

**CANDIA PLANNING BOARD
MINUTES of January 19, 2011
APPROVED**

Present: Mary Girard, Chair; Sean James, Vice-Chair; J. Lindsey; G. Clifford; Kim Byrd; Joe Duarte, Board of Selectmen; Amanda Soares, Board of Selectmen, Alternate

Absent: Albert Hall III ; Scott Komisarek, Alt.

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

Minutes December 15, 2010

S. James **motioned** to approve the minutes of December 15, 2010 as amended. J. Lindsey **seconded**. S James, J. Lindsey, A. Soares, G. Clifford, M. Girard **were in favor** and J. Duarte and K. Byrd **abstained**. The following amendment was made: Page 3, first title strike “welding”, 3rd paragraph, 5th line, replace “extreme unpleasantness” with “displeasure”.

Public Hearing 2011 Zoning Amendments

Chair Girard opened the public hearing at 7:00pm. She said the public hearing was posted as required. She said copies of the 2 amendments are available.

Chair Girard summarized the 2 Amendments proposed. The first amendment will create a new article #12.

Amendment #1

New Article XII – Telecommunications/personal Wireless Services Facilities (8 pages)

Subsequent articles will be renumbered if passed.

Add to Section 5.02 Table of Use Regulations D. Communications and Utilities:

	R	C	MX	LI-1	LI-2
D. Communications and Utilities					
(d-1) Essential Services	S	P	P	P	P
(d-2) Radio or televisions tower, provided that any portion of the structure shall be at least 200 feet away from any residential district	-	P	-	P	P
<i>(d-3) Telecommunications/Personal Wireless Services Facilities</i>	<i>S</i>	<i>P</i>	<i>S</i>	<i>P</i>	<i>P</i>

Chair Girard asked if there were any questions. She said the full text will be available to view at the Town Hall. She said it is impossible to put the entire amendment on the ballot. Chair Girard said if there are no questions she would entertain a motion to send the amendment to ballot. S. James **motioned** to send Zoning Amendment #1 to Ballot as presented. K. Byrd **seconded**. **All were in favor**.

Chair Girard said Amendment #2 is an addition to Section 5.06 as follows. She said this would put a time limit on a conditional approval with the ability to renew the application. She said this is for Elderly Housing conditional use only.

Amendment #2

Add to Section 5.06 Conditional Use Permits Standards

“28. Limitation on Approval. All requirements of conditional approval of Conditional Use Permits shall be met within one year. If all conditions are not met within one year of approval a new application may be required.”

K. Byrd asked if the amendment would apply to an existing approval. Chair Girard said the Amendment would not affect an existing approval. She suggested next time this wording could be put in as a whole but for now it only pertains to elderly housing. J. Lindsey **motioned** to send Zoning Amendment #2 to Ballot as presented. S. James **seconded**. **All were in favor.**

Chair Girard said seeing no objections she will close the public hearing. Chair Girard closed the Public Hearing at 7:10pm.

Candia Open Space Plan

Mary Brundage and Linda Madorma from Southern New Hampshire Planning Commission presented a screen presentation of the Candia Open Space Plan. M. Brundage said the Candia Open Space Plan (COSP) was prepared by SNHPC and the Town of Candia's Open Space Task Force (OSTF) with funding and technical assistance from the I93 Community Technical Assistance Program (CTAP). M. Brundage said the study is a planning document to add to the Master Plan and is not regulatory and the parcels identified are listed as a guide. She said this is noted in the study.

M. Brundage said the COSP was done over the past year. She said it was developed as a tool for future open space management planning so when the Town of Candia moves forward to buy or make plans for existing open space within the town, or review parcels for future development, the plan will help determine the best parcels to be used for each situation. This will help ensure open space within the town will be maintained so that it benefits the high quality of life for all residents. She started with the benefits of having an OSP which include health, open space, forested areas, aquatic buffers, filtering of pollutants from the air, runoff, water supply and economic benefits. She said recently, a Cost of Community Study was done in Candia that showed there is an economic benefit to keeping land in open space versus residential development as far as infrastructure like schools are concerned.

M. Brundage said the first step in the development of COSP was the identification of high value natural resources within the town. She said the OSTF reviewed maps presented by SNHPC. The maps were a series of geographic information systems maps of various natural and scenic resources, including hydric soils and wetlands, aquifers, floodplains, prime agricultural soils, steep slopes, forested lands, wildlife habitats, scenic views, ridgelines and hilltops and un-fragmented lands over 50 acres in size. M. Brundage said the OSTF reviewed the maps and selected, as shown on page 10, what they felt were the most important natural resources and features within Candia.

L. Madorma said the features and data that were included were grouped into 5 broad categories on the chart; soil condition, open space continuity, water quality and views and quality of life. She said the OSTF's second step was to assign relative weights to the various natural resources to establish their suitability through a process called "Delphi" where the committee suggested a weighting scheme by dividing 100 points between each category. She said then the SNHPC computed the resource values across the entire town based on the weighting scheme and produced 5 maps. The first map is a co-occurrence map that showed where multiple resources occurred in the same area; second map showed areas of productive soils the third map showed water quality, fourth map showed open space continuity and the fifth map showed the views and quality of life. In addition to these maps, areas of 10 acres or more were identified within a 10 minute walk based on connectivity.

L. Madorma said the next step was to define a green infrastructure. The OSTF worked on clear overlay maps and drew out open space corridors they felt were important for the town to protect. These areas, if connected, would create one open space corridor. L. Madorma showed the maps depicting the green infrastructure that included approximately 51% of the town. L. Madorma identified priority parcels based upon the green infrastructure and the parcels that had the highest scores.

