

CANDIA PLANNING BOARD
MINUTES of May 4, 2011
APPROVED

Present: Mary Girard, Chair; Sean James, Vice-Chair; Judi Lindsey; K. Byrd; Albert Hall III; Carlton Robie, Board of Selectmen; Amanda Soares, Board of Selectmen, Alternate; Dennis Lewis, Road Agent; D. Snow, Board of Selectmen.

Absent: Ginny Clifford; Stephen Bradley, Alternate

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

Minutes April 6, 2011 and April 20, 2011

S. James **motioned** to approve the April 6, 2011 minutes as amended. A. Hall **seconded**. **All were in favor** except J. Lindsey who **abstained**. The following amendments were made: Page 1, 8th paragraph, 2nd line, remove “Ginny” and change to “It was noted”; Page 1, 3rd paragraph add “J” before “Franklin”; Page 3, 1st paragraph last line change “statuttes” to “statute”.

S. James **motioned** to approve the April 20, 2011 minutes as amended. J. Lindsey **seconded**. **All were in favor** except A. Hall who **abstained**. The following amendments were made: page 1, Under Absent delete “Amanda Sores BOS alt.”; page 3, last paragraph first line change “consensus” to “census”; page 4, 1st paragraph change “for” to “with”, 3rd paragraph replace “full perimeter survey” to “2 hearings”, change “7:20” to 8:20”.

Informational Tony Merullo, Owner Denyse Merullo PO Box 4068 Loudon NH 03307 Map 410 Lot 159 on possible site development.

T. Merullo said the property is in the Light Industrial 2 zone, abuts route 101 and the Pine Hill Road that has been discontinued. He said they are trying to gain access to the parcel and would like to create an industrial subdivision. T. Merullo said he would like the Board’s input as to what would be required to gain access to the property.

T. Merullo said the access was originally on Pine Hill Road, a class 6 road, which was discontinued then officially closed. It is now an easement at 2 rods wide (33’) bounded by stone walls on both sides. The easement runs from Chester Road to Old Candia Road. Property owners on each side own up to the middle of the easement. He said from Old Candia Road it is about 500’ to the property line. T. Merullo said per an RSA, old right of ways, grant the owner’s continued right across the right of way to access their property. He asked if a road could be put on the easement to access the property from Old Candia road that would be suitable to the Town.

D. Lewis said 60’ is required to put in an access road. Since the road is discontinued and is just an easement each property owner owns half of the easement (one rod 16.5’). He said he would need an additional 43.5’ to put in an access road.

T. Merullo said it would be foolish to have a commercial property accessed via a large loop from Chester Road when they are so close to Old Candia Road which is close to exit 3. He said access from Chester Road is too steep. D. Lewis confirmed it is too steep to gain access from Chester Road and would not meet the town’s grade requirements.

T. Merullo said he is looking to construct a small industrial park/condominium similar to the ones off East Industrial Drive Park in Manchester. He said the area is well suited for this as it is close to exit 3. The proposed building would be 75’ deep by 25-30’ for each unit. At 10 units the building would be approximately 250’ x 75’. Chair Girard said that sounds similar to the ones proposed across the street that were never built. She said the Town of Candia does not want to discourage a developer but they cannot allow building a business where it is isn’t suitable to build and doesn’t have access through commercial or light industrial area.

T. Merullo said he first has to gain access before they can come forward with any site plans for a business. C. Robie suggested talking to Kevin Hobbs owner of the property on Old Candia Road that abuts his property and easement. He said he believes it is for sale and they could gain access that way.

C. Robie said the Town owns land next to the Hobbs that was marketed under the Exit 3 committee a few years back for a potential grocery store. K. Byrd told T. Merullo to look at the April 20, 2011 Planning Board minutes where Mr. Hobbs came forward for information on his property pages 3 and 4.

T. Merullo thanked the Board for their time and input and said he would contact Kevin Hobbs.

Request for extension on Major Subdivision Michael Thompson 564 Old Candia road, Map 413 Lot 046

Chair Girard said she had received an email from Michael Thompson requesting an extension for the final on the Major Subdivision; 564 Old Candia Road Map 413 Lot 046. She read into record, *“I would like to formally ask for an extension on the subdivision at 564 Old Candia Road. As you know the board has sent us off to get information from FEMA, which does take a while to get completed. We have sent the information to them and are waiting for their response and findings. As soon as we receive this information, we would like to continue with our project and get in for our next steps. We would like not to have to start over.”*

Chair Girard said he should have asked for an extension in March before their 90 days expired. She said the 90 days to come forward with a Final Application was up on March 18, 2011. The request for an extension was dated April 26, 2011.

S. James said the Board told the applicant there was a flood plain on the property and to go online and see where the flood plain is. Chair Girard said the letter mentioned the FEMA flood map only and is not sure what they are getting from FEMA. The board was in agreement the plan he came forward with at the preliminary had many issues and if he comes back with the same plan he would have the same issues. C. Robie said he looked at the plans and agreed as well. Chair Girard asked what the Board’s pleasure would be. S. James said he is past the deadline. He said the applicant was given a letter with the issues the Board found with his plan.

C. Robie **motioned** to deny the request for extension on the final for the Major Subdivision Michael Thompson 564 Old Candia Road, Map 413 Lot 046 as proposed. K. Byrd **seconded. All were in favor.** Chair asked to have a letter sent to Michael Thompson stating his request for extension has been unanimously denied by the Planning Board.

Update Candia Open Space Plan Discussion

Chair Girard asked if the Board had received the changes sent by B. Kruse to SNHPC. The changes should have been brought to the Planning Board first. She said they were mostly minor and grammatical. She said Southern New Hampshire Planning Commission wants to wait until after the public hearing and make all the changes at once then print out the final draft instead of printing out copies after each change is received.

S. James said he had looked at the Natural Resource Inventory Plan on line. He found it interesting as it took a different approach than the Open Space Plan. The NRI plan shows conservation focus areas that are not parceled based. He read the study and found it did recommend to come back at a later date and have the plan more parcel based. S. James recommended the Open Space Plan be more like the NRI study and not parcel based which is a concern to many. He said it appears the two studies coincide and perhaps should have been done at the same time. J. Lindsey said the NRI study would be an addendum to the Master Plan.

Town Tax Maps

S. James asked if the tax maps could be posted in an original better quality/resolution form. Posting tax maps in an original better quality/resolution form will be followed up.

The next Planning Board meeting is May 18, 2011 at the Town Hall at 7pm. This meeting has two public hearings, Open Space Plan, and Scenic Road tree trimming and removal by Public Service of New Hampshire.

A. Hall **motioned** to adjourn at 7:45 pm. J. Lindsey **seconded**. **All were in favor**.

Respectfully submitted,
Sharon Robichaud
Land Use Secretary