

CANDIA PLANNING BOARD
MINUTES of March 2, 2011
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; J. Lindsey; G. Clifford; Albert Hall III; Joe Duarte, Board of Selectmen, Amanda Soares, Board of Selectmen, Alternate; D. Snow, Board of Selectmen; F. Kelley, Board of Selectmen.

Absent: Kim Byrd, S. Komisarek, Alt.

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

Minutes February 16, 2011

J. Lindsey **motioned** to approve the minutes of February 16, 2011 as amended. S. James **seconded**. Mary Girard, Sean James, J. Lindsey; G. Clifford **were in favor** and J. Duarte, A. Hall III **abstained**. The following amendment was made: Page one, 5th paragraph last line remove duplicate "that"; page 4, 3rd paragraph from bottom change "index" to "inventory", last paragraph change "Fogerty" to "Fogarty".

7:00 pm – Continuance Major Subdivision Application: James E. Franklin, LLC 173 Deerfield Road, Candia, NH 03034; Property Owner: Charles & Barbara Bowman, 438 High Street; Property Location: 438 High Street, Candia NH 03034, Map 405 Lot 28: Intent: To subdivide to create one new lot 28-1, 3.361 acres with remaining 56.8 acres to stay in current use with the existing residence. Jim Franklin, LLC and property owners Charlie & Barbara Bowman were present.

Chair Girard opened the continuance of the 2-Lot Major Subdivision. J. Franklin passed out 5 copies of the updated plans. He said he did not bring the mylar tonight because he is unable to set the bounds with the snow on the ground. Chair Girard said J. Franklin had asked at the previous meeting for several waivers as follows: Section 10.06c to not require a full perimeter survey, Section 10.06e to not require a full topographic survey, Section 10.06n to waiver a letter from the Fire Chief and Police Chief, Section 10.06 f to not require complete soil mapping and Article 10 to have the 2-Lot Major Subdivision heard in one hearing. J. Franklin showed the Board where he had added the waivers to the updated plans. J. Franklin said he also added the state subdivision approval to note 4 on sheet one.

Mary asked if C. Robie, abutter, had any questions and he did not. She asked if the Board or applicant had any questions and seeing none the following motion was made.

A. Hall III **motioned** to approved the 2-lot Major Subdivision with the condition the bounds be set within 90 days. J. Duarte **seconded**. **All were in favor**. J. Franklin said the town requires granite bounds on new lots. He said a drilled hole exists on the east corner of the new lot and asked if that was sufficient but if not he would set a granite bound. Chair Girard said she did not have a problem with using the existing drilled hole on the east corner. The motion was changed to include the drilled hole on the east corner of the new lot is acceptable and only the west corner boundary be set with a granite bound.

J. Franklin thanked the Board for working with them.

Other Business

Candia Open Space Plan Discussion

Chair Girard asked if the Board had a chance to look over the Open Space Plan. She said there were concerns that there should be public input and a public hearing on the plan. She said the question is whether to include the list of 33 properties in the plan. J. Lindsey said she did not want to include the list. J. Duarte said he agreed and did not want to include the list. G. Clifford felt the list should be included with a map showing the parcels. S. James said he doesn't

recommend that list be included. He said he had questions concerning the end result and said the priority parcel map doesn't make any sense because the parcels are not linked. He said he thought an Open Space Plan should be laid out tying into wildlife corridors and groupings instead the parcels scattered all over town.

Chair Girard asked B. Kruse if she knew who compiled the list of 33 parcels, Southern NH Planning Committee or the Open Space Committee. B. Kruse said SNHPC came up with a list for the Open Space Committee to consider. She said the 33 parcels were selected from criteria compiled. She said from her understanding the parcels that ended up on the list had either road frontage or were across from other parcels and that at least 10 parcels had over 100 acres. B. Kruse said she doesn't feel the list of properties should be listed and said she certainly understands how property owners would be upset to find their properties listed without their knowledge. She said the study appears to make an assumption the town is going to actively pursue acquiring these parcels which she doesn't see the Town doing. She said the Open Space Plan is informational and suggests goals like the Master Plan does. B. Kruse said map 3 of the Open Space Plan that is blue and white, in her opinion, is the best as it doesn't delineate specific parcels but gives you an idea of areas of interconnection.

S. James said he noticed the lots identified where not the entire parcel. B. Kruse said a lot of the properties go back to the river and suggested it may be assumed it is the whole parcel. She asked if Linda Madorma from SNHPC had explained to the Board about how they arrived at these properties and suggested asking them to come back to answer the Board's questions. S. James said he would like to see clarification on the map with the 33 high priority parcels. G. Clifford said most of the priority parcels fall within the parts highlighted on map 3.

Chair Girard said the Open Space Plan gives recommendations and is not a regulation. She said she did not like the idea of listing properties. Chair Girard said this study is like the Master Plan which gives recommendations and goals the Town can choose to use or not use. S. James said there is nothing in the Master Plan that says you have to do anything. The Master Plan gives recommendations projected out 6 years and then the plan is updated. He said the Conservation Commission appears to be following the Master Plan.

