

**CANDIA PLANNING BOARD
MEETING MINUTES OF
March 4, 2020
APPROVED**

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Rep.; Josh Pouliot; Joyce Bedard; Scott Komisarek; Robert Jones, Alt; Judi Lindsey; Mark Chalbeck, V-Chair

PB Members Absent: Mike Santa, Alt.

Audience Present: Jim Franklin (applicant Surveyor), Jonathan Dylun (co-applicant), Charles Dylun (co-applicant), Dennis Lewis (Road Agent) and town residents

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

Informational:

Co-Applicant: Jonathan Dylun, 80 Old Deerfield Road, Candia, NH 03034; Owner(s): Jonathan Dylun & Charles Dylun, Candia, NH 03034; Property Location: Douglas Drive, Candia, NH 03034; Map 410 Lot 31.

Co-Applicant: The Charles & Nancy Dylun Family Trust, 123 Old Manchester Road, Candia, NH 03034; Owner: same; Property Location: Old Manchester Road, Candia, NH 03034; Map 410 Lot(s) 69, 70 & 71.

Intent: A Lot Line Adjustment and Minor Subdivision of Map 410 Lot(s) 31, 69, 70 & 71.

J. Franklin starts by providing the Board with copies of plans for the potential LLA and Minor Subdivision. He begins the presentation by explaining to the Board that the applicant is looking to make a new lot in the back area of his father's already divided land. The current lots already have a house on each but the LLA/Minor Subd. will not affect the required frontage. The new lot will have the required minimum of 200 feet of frontage on Old Manchester Road and a strip of land approx. 1,178ft long and 60ft wide located on the right side of map/lot 410-71 that widens to a larger area of approx. 5 acres behind the 3 existing lots.

J. Franklin states that there is nothing in the regulations that specifically say the applicant could not move forward with the design as is because it technically meets the requirements. The Board discusses with the applicant that the irregular lot design is not acceptable and goes against the spirit of the regulations. The Board notes that the idea of making another lot is justified but a new design would have to be submitted for review. R. Cartier suggests that a road be put in where the current map/lot 410-31 is and extend that into a cul-de-sac. To redesign the 1 new and 3 existing lots around that cul-de-sac and that could be a potential option to move forward. J. Franklin asks if a waiver would be possible in a situation like this to reduce the road standards and make it a private road? B. Brock says no because they wouldn't want a situation where that road becomes a Town issue at any point.

J. Franklin asks the Board if they are agreeable to another Informational meeting if the applicant comes back with additional design options in the future for review, and the Board agrees.

Case #19-006 (Final):

Applicant: Armand & Susan Hebert, 2001 Cedar Street, McKenzie, TN 38201; Owner: same; Property Location: Currier Road, Candia, NH 03034; Map 402 Lots 51 & 57.

Intent: MAJOR subdivision. To consolidate the two existing lots (402-51 & 57) and then subdivide into 5 frontage lots for residential use.

Applicant/Representative not available to attend this meeting but the Board briefly discusses the options for the fire suppression system that the FD Chief has recommended in his letter to the Board. R. Cartier will contact B. Ruoff at Stantec and have him provide a cost estimate to the Board for a residential sprinkler system.

Though a 60d extension was requested by the applicant at the 2/19/20 meeting, they decided only a 30d extension was necessary at this time and the applicant's engineer sent a written request to the Land Use Office as required to continue until the 3/18/20 PB meeting.

Minutes -February 19, 2020:

J. Pouliot made a **motion** to accept the minutes as presented. B. Brock **seconded**. J. Lindsey, M. Chalbeck & R. Jones **abstained**. **Motion passed**.

CIP -Draft Review:

CIP draft was received from Stantec and the Board has been in review of the details for a couple meetings. The Board reviews the line items of the Road Agent, D. Lewis. It is agreed upon by the Road Agent and the PB to remove all costs associated with the HW Dept. Resurfacing Existing Paved Roads as well as a box culvert. D. Lewis points out that within the next few years, a new facility will be necessary for the sand/salt area as well as a location to repair vehicles as needed. The School Dept. info has been put on hold pending a new review that is in the works. The Police Chief, Russ Dann (BOS) and Brien Brock (BOS) have been visiting surrounding town police departments for a general idea for the development of a new police facility in Candia. The Board has requested additional information from the PD, FD, Cemetery, Recycling and the School. The Land Use Office Secretary will invite the Dept. Heads to the next scheduled meeting on 3/18/20 to review their proposed project line items as this step is very important for the program's accuracy.

Other Business

- B. Brock informs the PB that a project on Raymond Road known as "The Pit" will be potentially coming before the Board to apply for an Excavation Permit for their site. This project has been before the BOS with a Reclamation Plan. The BOS has suggested the applicant apply to the ZBA for a variance to be allowed to remove materials from the site. If that is approved, the applicant will then apply to the PB for their permit. The PB will have Stantec put info together for a potential bond on the site. The project would entail a long period of cleanup before the site would be ready to develop so there are many variables the PB will need to review before approving such a request.

MOTION:

R. Jones **motioned** to adjourn the PB meeting at approximately 9:04pm. J. Lindsey **seconded**. **All were in favor.**
Motion passed.

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc: file