



Town of Candia

LAND USE OFFICE
Candia, New Hampshire 03034
(603) 483-8588

PLANNING BOARD OFFICIAL NOTICE OF ACTION

The PLANNING BOARD at its **January 18, 2017 Meeting** made the following decision regarding a request on the **FINAL MAJOR SUBDIVISION**.

APPLICANTS: 66 Vinton Street, LLC, 56 Manchester Road, Auburn, NH 03032

PROPERTY OWNER(S): 66 Vinton Street, LLC, 56 Manchester Road, Auburn, NH 03032

PROJECT LOCATION: 608 High Street, Candia NH 03034; Map 405 Lot 45; LLA Map 405 Lot 44 and Map 405 Lot 45-1

TAX MAP: 405 LOT NUMBERS 44, 45 and 45-1

TITLE ON PLAT/S: Phase I & Phase II Lot Line Adjustment & Major Subdivision Plan for the 66 Vinton Street, LLC Tax Map 405 Lots 45 & 45-1 608 High Street & Phillip E. & Sharon B. Packard Tax Map 405 Lot 44 614 High Street, Candia, New Hampshire


PLAT PREPARED BY: Joseph M. Wichert LLS, Inc. Land Surveyor & Septic System Designer

DECISION: Final Major Subdivision (Phase II) 9 Lot Subdivision Application accepted with conditions.

CONDITIONS:

1. Address remaining Stantec comments as agreed on at January 18, 2017 Planning Board Meeting:
 - i. Stop bar, street sign and a "No Outlet" sign be added to the plan
 - ii. Additional details to be added to the plans for the box culvert:
 - a. (a) Minimum 28 day concrete strength of 5,000 psi
 - b. (b) Add a note indicating the baffles are being provided.
 - c. (c) Specify a removable top type box culvert
 - d. (d) Provide connection hardware and details.
 - e. (e) Specify joints with vertical gasketing.
 - f. (i) Specify a barrier membrane over the box culvert.
 - g. (k) Specify box culvert designed and stamped by a PE registered in the State of NH with structural calculations and plans to be submitted and approved by the Town of Candia Planning Board prior to construction.
 - h. (l) Provide wing walls, headwalls and an inlet curtain walls.
 - i. (m) Specify required bedding material and thickness.
 - j. Change in culvert size from 18" to 2 feet; epoxy coated rebar is not required.
 - iii. Provide calculations for the sizing of the proposed rip rap at weir outlets.
 - iv. Add a note in the stormwater calculations stating that the AOT 50 year storm is actually the 100 year storm.
2. Add a note to the plans that "No future subdividing of the proposed lots will be permitted".
3. Obtain State Subdivision Approval for lots as required.
4. Approval of State Alteration of Terrain (AOT Permit)
5. Rear bounds set within 90 days; Front bounds set upon completion of roadway sub-grade.
6. Heaving of pavement within 25 feet of box culvert is not subject to warranty bond.

For further information regarding this decision, contact Town of Candia Land Use Office (603) 483-8588.


Sean James, Chairperson
Candia Planning Board

1/25/2017
Date



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LAND USE OFFICE
Candia, New Hampshire 03034
(603) 483-8588

PLANNING BOARD OFFICIAL NOTICE OF ACTION

The PLANNING BOARD at its **January 18, 2017 Meeting** made the following decision regarding a request on the **FINAL MAJOR SUBDIVISION AND LOT LINE ADJUSTMENT**.

APPLICANTS: 66 Vinton Street, LLC, 56 Manchester Road, Auburn, NH 03032

PROPERTY OWNER(S): 66 Vinton Street, LLC, 56 Manchester Road, Auburn, NH 03032

PROJECT LOCATION: 608 High Street, Candia NH 03034; Map 405 Lot 45; LLA Map 405 Lot 44 and Map 405 Lot 45-1

TAX MAP: 405 **LOT NUMBERS** 44, 45 and 45-1

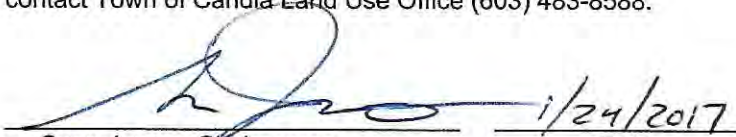
TITLE ON PLAT/S: Phase I Lot Line Adjustment & Major Subdivision Plan for the 66 Vinton Street, LLC Tax Map 405 Lots 45 & 45-1 608 High Street & Phillip E. & Sharon B. Packard Tax Map 405 Lot 44 614 High Street, Candia, New Hampshire

PLAT PREPARED BY: Joseph M. Wichert LLS, Inc. Land Surveyor & Septic System Designer

DECISION: Lot Line Adjustment (Phase I) application accepted with conditions.

CONDITIONS: None for Phase I – Lot Line Adjustment

For further information regarding this decision,
contact Town of Candia Land Use Office (603) 483-8588.


Sean James, Chairperson
Candia Planning Board

1/24/2017
Date