M. Brundage said they are seeking to have the plan integrated into the Master Plan. She concluded the presentation and asked for questions. Chair Girard said the cover of the study said the presentation was prepared for the Planning Board and Board of Selectmen. She said it was more for the Conservation Commission than the BOS. J. Duarte asked F. Kelly if he was aware of the study. F. Kelly said the task force was formed awhile ago. M. Brundage said the task force was assigned by the selectmen.

S. James said he could not find any guideline or range for goal percentages for open space anywhere in the report. M. Brundage said that in step three, it states effort should be made to include no less than 25% open space. She said the percentage excluded areas that are already in conservation and included the Massabesic Lake area land. S. James said he liked the report but noticed there were few priority parcels that were adjacent to each other and asked if that had to do with the 10 minute walking distance criteria. L. Madorma said it had more to do with the total score. She said for example, if the parcel was already protected it was excluded. S. James suggested having another map showing the parcels excluded. J. Lindsey asked how SNHPC arrived at the high/low cost of the parcels and said there is a large difference between assessed value and appraised value. M. Brundage said they arrived at the figures using the Town's assessment and a calculation for equalization to arrive at the appraised value. J. Lindsey asked if the appraised value was if the parcel was fully developed

J. Duarte asked about the funding on page 15. He said the Land Use Conservation Tax (LUCT) tax has not been consistent for awhile. He said 25% of the LUCT goes to the Conservation Commission and 75% goes into the general fund. M. Brundage said on page 17 they calculated the amount of money needed to purchase all these parcels using the average LUCT income. She said the average income was taken was from the past 5 years of Conservation funding. M. Brundage said they did not take into account the conservation funding was not the same each year. She said to outright purchase the parcels at the low price at current funding, would take 73 years.

G. Clifford asked how the point system was used on the parcels and if that is represented on the maps in color and L. Madorma said yes. G. Clifford said the priority parcels don't correspond to ownership. M. Brundage said the priority parcels are based on resources and points received. G. Clifford asked why the parcel list was not in the plan. M. Brundage said it is up to the Town to include or not to include the parcel list. There was a discussion on whether to include or not to include the parcel list. Chair Girard said the Planning Board will discuss this at a later date.

J. Duarte said there is a lot of information presented tonight and the Board needs to go over all the material and perhaps make some changes. Chair Girard said the Board will need to discuss the study at a later date. M. Brundage said the Planning Board has to accept the plan. M. Brundage said if the Board has any questions please contact them.

Chair Girard thanked Mary Brundage and Linda Madorma for their presentation.

Informational Carla Penfield 433 High Street Map 405 Lot 075 2-lot Subdivision

Carla Penfield presented the Board with maps showing where she wanted to subdivide one lot from her existing lot to make two lots with no further subdivision. She explained the lot is very long and narrow. She said when they bought the property the original deed was surveyed and it had 394' of frontage but when they went to put a fence up they found the 394' boundary went through the house next door. They would like to divide 3 acres from the front portion and sell the farm. C. Penfield said her current driveway to access the farm in back is in-between stonewalls and that they could access the new lot from the existing driveway as a shared driveway.

C. Penfield proposed a 40' then a 50' right of way for the driveway out to the existing farmhouse. Chair Girard said she would have to go to the ZBA and get a variance to create a lot that does not have 200' of frontage. Chair Girard said unfortunately the Planning Board cannot

do anything unless they get a variance. C. Penfield asked if it made any difference that within ½ mile that there are 4 lots that have 50' right of ways to access lots in the rear. K. Byrd suggested if there was a road built it could create new frontage for the rear lot. C. Penfield said the cost of a road is prohibitive. She said they have been in town for 30 years and want to stay in the same neighborhood. She said because of hard times buying another lot is not feasible when there is already enough acreage on the parcel she owns to subdivide. S. James said once they have gone to the ZBA, another issue will be the curb cut on a state route. He said sometimes they limit curb cuts and suggested a shared driveway. C. Penfield was agreeable to either. C. Penfield thanked the Planning Board for their time.

Additional application review requested by Mr. Thompson 564 Old Candia Road

Chair Girard said Mr. Thompson has requested another informational. She felt since they already had two informationals and a preliminary that another informational is not necessary. She said Sean James suggested calling the applicant and having them write down specific questions and the Board will talk about them. It appears they want the Board to tell them how to do his plan. J. Lindsey agreed with having them put specific questions in writing. The Board was in agreement to not allow another informational. Chair Girard asked the secretary to contact the applicant and let them know the Board felt another informational was not appropriate but they can address specific questions in writing to the Board and the Board will discuss them.

Chair Girard said there are two applications coming forward for the February 16, 2011 Planning Board meeting and asked if anyone was interested in being on the review committee. One application is a Major Subdivision Application for one additional lot and the second is a Lot Line Adjustment on Flint Road with land conveyed larger than 3 acres. S. James suggested February 2, 2011 if the Planning Board does not meet.

K. Byrd **motioned** to cancel the February 2, 2011 Planning Board meeting due to lack of applications. J. Duarte **seconded. All were in favor** The next scheduled Planning Board meeting is February 16, 2011.

J. Lindsey **motioned** to adjourn at 7:55 pm. J. Duarte **seconded. All were in favor.**

Respectfully submitted,
Sharon Robichaud
Land Use Secretary