

CANDIA PLANNING BOARD
MINUTES of April 18, 2012
APPROVED

Present: Sean James, Chair; Judi Lindsey; Albert Hall III; Kim Byrd; Ginny Clifford; Fred Kelley, BOS Rep; Dennis Lewis, Road Agent; Dick Snow BOS

Absent: Mary Girard; Amanda Soares; Steven Bradley

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

Minutes March 21, 2012

J. Lindsey **motioned** to accept the March 21, 2012 minutes as amended. L. Lindsey A.Hall **seconded**. **All were in favor**. F. Kelley abstained.

S. James welcomed F. Kelley back to Planning Board as the BOS representative.

SNHPC Grant – NH Regional Planning Program – A Granite State Future

Chair James said last year J. Munn spoke about the grant and the town sent a letter of support on July 15, 2011. He said the grant is about all the state regional planning groups working together to try to look at statewide initiatives. He said the next step is to sign a partnership agreement with SNHPC and to have a representative from Candia. The partnership agreement was sent to the BOS to sign. A. Hall said he was interested in being the representative and has the time since he has retired.

K. Byrd **nominated** A. Hall for the SNHPC HUD Granite State Future representative. J. Lindsey **seconded**. **All were in favor**. The Board thanked A. Hall for stepping up and accepting the position. Chair James asked F. Kelley to see if the BOS would sign the partnership agreement.

Zoning Revisions

Chair James said the first two 2012 Zoning Amendments did not pass. He said “Home Shop” that was proposed to be added to the Table of Regulations was part of amendment #1 and probably should have been written separately. Home Shop is already in the regulations but not listed on the Table of Regulations. This could be the first amendment for next year. He said he would like to start up the Zoning Review and Revision Committee (ZRRC).

A. Hall suggested doing a better job educating the residents J. Lindsey said she thought the Board tried to answer questions and educate the public at public hearings. She said the flyer; the opposition sent out against the two amendments that failed this year would have been good to bring to a discussion so they could answer questions.

A.Hall said for the hundreds of citizens that don’t attend the public hearings something needs to be in print, such as flyers or a public service announcement or a news release. F. Kelley said a flyer could be put in the boy scouts packet. J. Lindsey said they could use the website. F. Kelley said he felt the two amendments that did not pass this year were not clear enough for people to understand exactly what was meant. A. Hall said the Board cannot explain or defend an amendment when citizens who do not go to the public meetings receive a brochure in the mail with pictures saying vote against the amendment when they are not educated about the amendment. J. Lindsey said she would have wished the mailing had come out sooner then they may have been able to address it. G. Clifford suggested next year trying to have public hearings sooner and if people are

not pleased with the amendments the Board would have the time to follow it up with a second Public Hearing. Chair James said we hold public hearings but no one attends.

K. Byrd said his feeling was that the Board should respect the voters and not jump right back in with the same zoning amendments next year. Chair James agreed with K. Byrd. He said the amendments that failed were written in response to a zoning issue. The Planning Board was trying to set some boundaries to it because the zoning regulations did not address it. He said the only other amendment that failed like these two, was when they were trying to add a definition of what a driveway should be and that failed miserably. A. Hall said the amendments this year that failed were for lack of education. G. Clifford said some good points were brought up at the public hearing, but at that point the Board only had two options to either vote to put the amendment on the ballot or not and Chair Girard said let the town decide. D. Lewis agreed the amendment was too close to the issue on Diamond Hill. He said if they had waited a year it may have given them time to educate everyone on what the Planning Board was trying to do. He said he agreed with K. Byrd that if you put it back on the ballot again next year it will never pass. Chair James said he would recommend that the amendments that failed should not go back on the ballot. He said the Board has normally been reactionary and it would be good for the Board to be proactive this year. He said he would like to set some dates for the ZRRC meetings at the next Planning Board meeting.

Map 409 Lot 200 36 High Street

F. Kelley said the BOS asked him to bring this property to the Planning Board because it has to do with the Master Plan. He said the property is up for sale and thought the town might like to buy the property. He said he would like to get the Planning Board's opinion and report back to the BOS. G. Clifford asked what the Master Plan said about this. F. Kelley said if any properties in the four corners became available to consider purchasing them. He said it is .4 of an acre and is appraised at \$189,000. Chair James said procedurally if it did go forward the BOS would have to have a public hearing and a special town meeting to raise the money which may raise the awareness for the Master Plan update. J. Lindsey said it was an interesting idea having a quaint 4 corners with a small restaurant or coffee shop but if the town owns it what would the town do with it. F. Kelley said the next step would be is to find out what the town would like to do with the property. D. Lewis said the town has had the old library for nine years and cannot figure out what to do with it, what is the town going to do with a residence? F. Kelley said the residence needs fixing and he suggested they work on using the old library. D. Lewis said the 4 corners is tied into the Charrette along with the sidewalks. F. Kelley said he will go back to the BOS and let them know what the Planning Board comments were.

Master Plan update

Chair James said he recently contacted J. Munn and there are still no funds available and they don't see any coming up. He said he looked for examples for request for pricing (RFP) for the Master Plan. One example he found was Londonderry's RFP. All the proposals they received including the one they selected are on their website. Chair James said the NH Office of Energy & Planning (OEP) website listed the town of Bedford's Master Plan which was done in 2010, and listed Candia's RFP from 2001. He said they could use that letter as a template.

G. Clifford suggested looking at smaller towns for a more realistic number for Candia than Londonderry. Chair James said the only other one he found was Bedford's which was smaller but different. G. Clifford said maybe SNHPC would have prices for smaller towns that they may have done. Chair James said a Planner in Swanzey did it all herself. He said they have a planner and population wise they are no larger than Candia. G. Clifford asked if they would have time to get something appropriated that can be on a warrant. F. Kelley asked if the Chair could ask SNHPC, if they have recently done Master Plans for a smaller town like Deerfield or Auburn. Chair James said

he would check with SNHPC. He said the Master Plan cost the Town of Candia \$15,000, 11 years ago. He said it is probably in the range of \$20-\$25,000 now.

Chair James suggested the next step would be a warrant article for next year. Discussion ensued on different methods of RFQ's. Chair James said you could pick the lowest bid but may not get the services you need.

Chair James asked how well attended the last Master Plan update was. F. Kelley said the room was full. D. Lewis said it was kicked off at the Moore School along with Envision Candia. F. Kelley said at least 30 people were involved in the Master Plan. He said a large mail survey was done, there were speakers and the town was walked with different groups.

Chair James said if no one objects, he would like to start work on a draft RFP and then he would send it around for comment. He said this may take a couple of months and hopefully by fall they will be able to have a number to work with. Chair James said there is a lot that goes into these proposals and they take time to get. He said he will send the links from OEP and the Londonderry site to look at.

Map Racks

J. Lindsey said they talked about map racks at the last Conservation Commission meeting. She thought the BOS were going to discuss the map racks at their last meeting. D. Snow was asked about the map racks and he said they had not talked about them at the last meeting. J. Lindsey asked if the map racks could be brought up at the next BOS. She said the map rack cost could be shared between the BOS, CC, ZBA and Planning Board. F. Kelley asked if she had found a price on the map racks and she said they were in the \$200.00 to \$300.00 range for either the wall mounted system or the one on wheels. She said they want to see if the BOS would be interested and see what style they would like. F. Kelley said he would bring this to the BOS.

J. Lindsey **motioned** to cancel the May 2, 2012 Planning Board meeting due to lack of applications. K. Byrd **seconded**. **All were in favor**.

The next scheduled Planning Board meeting is May 16, 2012 at 7pm at the Town Hall.

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

Respectfully submitted
Sharon Robichaud
Land Use Secretary