G. Clifford said the plan has other uses other than listing properties to purchase for conservation. She said the plan could be used to make informed decisions in town, for example, to create new agriculture zones and help in conservation development plans that would allow the last contiguous land to have more dense development, leaving large open areas. S. James thought the plan should identify areas in town showing general areas, for example, that provide clean water. He said the general area may include for example 40 properties without targeting specific properties. J. Lindsey agreed with showing general areas and not specifically targeting parcels.

C. Robie said when he was at the Open Space Study presentation he felt the 33 parcels were targeted and that land owners should have been notified. He said now after hearing everyone tonight he felt the presentation by SNHPC was misleading. He said prior to this clarification he felt if one of these targeted pieces were put up for sale and he went to purchase it for development he may not be able to develop the land and thought the plan acted like a deterrent to a developer.

J. Duarte asked F. Kelley if the Master Plan would have to be updated to include the Open Space Study. Chair Girard said the Master Plan is updated every 6 years and is due to be updated and the Open Space Plan can be added then. F. Kelly said the committee that put together the Master Plan consisted of over thirty people and included public hearings and it will be the same procedure to update it. He said he did not like the 33 parcels targeted to be included and did not like that property owners were not aware of their property being targeted. Chair Girard said most of the Board feels the list should not be part of Open Space Study.

Chair Girard said the Master Plan was accepted by the Planning Board. She said the Board is looking into updating the Master Plan next year. She said there will be open forums as before for public input on changes to the plan.

S. James suggested the Board pool questions for SNHPC to answer. A. Soares agreed with S. James that the Board should put together a collective set of questions for SNHPC to answer. She said, because there seems to be a lot of uncertainty among the members, she feels that clarification is needed before the Board could consider accepting the plan. She said the study can provide some good information.

Chair Girard asked if it would be the Board's pleasure to ask SNHPC to come back to answer questions. J. Duarte agreed. S. James suggested again submitting questions for answers because when SNHPC give their presentations they tend to go through the material very quickly which does not give the Board time to think about what they are saying. J. Lindsey agreed with asking questions prior to another presentation. J. Duarte suggested getting input from the community on the Open Space Study as well.

Chair Girard asked the Board if they wanted the questions brought in at the next meeting or submitted prior to the meeting. J. Duarte suggested putting the Open Space Plan draft on the website for community input. Chair Girard suggested setting a deadline to get questions in to send to SNHPC. The date set to submit questions or comments is March 16, 2011. This will give SNHPC time to answer them for the next Planning Board meeting April 6, 2011.

S. James said the Board is looking into funding for a consultant to update the Master Plan next year. Chair Girard said the Capital Improvement Plan (CIP) is up for renewal as well as the Master Plan. Chair Girard said she is going to contact SNHPC to see if there will be any grants available. She was not sure with budget cuts if the CTAP grant would be available to use.

A. Hall Suggested using a grad student to help with updating the Master Plan to save on costs. It was suggested to use the grad student for the CIP but the Master Plan may be too big an undertaking. The CIP was done by Stantec when they were Dufrene Henry.

Chair Girard said if anyone needs a copy of the Open Space Plan ask the Land Use Office and to send their questions to the Land Use Office.

PSNH Cell Tower Map 411 Lot 88a

Chair Girard asked the Board if they wanted to speak to George Ferdette an engineer representing PSNH, since he was not on the agenda. The Board asked how long he would need and then asked him to come up front and speak to the Board. George Ferdette presented himself to the Board. He said he was the engineer and works for PSNH as a consultant. He said came to the meeting to ask the Planning Board what the procedure would be to replace PSNH's 350' cell tower on Tower Hill Road that was built in 1969. He said PSNH would like to build a replacement tower within the compound and when completed transfer equipment off the old tower and put on the new tower. This way there is no disruption of service. He said then they will dismantle the old tower and remove it.

Chair Girard said there is a zoning amendment article for cell towers being voted on at the Town Meeting next week and if the amendment passes there is a restriction on tower height to 150'. She said the board will have to wait until after the meeting before giving any direction.

A. Soares asked if there was a ZBA case on file for the property. Land Use was asked to Investigate. J. Duarte said there was a bill before house regarding a real-estate tax on cell towers. He said that the state is trying to get back to original of no tax on a cell tower. Chair Girard said the tower is a replacement. S. James questioned how close or far away would make the tower a replacement or new tower. J. Duarte suggested they start by submitting an application to the Building Department.

Scenic Roads

S. James said a book he had been reading called "Hard Road to Travel" had an RSA where the list of a Town's scenic roads is to be available to the public. He asked if Candia had a

list of scenic roads. Chair Girard said there is a list. S. James asked if this could be put on the website. There was no objection to have this map with the scenic roads put on the website.

G. Clifford questioned whether the meeting should be cancelled since she keeps hearing there is a lot of work to be done on updating the Master Plan and CIP. She asked is the Board does not want to meet March 16, 2011 because someone has to be hired to do the work? She said she hears a disconnect between the Board saying they have a lot of work to do and meetings being cancelled. Chair Girard said the Board needs to first look into and decide how to acquire financing for a professional to help run the committee to update the Master Plan and CIP. She said once this is done committees for both will be set up.

A. Hall III **motioned** to cancel the March 16, Planning Board Meeting due to lack of applications. J. Duarte **seconded**. **All were in favor**.

A. Hall III **motioned** to adjourn at 8:10 pm. J. Duarte **seconded**. **All were in favor**.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary