

CANDIA PLANNING BOARD
MINUTES of March 14, 2018
APPROVED
Public Hearing

Present: Judi Lindsey; Rudy Cartier; Ken Kustra; Joyce Bedard; Carleton Robie, BOS Representative. Dave Murray, Building Inspector; Dean Young, Fire Chief

Absent: Tom Giffen, Chair; Al Hall III, Vice Chair; Mike Santa, Alt.

Carleton Robie as Acting Chairman called the meeting to order at 7:00 pm immediately followed by the Pledge of Allegiance.

Minutes February 21, 2018:

J. Bedard made a **motion** to accept the minutes of February 21, 2018 as presented. J. Lindsey **seconded**. C. Robie; K. Kustra; and R. Cartier **were in favor**. **Motion passed (5-0-0)**. *Note: March 7, 2018 meeting was cancelled due to a snow storm – there are no minutes.*

MOTION:

R. Cartier **motioned** that we have Carleton as a temporary chair in the absence of the Chair and Vice Chair. J. Lindsey **seconded**. **All were in favor. Motion passed (5-0-0)**.

18-003 Major Site Plan Review Application: Applicant: In-Laws Construction, LLC, 298 Chester Turnpike, Candia, NH 03034; Owner: In-Laws Construction, LLC / Roger Demanche Jr.; Property location: 510 Old Candia Road, Candia NH 03034; Map 413 Lot 105; Intent: To build an office building in the L2 District.

Present: Applicant Roger Demanche of In-Laws Construction, LLC; Chantal Demanche.

C. Robie asked if Mr. Cartier had received and reviewed the application. R. Cartier replied I did. I reviewed it and there are quite a few items on the list that are not in compliance with the current regulations. Mr. Demanche has a copy of the review that I had. There's also a copy of the review that Stantec did. Stantec had noted approximately 69 items on that. I could read them all if so desired, the deficiencies on here. But we could at this point in time, deem the application incomplete with Mr. Demanche's agreement and continue the application to a future date. C. Robie replied I'm in favor of that if we can hear from Mr. Demanche.

R. Demanche responded my engineer is talking to Stantec, they already talked once but we're going to have another meeting next week to look over that and get it all taken care of for the next meeting. K. Kustra asked if that's enough time. R. Demanche replied April 18th is your second meeting; that would be enough time; I've already got most of them all taken care of.

MOTION:

R. Cartier **motioned** that we not accept the application at this time and give Mr. Demanche until April 18th to take care of the deficiencies noted. C. Robie asked will this have to be re-noticed. The Board agreed no. J. Bedard **seconded**. **All were in favor. Motion passed (5-0-0)**.

Major Site Plan Regulations 5.04 Modification of Design Improvements-Candia First Stoppe: Wildcat Land Development Services, LLC 43 Lawson Farm Road, Londonderry, NH 03053; Owner: same; Property location: 285 Old Candia Road, Candia NH 03034; Map 410 Lot 137 Intent: To change the location of the ice cream stand from the original location on the approved plan on May 17, 2017; Planning Board case number 17-002 Major Site Plan Review.

Present: Joe Sobol and Craig St. Peter of Wildcat Land Development, LLC.

No abutters present. (*This modification did not need to be noticed per our 5.04 regulation*)

R. Cartier asked the former area where the ice cream shop was going to be, is that still going to be a building? C. St. Peter replied yes, it's a proposed commercial use building. C. Robie said it's marked on the plan. C. St. Peter said it's the same place as it was before. The orange location is being relocated, proposed to be relocated to this spot due to the friendliness of pedestrian traffic, meaning that when we looked at this original location and then we compared it to our new location, we thought it was a more casual, friendlier and safer place for people to get an ice cream and relax. This is where the pumpkins were in the fall and it's all grass in there. There'd be picnic tables in here. We've relocated it to the west on our site as far as we can in a westerly direction based on the setback line. That corner edge is touching the setback line. That's about as far as we'd like to put it anyways because you still want to have some visibility from the main area so people can see it. The narrowest point, width, dimension is about 17 feet. It's about 17 x 28 is the proposed building. What we've been using for the last 6 years is a trailer. It's small and so we thought this would accommodate...we don't really sell soft serve at this point but a lot of people want it and we don't have the ability to put the equipment in the little building that we have now.

