

**CANDIA PLANNING BOARD**  
**MINUTES of March 21, 2012**  
**APPROVED**

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

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

Minutes February 15, 2012

A. Hall motioned to accept the February 15, 2012 minutes as amended. L. Lindsey **seconded. All were in favor.** Kim Byrd; Ginny Clifford abstained.

**PUBLIC HEARING**

Natural Resource Inventory

Chair Girard opened the Public Hearing to consider adopting the Natural Resource Inventory (NRI) and the Energy Chapter Plan. Susan Wilderman, from the Conservation Commission was present to answer any questions on the National Resource Inventory (NRI). Chair Girard asked if anyone had any questions or concerns. She said the study has already come before the Planning Board and there haven't been any changes since they discussed the study. K. Byrd asked if the Board was adopting the study as part of something larger and asked what document it was for. Chair Girard said it is to become part of the update to the Master Plan. K. Byrd asked if the Master Plan was voted on by the town. Chair Girard said the Planning Board will have public hearings while doing the Master Plan update and these studies will come up during the public hearings to be voted on to be accepted as part of the update. She said tonight the NRI will be voted on to be considered to be part of the Master Plan and because the study is lengthy it would most likely become an appendix to the Master Plan.

Chair Girard said it is not a regulation but a plan similar to the Master Plan. S. James said the NRI study is a planning tool like the Master Plan. Chair Girard said a lot of the goals from the current Master Plan have been met over the past 6 -7 years. She said they have to look into getting funding and help to update the Master Plan. S. Wilderman said her hope was the updated NRI could be used for updating the Master Plan. She said the study is a helpful, updated tool about resources in town that includes the new GIS data. Chair Girard said it would be interesting to know what natural resources are on your property and said there is a lot of information in the study. S. Wilderman said Candia is a very unique town with a wide variety of natural resources.

Chair Girard asked what the pleasure of the Board was regarding the NRI study that included Conservation Priorities. She said she was not sure about the second part, Conservation Priorities. S. Wilderman said the Conservation Priorities is a map that overlays all the different resources and looks at everything from un-fragmented to unique habitats that could potentially help the town in planning and preserving. She said it is wise to consider prioritizing and looking long term. Chair Girard said when Betsy Kruse presented the plan it was noted that it was similar and repeated a lot of the same material as the Open Space Plan which was recently accepted. D. Snow said the Conservation Commission has considered the study and now recommends it to the Planning Board to be included in the Master Plan update. D. Lewis said it is a vital tool for planning, preservation and conservation.

A.Hall **motioned** to adopt the NRI as presented. J. Lindsey **seconded**. K. Byrd asked if the Conservation Commission had formally taken any action on the study. D. Lewis said the Conservation Commission paid to have the study done and they accepted it as done and tonight they are presenting the study to the Planning Board to be considered as an update to the Master Plan. K. Byrd asked to amend the motion to say accept in place of adopt. A. Hall amended his motion to read “accept the NRI as presented”. J. Lindsey **seconded** the amended motion. **All were in favor.** S. Wilderman thanked the Board for their time.

#### Town of Candia Master Plan Energy Chapter

Chair Girard continued with the second part of the Public hearing to consider adopting the Town of Candia Master Plan Energy Chapter. J. Munn from SNHPC was present. Chair Girard said the recent print out of the study still has the error on page 13. J. Munn said there is a corrected copy. There was also a change on page 14. J. Munn said he did not have a corrected copy with him and he only had the copy that was marked up but said all updates were done to the study. He said the Table for the Recycling should be on page 13. J. Munn showed the table that should be on page 13. S. James said J. Munn was to change 2 acres for solar panels to roof top solar panels. J. Munn said he made the change. He said they talked about several buildings for roof top solar panels in the 4 corners and not reserving 2 acres for solar panels which is on page 14. J. Munn suggested the Board could vote on the Energy Chapter contingent on the final revision with changes.

Chair Girard asked if there were any other questions. D. Snow said he apologized but he has not had a chance to read the Energy Chapter and asked if J. Munn could give a brief summary on what the energy chapter is and what the benefits are. J. Munn said the purpose of the Energy Chapter was to summarize the building assessments and building energy audits in the town buildings and then look at what could be done to improve the buildings and then what can be done within the community to improve energy efficiency. D. Snow asked if they looked at recycling and solar. J. Munn said yes on recycling and solar and then said the study also looks at what the community should do and puts forth goals for improving energy use and improving recycling. J. Munn said there are a number of goals and he read the following list of goals into record from page 4 of the Energy Chapter. “*Suggested Town of Candia Energy Chapter Goals.*”

- *Reduce overall energy use and greenhouse gas emissions through the community through increased public awareness.*
- *Monitor existing energy use of public buildings/facilities and produce an Annual Energy Use Reduction Progress Report for Board of Selectmen and SAU.*
- *Encourage community participation in the formulation of Candia’s energy policies.*
- *Consider setting targets for reducing energy use in public buildings over the next 5 to 10 years.*
- *Promote public and private (nonresidential/residential) participation in programs to reduce energy costs, such as MyEnergy.net*
- *Plan for energy efficient growth and development patterns within the community (promoting Smart Growth and Energy Sustainability practices).*
- *Encourage business owners and residents to install “energy star” appliances and renewable solar, wind and wood energy efficient heating systems.*
- *Consider offering property tax exemptions as provided by RSA 72:61-72 for the installation of eligible renewable energy systems.*
- *Develop small scale wind turbine regulations in town’s zoning ordinance.”*

J. Munn said there are general to specific goals. At the back of Energy Chapter, he said these goals are put into an action table and identifies what the Planning Board can do and what the BOS can do to act on these goals. He said it is good precise summary of energy goals and programs

along with information on funding resources. He said for example, if the town wanted roof top solar panels they could go to the Energy Chapter for information on funding. J. Munn said the committee on the Energy Chapter was made up of Fred Kelly, Carleton Robie, Peter Barbuto and SNHPC, who reviewed all the building assessments and came up with the final recommendations.

