

**CANDIA PLANNING BOARD
MINUTES of September 19, 2018
APPROVED**

Present: Rudy Cartier, Chair; Al Hall III, Vice Chair; Mark Chalbeck; Ken Kustra; Scott Komisarek, BOS Representative; Josh Pouliot, Alternate.

Absent: Judi Lindsey; Joyce Bedard; Mike Santa, Alt.

Present: Dennis Lewis, Road Agent; Boyd Chivers; Richard Snow

Chair Rudy Cartier called the meeting to order at 7:00 pm immediately followed by the Pledge of Allegiance.

Josh Pouliot sat in for Judi Lindsey.

Minutes September 5th, 2018:

A. Hall made a **motion** to accept the minutes of September 5th, 2018 as presented. S. Komisarek **seconded**. K. Kustra, R. Cartier and M. Chalbeck **were in favor**. J. Pouliot **abstained**. **Motion passed (5-0-1)**.

Informational: Scott Davis, Blueberry Hill Farm Trust, 93 Critchett Road, Candia, NH 03034; Tax Map 406 Lot 148, Residential District. Intent: To subdivide 3, three acre lots.

Scott Davis said Jim Franklin put these copies together quickly from the tax map. The potential is there and I wanted to get any feedback from you guys. I think it meets all the requirements for frontage and acreage. It's nothing I'm going to do right away but wanted to get things started in the pipeline.

R. Cartier asked what's the total acreage. S. Davis replied I think it's 58. R. Cartier reiterated 58 and you're going to do three, 3 acre lots. S. Davis replied 3.1 and they could be a little bit more but it keeps that last lot, that's one that abuts us. We're 406-149; that was the purpose of this whole project. This is the big part, the parcel we just bought. That's our house and our farm here. So it's 2 lots but we own them both, this whole square. R. Cartier said so you're going to keep the 406-148 and the 406-149 lots as separate lots, you're not going to combine them. S. Davis replied not if we do go forward with the subdivision, we wouldn't combine 148 and 149, would that make any sense? R. Cartier replied no, just a question as you own all the property. S. Davis replied and the reason that 5 acre lot 149-1 there was our daughter lives on the farm and the ZBA declined our request to build her house without doing a subdivision. I had a couple of permits in the past to put 2 houses on the property but that was their decision so we did that and that's why the farm is now two lots there now. So now it's actually 3 lots.

S. Komisarek said it looks pretty straightforward from what we have here. S. Davis said it's nice too. There was a topo here. You see the topo? The top of the hill and it's flat with a gentle slope coming down to Critchett Road. Honestly we bought it, I never even set foot on it and when I finally walked up there I was pleasantly surprised. Not about the house, but the land. There's some nice stuff in that house, I was telling the guys back there that I'll bring up a bunch of old pictures we found to put on loan for the offices here. Really old pictures. Nothing immediate but just wanted your feedback on it. It looked straight forward to us and Jim Franklin would be the fella. One thing I did just find, hopefully we wouldn't have to survey the entire parcel, but I just found the original survey that William Gunnarson did on that parcel. This was Gunnarson. I found the survey, an actual blueprint from 1950. Jim was all excited because we got stuff out of there for the Holbrook cemetery. In fact Jim hadn't seen this; I just found a master plan from 1960 that William Gunnarson did. It's amazing historical stuff because the previous owner just left it all. K. Kustra asked what's up here in 147 and 144. S. Davis replied Jesse Mann 147 and that's Joe Saxon on 146 and that lot was created a long time ago with the 50 foot right of way, it's Cronin and his house is built up here in the flat spot with a real long driveway.

R. Cartier said the only thing I could see Scott that because of the way its set up it would probably be a Major Subdivision. S. Davis agreed, yes. R. Cartier said because of the three lots and the leftover 49. S. Davis said Jim told me that; he indicated that. R. Cartier said I don't see anything jumping out at me that I would be concerned with and Jim knows what has to be done. S. Davis replied I appreciate that and he put this little sketch together for me. There was some potential there and I paid for that potential.

S. Komisarek mentioned the road looks real straight there. S. Davis replied that refinish job is a little rough (*joke*) but it has really good line of sight on the road; it's a straight shot. D. Lewis agreed. S. Davis said this was just to see what you all thought about it. Obviously we'll have to come back with all the expensive work done now. Thank you.

Other Business

Crowley Woods:

R. Cartier mentioned that Chester conditionally approved Crowley Woods so that will be coming back soon.

Planning Board \$10,000 Budget:

A. Hall mentioned that he was concerned about the Planning Board's annual budget that came up at the Board of Selectmen's meeting on September 10th, 2018. A. Hall said there was a misunderstanding on how much work has been done and how much is yet to be done on the revision of the master plan and there was some suggestion of pulling the \$10,000 out and putting it in a warrant article and my feeling is that the work is in process and it's going to be as soon as Nate comes in at 7:30. Stantec does a lot of work and they don't work for free. I would propose that this Board formally recommend to the Select Board to please include it in the regular budget as opposed to making it a warrant article. I would so **move**. S. Komisarek said we did vote on it and it was 3 to 2 so it will go to the budget committee. I assume that recommendation came from you Rudy; that we continue with the \$10,000. R. Cartier agreed.

A. Hall continued this subject is so important. We have to know for sure that we have the money available to us whether we use it or not and we're not going to spend it willy nilly. When Stantec comes in and goes line by line, every minute he's here that's part of the \$10,000. S. Komisarek said the impression I got from Bryan was that they weren't going to charge us. A. Bickum clarified that they already charged us \$1,500 that was paid so the rest of this is pro bono because they quoted \$1,500. I have an email confirming that from last year. He's doing this regulation review for free.

S. Komisarek said we had a difference of opinion from the Board members. Carleton spoke about the need for planning and to have a long term plan. I spoke about it, the notion of implementing the master plan. We haven't done it since 2003, we're 15 years into it so if we don't have the means and I think if we have an ordinance this year and subsequent ordinances there's certain information that we need to make good decisions; basic build out analysis, fiscal impact analysis, what's the impact on the school so we can make good choices for the community. Some felt that should be a warrant article for the voters.

R. Cartier replied I agree that is should be in the budget because one of the charges of the Planning Board in the regulations is that we're supposed to be implementing the master plan. We have \$10,000 in this year's budget and we have it in there and we'll use some of that this year. With all of the work with the regulations and here and with the ZBA to get zoning up here, this is only the start of what we'll be doing in the next couple of years. The master plan hasn't been looked at and that's what I would like this Board to start implementing that plan. We don't know if we'll spend \$2,000 or \$8,000 but having it available; I agree. A. Hall summarized the Select Board wanted to pull the \$10,000 budget out and be put in as a warrant article so we would have zero dollars for implementing the master plan. It's a better budgeting process to include it knowing we're not going to willy nilly spend it but we need to have it otherwise we're going to be derelict in our RSA obligations to the state. K. Kustra agreed but it's got to be labeled whose money it is. R. Cartier said I think it was Sean James who put it in at the time because they could see this coming. I think it should be in there and it's our charge to implement that plan. M. Chalbeck agreed with Al

that it should be part of the budget because if it goes to the voters and it's voted down now you have no money to implement the master plan and the charge of this Board is to stick by the master plan.

S. Komisarek asked Rudy if he had an opportunity to attend the Budget meeting because for the last couple of years it's actually been taken back out and we've had to go back, Al was there the last couple of times and I spoke on it and we were able to unanimously get it back in.

R. Cartier asked when is the budget hearing for the Selectmen's budget. It was this past Monday? A. Hall said that's the first one. There will be more hearings. Part two is when the Town Budget Committee reviews, we need to have a solid footing. K. Kustra said so we're going to make a strong recommendation. R. Cartier agreed. The Board can send a letter to the Board of Selectmen, I'll see if I can draft something up expressing the desire of the Board to implement the master plan and the funds would be used for that and if we don't use the funds, it doesn't get spent. We're not going to try to spend \$10,000 just because it's there. S. Komisarek said you have to do it right and there was a lesson learned last year with Carol. There was a lot of money spent on hearings and having people and all this stuff and at the end of the day, really short on content. It was part of the process. When that came out, it wasn't even close to be considered good planning and that's the goal; good solid planning. You look at the assessed value and you have something in the ordinance about mixed commercial and residential. If you're going to do it you need to get it right and you have information coming back, it will really inform us. It might come back and we might say this is different than we thought and go in a different direction.

MOTION:

A. Hall **motioned** to reinforce to the Select Board and the Budget Committee of what the Planning Board's wishes are in this matter which is to keep the \$10,000 in the Planning Board Budget for planning and implementing the master plan and not have it be a warrant article. I want our wishes on record. K. Kustra **seconded**. **All were in favor. Motion carried (6-0-0).**

*****Zoning Review and Revision Committee Meeting to follow the Planning Board meeting to continue the review with Stantec on the Major Site and Subdivision Regulations.**

ZRRC Meeting to follow Planning Board Meeting to discuss the following:

1. Review and discussion of the draft of proposed zoning ordinance changes presented on August 1st, by Judy Szot of the Zoning Board and the suggestions from Stantec received 8-15-18; to prepare for zoning warrant articles.
2. Nate Miller from SNHPC will present revised Village District large scale maps for the discussion of the Village District area with the ZRRC.

MOTION:

A. Hall **motioned** to adjourn at approximately 7:23 pm. M. Chalbeck **seconded**. **All were in favor. Motion carried (6-0-0).**

Respectfully submitted,
Andrea Bickum
Land Use Secretary

cc file