J. Sobol said its way too cramped, we can barely fit everything we need for hard serve. We wanted to also make this look more country to go with the rest of our construction and not have an ugly trailer. It's been there and functional but it's not the prettiest thing.

K. Kustra asked about the width of the driveway. C. St. Peter replied roughly 28'. *There was some confusion among a couple of Board members as to where the original vs. new location of the proposed ice cream stand was going to be, hence the driveway question.* C. Robie clarified what you're looking at has already been approved and that's where the ice cream stand was going to be. He's going to move it over here. C. St. Peter explained the orange is the new location. The approved site plan had it here. The trailer was here and because of circulation because the trucks are still in here and this is our underground storage tanks, we wanted to get it away from that. J. Bedard asked so is this going to be parking for the ice cream shop here. C. St. Peter agreed, yes. It allows you to put your bicycles in here. *K. Kustra and J. Bedard apologized for the confusion.*

R. Cartier asked Craig are their going to be utilities going out to that or is it going to be the trailer similar to what it is right now. C. St. Peter replied there is electrical already that we've put in that area and that will support it on the electrical side. The well location; you would tie into this line and get the water from this tie in; break this line. And then we would submit a plan to NHDES for tying in the septic. Nothing would be done to pull a permit unless we have that in place. That would be necessary. R. Cartier asked and tie into the new septic system? C. St. Peter said we can do either one. It's a function of deciding what's the best route to take at that time; logistics and cost etc. R. Cartier said because there's nothing in that area right now. C. St. Peter said no. J. Sobol commented whether we go to the new leach fields or the older one, we haven't determined that yet but we'll go to one or the other. R. Cartier asked on the old building in there, has the footprint of the building size changed at all? C. St. Peter replied it's basically, I don't know if changed, it may have been oriented differently. I'd have to look at it again. R. Cartier said it looks like it's still within the boundaries. Looking at this and the difference between the ice cream shop size that you had here for the new location and the old location looks like it's twice the size. C. St. Peter confirmed the ice cream shop was going to be there and there was a thought that we'd be able to put something else there beside the ice cream shop, that's why it's bigger. R. Cartier said so that hasn't really changed. C. St. Peter said it wasn't always going to be just an ice cream shop; it could have been something else possibly. We don't have any plans for any of that. Even the ice cream shop, we're here just to discuss because from a financial standpoint it's an amenity to the site and the Town. It doesn't make a lot of money so we're trying to determine if it's financially feasible. But before we go that far we wanted to have a discussion with you folks to see if it's an ok spot. R. Cartier asked the area just to the right of the new location is that a drainage swale. C. St. Peter confirmed a drainage basin. It holds drainage runoff and then

it outlets and it will be seasonable based on snow melt and rainfall. R. Cartier asked if Carleton could maybe enlighten us on this email on the wetlands, drainage basin and the setbacks. C. Robie said I asked this afternoon if they had a number on that. C. St. Peter said we could talk about that. In your regulations for wetlands, this by regulation is not a wetland. It doesn't meet hydric soils, it doesn't meet vegetation, it's just a drainage basin, it's not a pond, it's a basin. It just holds water on a temporary basis. R. Cartier commented I think that was taken care of when we looked at the original application because the only wetlands were way over by the old location. C. St. Peter replied yes and your regulations, if there were wetlands in there, you'd have to have a half an acre to get into a dialogue and that's what we talked about in the site plan; there's no wetlands in the area. C. Robie commented that basin was created. The original first plan. C. St. Peter replied yes. J. Sobol explained it's a man made basin. When we first built in 2010 and it's been expanded with more blasting in bedrock. It's simply to treat the stormwater.

D. Murray asked who makes that determination. Is that DES? J. Sobol replied we have an email from our engineer I could read which we received later today. C. St. Peter confirmed you mean the wetlands? D. Murray agreed. C. St. Peter replied it's a wetlands scientist who would determine it and Doug, they work for Doug.

J. Sobol said I asked Doug in that email to comment on the 100 foot and whether it was an acre or a half acre or not and he said....