S. James **motioned** to accept the Energy Chapter Plan as amended with revisions discussed. J. Lindsey **seconded**. **All were in favor**. J. Munn said the Town of Candia now has 3 studies, Open Space Plan, NRI, and Energy Chapter Plan that can be incorporated in the future update of the Master Plan. He said having these 3 studies completed will help to reduce the cost of updating the Master Plan. Chair Girard said they need to get costs on updating the Master Plan and find funding but they need the estimates first. Chair Girard said she recently read up on the Master Plan and found that many of the goals and recommendations have been met. J. Munn thanked the Board for their time. Chair Girard thanked J. Munn for his presentation. Chair Girard said the Energy Chapter should also go to the Board of Selectmen.

#### Other Business

##### Informational

Jim Argeriou, 174 Main Street, said he was interested in a Lot Line Adjustment (LLA) which would involve approximately 16 acres. He said he wanted to check the feasibility of the LLA before he made an offer on the property. Map 409-9 abuts the property they currently own. He said the LLA would give the existing house on Patten Hill Road the required 3 acres and the remaining 13.3 acres he would like to add to his property on Main Street. He said he understands the Board cannot give him an answer tonight but he would like to know if this would meet all the requirements and would be something the Board would entertain before he goes ahead and makes an offer on the property. Chair Girard said a LLA cannot be more than the minimum lot size of 3 acres so he would have to request a waiver. She asked what the land was like and if it was buildable. J. Argeriou said he doubts it is buildable. He said the land is sloping and pine forested, hilly area that goes down to the railroad beds and there is an intermittent stream wet area near the railroad beds. He said at some point in time the land was logged and appears ransacked with many trees on the ground but said it could be cleaned up. He said they are looking to clear a couple acres, expand their garden. He asked if a LLA was out and if there was another avenue he could take. Chair Girard said a LLA is not completely out but they would have to request a waiver. She said the only other thought would be to subdivide but there is not enough frontage to subdivide. K. Byrd asked if he would be creating a new lot with no frontage. J. Argeriou said no, they would be joining the property to his current property on Main Street. K. Byrd said then it would be a LLA. J. Argeriou showed on the diagram what he was looking to do. K. Byrd asked if he had any surveying done and J. Argeriou said he wanted to inquire with the town first. Chair Girard said he would have to have a survey done to show the LLA. The waiver would be a LLA in the excess of 3 acres. J. Argeriou asked if a topographical map had to be done. Chair Girard said since they are not going to build then they could request a waiver. She said for J. Argeriou to look at the regulations and see what is required. K. Byrd said he would need a soil scientist to delineate the wetlands. She said if you could guarantee the land would remain in open space it would be easier to get a waiver because a road could be built and the lot could be subdivided into multiple house lots. J. Argeriou asked if the Board would not be opposed to him bringing this LLA before the Board in the future. Chair Girard said it has been done before but they cannot say yes or no tonight. J. Argeriou said he would like to know if there was a definite you cannot do that. S. James said if someone on the Board was really against it you would have heard tonight. He said if they do come forward that abutting neighbors would be notified. J. Argeriou thanked the Board for their time.

2012 Spring Planning & Zoning Conference

Chair Girard said the Spring Planning & Zoning Conference that where held last year in Manchester at the Radisson Hotel have been cancelled for 2012. She said if there is any other training or classes that come up; there is money in the budget to attend.

2012 Zoning Regulations

Chair Girard said amendment #1 and #2 failed. She said they can try again next year.

Brownsfields

J. Munn said EPA won't be making a decision on the Brownfields Grant until June and if they get the grant they will be able to start some of the work that was previously discussed.

Map Racks

J. Lindsey said at a recent Conservation Committee meeting they talked about map racks for the meeting room and the possibility of splitting the cost between the Conservation Commission, Board of Selectmen, Planning Board and ZBA. She suggested a wall mounted swing out map rack or one on wheels. A. Soares said she would talk to the ZBA about the map racks at their next meeting. S. James asked how many maps they had. J. Lindsey said they have many but would select the 10 most useful ones to put on the map rack. She said she is willing to do the research but will take any input or help. She said then it could be brought to the BOS.

Election of officers

Chair Girard said although she has enjoyed working with everyone, she has decided to step down from the position of Planning Board Chairmen that she has held for 16 years to allow someone else to Chair. She said she would be there to guide the new chairman along.

M. Girard **motioned** to nominate Sean James as Chairman. A. Hall **seconded**. M. Girard said that he will have a great support team and he will do just fine. **All were in favor**. Chair Girard said that April 4, 2012 will be his meeting. Chair Girard said now they need a Vice Chairman and she said she would accept that position if no one else was interested. J. Lindsey thought that was a great idea.

A. Hall **motioned** to nominate Mary Girard as Vice-Chairman. K. Byrd **seconded**. **All were in favor**. G. Clifford thanked Chair Girard for her 20 years of service with 16 years as the Chairman. J. Lindsey thanked Chair Girard for all of her work. The rest of the Board thanked her as well.

S. James **motioned** to cancel the April 4, 2012 Planning Board meeting due to lack of applications. J. Lindsey **seconded**. **All were in favor**.

The next scheduled Planning Board meeting is April 18, 2012 at 7pm at the Town Hall.

S. James **motioned** to adjourn at 7:55pm. J. Lindsey **seconded**. **All were in favor**.

Respectfully submitted  
Sharon Robichaud  
Land Use Secretary