

CANDIA PLANNING BOARD
MINUTES of April 6, 2011
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; G. Clifford; Carlton Robie, Board of Selectmen, Amanda Soares, Board of Selectmen, Alternate; Dennis Lewis, Road Agent; D. Snow, Board of Selectmen, Elizabeth Kruse, Conservation Commission

Absent: Judi Lindsey; S. Komisarek, Alt.

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

Minutes March 2, 2011

A. Hall III **motioned** to approve the minutes of February 16, 2011 as amended. S. James **seconded**. **All were in favor**. K. Byrd and C. Robie **abstained**. The following amendment was made: Page 2, 2nd paragraph change “complied” to “compiled”, remove “a” before “list” & “idea”. Third paragraph add “S.” before “James”. Page 3, 7th paragraph, replace “engineer for” with “an engineer representing”. Page 4, first paragraph add “could” before “be”.

Informational 615 North Road Map 402 Lot 71, 72, 73 Lot Line Adjustments

Jim Franklin, Surveyor and Warren Beane, owner of Lots 71 & 72, 615 North Road were present. J. Franklin gave the Board a letter of authorization from owner of lot 73, which allows Warren Beane to represent them. J. Franklin passed out full size plans. He said on the right side of the drawing is the original lot layout to the left is the proposed lot layout. J. Franklin said they are not creating any new lots and the frontages on the 3 lots do not change. He said they would like to transfer 1 1/2 acres of land from lot 73 to lot 71 and 1 1/2 acres from lot 73 to lot 72. J. Franklin said that they would also like to transfer 1 1/2 acres from lot 71 to lot 72. He clarified the drawing to the Board showing where the transfers were and said lot 72 is squared off and would become more regular in shape.

J. Franklin said he wanted to know if he could come forward with a Lot Line Adjustment and not a Subdivision. He is asking because the land transferred is more than the 3 acre lot maximum listed in the regulations for a Lot line Adjustment

J. Franklin said in 1999 when lot 73 was created in the Cartier Subdivision it was the intention to do the proposed LLA adjustment at the same time. He said the LLA was on the original plan he did. When lot 73 was approved in the subdivision the LLA was removed but it was always the intention to go forward with the LLA and now they are finally coming forward. S. James asked if these lots had houses. J. Franklin said Lot 73 is vacant, lot 72 has Warren Beane’s home on it and lot 71 had a house but it burned down. He said lot 72 was created from lot 71 over 18 years ago.

Chair Girard did not see any issue with a LLA as there are no new lots created and the frontage does not change. It was noted lot 73 does not have the required 200’ frontage. J. Franklin said the parcel has 3 points of entry and may have been the last subdivision done that allowed 200’ of non contiguous frontage. S. James agreed with the LLA adjustments if they come forward since there are no new lots created and the frontage does not change. J. Franklin thanked the Board for their time.

Candia Open Space Plan Discussion

Chair Girard said they were supposed to discuss the Open Space Plan but Southern New Hampshire Planning Commission did get back with any answers to questions the Board sent them. She said SNHPC would not be able to respond until next week and suggested tabling the discussion until the next meeting April 16, 2011. The discussion for the Candia Open Space Plan discussion was postponed until the next meeting on April 20, 2011.

Election of Officers

Chair Girard wanted to welcome the new Board of Selectmen representative Carlton Robie to the Planning Board. Chair Girard said she would accept nomination for Chairman if it was the Boards pleasure but said this would be her last year as she would like to help a new chairman in her last year of her term on the Planning Board.

A. Hall III **motioned** to nominate Mary Girard for Chairman S. James **seconded. All were in favor.** M. Girard abstained.

K. Byrd **motioned** to nominate Sean James for Vice- Chairman C. Robie **seconded. All were in favor.** S. James abstained.

Alternate Nomination

Chair Girard said they had received a letter of interest from Stephen Bradley as a possible Planning Board alternate and recommended appointed him as an alternate. Stephen Bradley said he wanted to get involved with the Town and that he was interested in learning about and participating in the Planning Board and would like to become an alternate.

K. Byrd **motioned** to nominate Stephen Bradley for a 3 year term as a Planning Board Alternate, A. Hall III **seconded. All were in favor.**

Stephen Bradley thanked the Board. Chair Girard said he can be sworn in by the Town Clerk and receive his appointment slip and welcomed him to the Board

Master Plan and Capital Improvement Plan (CIP)

Chair Girard said she has been looking into funding but so far has not been successful. She said SNHPC is not sure they are even going to receive CTAP grant funding this year. C. Robie asked how much it will cost. S. James asked if it was going to cost \$15-20,000 and asked about funding. Chair Girard said they need expertise and guidance for both the Master Plan and Capital Improvement Plan to get started. Chair Girard asked A. Hall if knew of any interns who may be interested. Chair Girard said there are instructions in the CIP if the Town had to do it. C. Robie suggested putting funds aside each year like is done with reevaluations, so funding is available when the reports have to be updated. Chair Girard suggested contacting prior members for interest. She said the Master Plan is online.

PSNH Tower Replacement Tower Hill Road Map 411 Lot 88a

S. James asked if Mr. George Ferdette engineer representing PSNH had been discussed with the Building Inspector. Chair Girard said she spoke to John Ciardi, Building Inspector and he said since they are building in the same compound and removing the old tower he does not see a need for a new site plan. He explained it is similar to someone coming asking to build a new home then they tear down the existing home. A. Soares said the replacement tower is within the existing compound. Chair Girard commented that Tower Hill Road was in rough shape for heavy equipment to drive on. D. Lewis said it will be fine and won't hurt the road in the summer. He said this spring has been tough on roads.

Mylar Signing George Denoncourt, 118 Flint Road LLA and Charlie Bowman High Street 1 lot subdivision. Mylar's for both were signed. J. Franklin said the owners have to pay to have the Mylar's registered.

Spring Planning & Zoning Conference June 11, 2011

Chair Girard said the Spring Planning & Zoning Conference is being held in Manchester at the Radisson Hotel on June 11, 2011. Registration starts April 15, 2011. She said if anyone is interested to contact the Land Use Office to register or register on line and then let the office know so payment can be sent. She said this year it is one price that includes a meal.

Candia Sand & Gravel

D. Snow presented a packet of copies concerning Candia Sand & Gravel presentation he made to the Board of Selectmen to inform the Board what is happening with CSG. He explained how Raymond Sand & Gravel were granted a variance from the Town of Raymond to crush onsite rocks on the Raymond side for 6 months and after that the owners have to reclaim the area. He said Raymond's Zoning Board of Adjustment had granted them a variance to import rock from the Candia side to crush but he attended a Raymond Planning Board meeting and made them aware that the owner is not allowed to remove any material from Candia and that RSG were to reclaim the land on the Candia side but they have not complied. He said they have 7 acres in Raymond and 70 acres in Candia which they are not allowed to excavate. He believes that once RSG is done on the Raymond side they may come back to Candia either the Zoning Board or the Planning Board. He suggested to the Raymond Planning Board to have a joint hearing with Candia but they did not appear interested. He suggested making sure in the regulations handling joint meetings, there are statutes. Chair Girard thanked for the presentation.

The next Planning Board meeting is April 20, 2011 at the Town Hall at 7pm.

A. Hall **motioned** to adjourn at 8:10 pm. K. Byrd **seconded**. **All were in favor.**

Respectfully submitted,
Sharon Robichaud
Land Use Secretary