*Email from 3-14-1 from Doug MacGuire
Craig and Joe;*

The drainage basin was designed to be about 3,200 SF. (Which is less than a 10th of an acre). The basin was designed as an expansion and improvement to the existing drainage basin which was designed as part of the initial project stormwater mitigation. (Again, 2010, it was originally built and we expanded it). The area of the pond was upland before (not wetland) it was designed as a drainage management area. The basin was designed to meet NHDES Alteration of Terrain Criteria as a Stormwater Best Management Practice. This type of basin receives its treatment through maintaining a permanent pool of water. The theory is the untreated water fills the basin pushing out the treated water in the basin which has had opportunity to settle contaminants out. (Silt, grit, sand etc. The water flows into the basin, it settles out and then it flows out the other end. The clean water flows out the other end and off site.) This area had to be blasted to create the required permanent pool and the pool was not occurring naturally. NHDES recognizes these drainage basins as stormwater mitigation and they would not fall under the wetland bureau jurisdiction as they require routine maintenance to maintain their intended treatment properties. (So you have to get into these ponds sometimes and clean them out). That is from Doug.

Douglas MacGuire, P.E.

Vice President

The Dubay Group, Inc.

Engineers / Planners/ Surveyors

84 Range Road - Windham. NH 03087

P- 603.458.6462 C- 603.714.4568

C. Robie said I'll accept that as a reasonable explanation of what we have. I have no problem with that. D. Murray said that should satisfy our ordinance I would think. C. Robie asked you don't know what that number is. J. Sobol replied it's about 25 feet from the pond. It's probably more because the spillway keeps the pond at a certain level and there's probably down slope where there's actually standing water at a maximum storm level. It's probably more than 25 feet. C. St. Peter said you can look at the parking spaces on the plan. That's the toppest slope, that's not near water and that's like 28 feet. Each spot is 10 feet wide so count 1, 2 3 it's pretty close to that. Down slope where the water is, is another 14 to 18 feet down on the slope of the *clean side of the (unintelligible)* pond, so that's where the water is. R. Cartier said that's the same distance that the old one was to the wetlands. C. St. Peter said this one is further. R. Cartier replied it

looks like about 20' from the old one and 30' from the...C. St. Peter said I know because I went down and cleaned the garbage out. C. Robie asked if there was a dimension on the building. C. St. Peter stated 17 x 28 plus or minus, a fixed structure on a slab. C. Robie asked do you want to put a bigger number on there, 17 or 20 x 28. J. Sobol said not to exceed 20 x 28, sure. C. St. Peter said or not to exceed 20' x 30'. C. Robie said 600 square feet. That way we have something on the paper, something we approve of, hopefully. Do we want to put 25' from the top edge of the drainage swale to that left hand corner? J. Sobol said 25' minimum. J. Sobol and C. St. Peter agreed, we can do that.

MOTION:

J. Lindsey **motioned** to approve the move of the ice cream stand at the First Stoppe from the right hand side of the lot to the left hand side viewing it from the road. R. Cartier **seconded**. **All were in favor. Motion passed (5-0-0).**

Other Business

C. Robie said there's a letter of intent from 608 High Street. Gentlemen have purchased the subdivision from Vinton Street. They sold that.

Letter of Intent: 608HSCNH, LLC, Manchester, NH 03103

Dated March 5, 2018

To the Town of Candia Planning Board and the Board of Selectmen; Attn: Andrea Bickum; 74 High Street; Candia, NH 03034

C. Robie Read:

As per your request please let this serve as our letter of intent and/ or notice to begin the construction of our subdivision located at 608 High Street in the Town of Candia, Rockingham County, New Hampshire, including approximately 65 acre which has been approved by the Town of Candia Planning Board as a 9 Lot subdivision as shown on Plan# 40097 recorded in the Rockingham County registry of Deeds. Thank you in advance for your consideration and please feel free to contact me with any questions. Sincerely,

Robert Carrigg, Manager

R. Cartier does anything need to be done because they changed owners? C. Robie replied no. The owners have secured a construction company and the bond has been placed with the Town; \$666,000. He brought his check to the Selectmen's Office for \$14,732 (*actual \$14,722.10*) for Stantec fees. He's going to schedule a pre-construction meeting with the Road Agent and Stantec. I don't know if Dave's involved in that. Pre-construction and there has also been an intent to cut the lumber filed.

Dave (a troop leader) was here with the boys who are working on a communication merit badge and they needed to attend a Town Meeting to see how a Town Meeting runs.

The Board confirmed that the next meeting is Wednesday (*March 21st*). The agenda is currently posted online.

MOTION:

J. Bedard **motioned** to adjourn at approximately 7:30 pm. J. Lindsey **seconded**. **All were in favor. Motioned carried (5-0-0).**

Respectfully submitted,

Andrea Bickum

Land Use Secretary cc file