

**CANDIA PLANNING BOARD
MINUTES of September 7, 2011
APPROVED**

Present: Mary Girard, Chair; Sean James, Vice Chair; Judi Lindsey; Kim Byrd; Albert Hall III; Steven Bradley Alt; ; Carlton Robie, Board of Selectmen Rep; Dennis Lewis, Road Agent

Absent: Ginny Clifford

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

Minutes August 3, 2011 & August 17, 2011

A. Hall **motioned** to accept the August 3, 2011 minutes as amended. J. Lindsey **seconded**. **All were in favor.** Page 1, 7th paragraph add “sure” after ‘not’, Page 2, 2nd paragraph add “had” after “he”, 3rd paragraph change “LLC” to “L.L.S.”, Page 3, 2nd paragraph replace “that” with “which”, other grammatical errors.

J. Lindsey **motioned** to accept the August 17 2011 minutes as amended. K. Byrd **seconded**. **All were in favor.** C. Robie, S. James and A. Hall abstained. 1st page, 9th paragraph change “LS” to “L.L.S.” Page 4, 4th paragraph change “D.” to “S.”, page 5, 1st paragraph change “no” to “not”, other grammatical errors.

Continuance 7:00 pm – Major Site Plan Application: New Cingular Wireless PCS, LLC (“At & T”) c/o Susan M Roberts, Anderson & Kreiger, LLP One Canal Park, Suite 200, Cambridge, MA 02141; Owner: Paul Hunter 606 North Road, Candia NH 03034, Map 402 Lot 10: To permit construction of a 100’ monopole cell tower, gravel access road and a 75’ x 75’ compound with a generator. ZBA case #567 granted special exception to allow 100’ monopole cell tower. For additional information please call the Land Use Office at 483-8588.

Applicant Susan M. Roberts of Anderson & Kreiger was not present. Abutters Dennis Orzechowski, 55 Halls Mill Road and Kevin Deslongchamps 608 North Road were present.

Chair Girard said the Board had just received a request today for an extension and continuance to the next Planning Board meeting September 21, 2011. She said the extension will allow the Planning Board to go beyond the 65 day deadline to grant or deny the application. She said the Board cannot discuss the application because the applicant is not present.

A. Hall **motioned** to grant the extension and continuance to the September 21, 2011 Planning Board meeting at 7:00 pm. J. Lindsey **seconded**. **All were in favor.**

Chair Girard told the abutters they would not receive a notice and this would be their only notice that the public hearing has been continued to September 21, 2011 at 7:00pm not 7:15pm.

Other Business

LGC Law Lectures

Chair Girard said all the Derry Law Lectures fall on Wednesdays in October. She said Law Lecture #1 falls on October 19th, a Planning Board meeting night. She said the Planning Board can reschedule the meeting on the 19th if need be. Board members can sign up online or contact the Land Use Office.

Mylars: Warren Beane, LLA and R. Demanche Jr., Healey Road 2 lot subdivision

J. Franklin, surveyor submitted Mylars for the Planning Board to sign. The first Mylar signed was the Lot Line Adjustment for Warren Beane, 615 North Road.

The second Mylar was a 2 lot subdivision for R. Demanche Jr. on Healey Road. Chair Girard read the conditions for the Healey Road 2 lot subdivision. It was confirmed all the conditions

were met. Chair Girard said the Board sent a letter to the owners under counsel recommendation, to recommend they record the original subdivision. She said they have not responded. Chair Girard said she would contact the town attorney before the Town records the new subdivision. S. James said the Mylar signed tonight references the subdivision that was not recorded.

Zoning Review and Revision Committee

S. James said he would like to have a Zoning Review Revision Committee (ZRRC) meeting this month. He said there are a few zoning changes to talk about. S. James said he will put together an agenda to post. Chair Girard said she will send the change she wants to make. S. James said he had received the memo from the Building Inspector with suggestions for updating the sign regulations. He said he never mentioned sizes and asked to have him recommend the sizes. C. Robie said offsite sign ordinances should be addressed. S. James explained the ZRRC is a committee that gets together to suggest changes to present to the Planning Board to approve. Once approved by the Planning Board there is a public hearing and if the Planning Board passes the proposed changes they are placed on the ballot. He said anyone is welcome to be on the committee not just Planning Board members.

Michael Thompson, 564 Old Candia Road, Preliminary Major Subdivision

Chair Girard said Michael Thompson, 564 Old Candia Road 7 lot Preliminary Major Subdivision is scheduled to be heard at the October 5th Planning Board meeting. S. James asked if the Board could request another plan with the contour line markers on the first page. He said the contour lines are not labeled. S. James said the revised FEMA map used by the applicant shows the flooding on Brown Road on a much smaller scale. He said the previous FEMA map showed flooding going across Brown Road.

Chair Girard asked the Board if they wanted to set up an application review. S. James said it is the same plan that was previously submitted and reviewed. He said the applicant submitted a letter discussing issues brought up previously.

Capital Improvement Plan (CIP) Funding

Chair Girard said a warrant article for funding the CIP will most likely have to be requested. She said she has tried to get funding for the CIP but it doesn't look good. She said Stantec did the last CIP. She said the Town received a quote from Stantec for around \$8,000, which sounded reasonable. She said the current CIP will expire before funding is available through a warrant article which they will have to address.

The next Planning Board meeting is September 21, 2011 at the Town Hall at 7pm.

A. Hall **motioned** to adjourn at 7:50 pm. J. Lindsey **seconded**. **All were in favor.**

Respectfully submitted
Sharon Robichaud
Land Use Secretary