gravel

A. Soares said at the Board of Selectmen meeting Dick Snow said Raymond gave approval to the Raymond Sand & Gravel. It was noted that an alteration of terrain permit can take a long time to receive. A. Soares said she was having the minutes from Raymond researched for more information.

Planners Roundtable

S. James asked S. Komisarek if he had attended the Planners Roundtable in November and he said he did not but will be attending in December.

Sign Ordinance

K. Byrd said the ZBA recently had a case involving a 20 x 30 (600dq ft) 50'high off-site sign. He suggested looking at and perhaps revising the ordinance on Signs and to see if they need updating. He said it was surprising to see a request for a sign this large which is so far beyond what the ordinances permit.

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

A. Soares **motioned** to adjourn at 7:35 pm. A. Hall **seconded**. **All were in favor**.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary