

**CANDIA PLANNING BOARD**  
**MINUTES of November 2 2011**  
**APPROVED**

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

Absent: Steven Bradley Alt

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

Minutes October 5, 2011

J. Lindsey **motioned** to accept the October 5, 2011 minutes as amended. A. Hall **seconded**. **All were in favor**. G. Clifford, M. Girard abstained. Page 1, 8<sup>th</sup> paragraph remove “were”, Page 2, Change “foot” to “year”, Page 4, 2<sup>nd</sup> paragraph change “year” to “yard”. Page 5, 2<sup>nd</sup> paragraph add “at Deerfield Road” after “Forest” and misc grammar errors.

SNHPC Open Space Plan

Jack Munn and Amy M. Kizak from SNHPC were present. Betsy Kruse, Scott Komisarek task members of the OSP were present. SNHPC started with a screen presentation. J. Munn summarized saying the OSP has been going on for a while. He said the plan would have to be adopted by the Planning Board to be able to put it in the Master Plan. He said the green infrastructure open space network provides many benefits for Candia citizens that include health, economic, rural character, recreation, ecology. He stressed that this plan is advisory and would provide framework only for OSP task force and Conservation Commission as they look at conservation lands. He read from the report page 2, *“It is extremely important to note that landowners whose land falls within the green infrastructure indentified by this plan are free to make use of their land as they see fit, consistent with applicable laws and regulations. Inclusion of land within the green infrastructure is not an indication that the Town of Candia has any legal interest in the land or has any intention of taking the land for a public purpose.”*

Amy Kizak said the task force was charged with identifying and developing a list of agriculture, undeveloped open land to be protected from development for the benefit of the town. She said the process they went through to create the OSP was first to identify the high value natural resources. The second process was the Delphi process to do co-occurrence mapping from identified green infrastructure. She said it is extremely important to note that the land owners whose land falls within the green infrastructure are free to dispose of their land as they see fit.

The third step was to define the green infrastructure. Based on the co-occurrence mapping SNHPC collectively drew out open space corridors that they felt were important to Candia to concentrate on protecting. The group then connected the corridors to create one open corridor. A. Kizak said this is the area if protected from disturbance should ensure the services provided by nature to the Town’s residents will continue indefinitely. She said the green infrastructure can be flexible if one area gets developed, they can look at another area to connect. She said map 1 showing the green infrastructure is made up of 10,912 acres, which includes a wide diversity of land uses including already developed and protected land.

J. Munn said the Conservation Commission has recently reviewed and approved the latest draft which is before the Planning Board tonight. He said the next step is to have a public hearing to adopt the OSP. S. James said the last draft had a recommendation proposal to protect 50% town land which was not updated to say 25%. He said 25% would be more reasonable. J. Munn said he would make the changes. He said 25% of the land, if protected helps balance out the taxes because

open land costs the Town less as opposed to more residential growth which will incur more costs to the Town. Albert Hall asked if it was changed from 50% to 25%, if that would diminish the overall practicality of the plan and J. Munn said no. He said it should be 25%.

G. Clifford said under the table of contents there are reference tables 3 & 4 that are no longer in the study. J. Munn said the table of contents will be updated. Chair Girard thanked Betsey Kruse for all her time she put into the redoing the study as it was a lot of work.

J. Munn asked if tonight's meeting was publically noticed and if not, he suggested having a public hearing to adopt the OSP. Chair Girard said they held a public hearing last year but the plan was not accepted. J. Munn said another Public Hearing is advisable since the plan has been changed and updated. Chair Girard asked the Board for their input or questions.

J. Lindsey said she wanted to thank the OSP Task Force for all their hard work. S. James asked if the OSP could be accepted as a tool and later be adopted into the Master Plan. Chair Girard said there will be a lot of public hearings when they work on the Master Plan, but she is not sure when that will be. She suggested instead of saying adopted use the word accept the OSP as a future part of the Master Plan.

A. Hall asked what the difference between a public hearing notice and public meeting notice was. He said this meeting was duly published. Chair Girard said it was not properly noticed for a public hearing and that is why she suggested using the word accept not adopt.

Albert Hall **motioned** to consider accepting the Open Space Plan study as part of the Master Plan. J. Lindsey **seconded**. C. Robie said he does not feel they should vote on this. A. Hall suggested adding the Energy Chapter and Browns field in this motion J. Munn said the Energy Chapter and Browns field are next on the agenda. S. James said he would like to make a motion to accept the OSP as amended, and to consider using the OSP as a planning tool now and later consider the OSP in becoming part of the Master Plan. G. Clifford said there is a motion on the table already. S. James said the motion by A. Hall makes the OSP a part of the Master Plan and he is sure it cannot be done without a public hearing.

Albert Hall asked if the wording could be changed. C. Robie said the OSP has been amended and has come back to the Planning Board several times and he said reading through the draft tonight he sees more items that require amending. He said he does not like the wording "mandatory" and "50% of a subdivision". He said there should be another public hearing for more input before it is adopted into the Master Plan. A. Hall said sooner or later the OSP will have to be voted on. J. Lindsey said the OSP and the MP are always going to be changed and improved. She feels the Planning Board has already spent enough time on the OSP. She said she isn't opposed to having another public meeting to vote on the OSP becoming part of the MP to bring closure. Chair Girard asked if there was a second to A. Hall's motion and J. Lindsey said she seconded his motion. A. Hall said he would amend his motion to include what Sean James said. S. James said he had a different version of his motion and asked A. Hall to restate his original motion. A. Hall suggested moving it to public hearing. S. James said a lot of effort has gone into amending the OSP and it has improved. He said he would like to see the OSP be a study to consider and he said the Planning Board should wait until the Master Plan update to adopt the OSP. J. Lindsey said the OSP is an entity in its self which can be adopted as part of the Master plan now and when the MP is updated the OSP can be amended again. J. Lindsey said the OSP has been gone through extensively enough to be able to include the study into the Master Plan. Chair Girard said it is not a regulation just a study for reference. S. James asked A. Hall if he wanted to restate his motion. A. Hall asked the secretary to restate his motion, "motion to consider accepting the Open Space Plan study as part of the Master Plan". J. Lindsey said she had seconded the motion. Chair Girard said there is a motion made and seconded and now the Board needs to vote on it. **In favor:** M. Girard, G. Clifford, A. Hall III and J. Lindsey. **Opposed:** C. Robie, K. Byrd and S. James. **Motion carries 4 to 3.** J. Munn said

he would make the changes brought up tonight. C. Robie said he was not in favor of the OSP using the word mandatory and using 50 %.

#### SNHPC Energy Chapter for Master Plan

J. Munn asked if the Planning Board was aware that Peregrine Energy Group audited the Smyth Library and the Fire Station in June of this year without their approval. C. Robie said the Heritage Committee was looking for a feasibility study for the Smyth Library. He said the Heritage Commission was talking with the Preservation Alliance in Concord and they recommended the audit and recommended Peregrine. He said the Peregrine Energy Group was doing a feasibility study on the Smyth Building and they offered their services to any town official that would need it. J. Munn asked if they did the Town Hall and Chair Girard said no.

J. Munn asked if the Planning Board would authorize them to do an Energy Chapter for the Town of Candia. He said they would contact the consultant because he feels the report from Peregrine Energy Group is incomplete. He said the Energy Chapter lists goals and objectives and will give suggestions of how the Town could improve energy costs. He said the Energy Chapter is not as detailed as the OSP. A. Hall asked J. Munn if they are doing the same study for Hooksett and J. Munn said yes.

S. James said he would be in favor of the Energy Chapter. J. Munn said the Energy Chapter would go into the MP and would be at no cost to Candia.

A. Hall **motioned** to have SNHPC work on an Energy Chapter for the Town of Candia. J. Lindsey **seconded. All were in favor.** J. Munn said the OSP and the Energy Chapter will both save the town money when the Master Plan is updated in the future as they will already be completed.

#### SNHPC Brownfields

J. Munn said the goal of the Brownsfields program is economic development. He said Brownsfields would help get properties back to being tax generating properties while helping to clean up contaminated properties. He said Candia has properties in the Village Center that are considered Brownsfields properties similar to Fred Kelley's garage. Some of the properties identified were shown on map. J. Munn said they have enough left in a current grant to be able to go forward.

J. Munn said under Brownsfields, property owners would get their properties accessed for free, which is a benefit if the owners plan to sell in the future. J. Munn said they are looking for an endorsement from the Town of Candia as they do not need permission to go forward. J. Munn said S. Komisarek volunteered to be a mediator, which is beneficial since he knows a lot of the property owners. S. Komisarek said he is interested in helping out. J. Munn said he sees this study as a key to the future village plan. J. Lindsey said she would support it.

S. Komisarek asked if the well at the school is monitored and J. Munn said the state is already monitoring the well. J. Munn showed the well head protection area for the school on a plan that also identified some of the contaminated sites. K. Byrd said from his understanding the school had to drill another well because of nitrate contamination that occurred about 10 years ago because of fertilization of the playing fields.

J. Munn said no one wants someone to come on their property and say they have contamination but on the other hand if the property owner wanted to sell his property this program would provide funding for the assessment work which would help clear liabilities so the property owner could sell his property. J. Munn said cleanup money is available through Rockingham Economic Development Corporation revolving loan fund that these property owners could take advantage of to clean up their property.

S. James asked if any money was available for water testing for formaldehyde. J. Munn said he would ask. C. Robie clarified that Brownsfields is just to identify contamination and they do not provide the money for fixing or cleaning the problem site.

J. Munn said their goal is to develop an area wide report for the 4 corners to include recommendations of additional water testing for nitrates, formaldehyde, uranium, and radon. He said he will see if they will let them use money to test for these containments.

J. Munn said their goal the next couple of months would be to begin contacting the property owners. He said it is good having a person that the property owners know and trust.

A. Hall asked if a motion was necessary to authorize SNHPC to proceed. J. Munn said a motion is not needed just a nod of approval to proceed. J. Lindsey asked where the word Brownfields come from. J. Munn said most of the properties are abandoned or vacant lots that are not cared for and look brown so it is a reference to the way the properties look. J. Munn said there are also properties called Greenfields for example where a Brown fields property is cleaned up and made into a park.

J. Munn thanked the Board for their time and thanked Scott Komisarek for coming.

#### Signing AT & T Major Site Plans

Chair Girard said the plans to be signed have the signature block on the first page only. She said normally there is a signature block on every page for signatures. She said AT & T is looking to get a building permit as soon as possible and they need the plans signed to be able to get a building permit. Chair Girard suggested the Board sign the first page so AT & T can get their building permit. She said AT & T had asked for waiver to just have the first page signed but a waiver cannot be given after the hearing is closed. It was suggested to put a signature block on each page. It was the consensus of the Board to sign the first page to allow AT & T to get a building permit and to have them submit corrected Mylar pages with signature blocks for recording at the registry.

#### Other Business

##### Zoning Review and Revision Committee

S. James said there is a Zoning Review Revision Committee (ZRRC) meeting scheduled for November 15<sup>th</sup> 6pm at the Smith Library. He said they are discussing four general topics; potential easements concerning cell towers, time limits on submissions, accessory uses and revision of the sign ordinances.

##### Joint Planning Board Meeting with the Raymond Planning Board

G. Clifford said she attended the meeting and found it interesting to see what other challenges other communities are facing. She said Fremont, Epping and Nottingham were present. She said the biggest concern for Raymond is a hazardous site challenge and they are going to extend the water line which will create zoning conflicts. They are looking into creating a new zone along this water line. G. Clifford said Epping reported more criminal activity because of the commercial growth which will require hiring another officer and pedestrian challenges with no sidewalks to access the stores from downtown. G. Clifford found the joint meeting beneficial.

S. James **motioned** to cancel the November 16, 2011 meeting for lack of applications. A. Hall **seconded. All were in favor.**

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

J. Lindsey **motioned** to adjourn at 8:35pm. Al Hall III **seconded. All were in favor.**

Respectfully submitted  
Sharon Robichaud  
Land Use Secretary