

**CANDIA PLANNING BOARD
MEETING MINUTES OF
July 1, 2020
APPROVED**

PB Members Present: Rudy Cartier, Chair; Brien Brock, BOS Rep.; Josh Pouliot; Scott Komisarek

PB Members Absent: Mike Santa, Alt.; Joyce Bedard; Robert Jones, Alt; Judi Lindsey; Mark Chalbeck, V-Chair

Audience Present: Ron Severino (applicant), Al Hall (resident)

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

Case #20-001:

Applicant: Branch Brook Holdings, LLC, P.O. Box 410, Candia, NH 03034; Owner: same; Property Location: 512 Raymond Road, Candia, NH 03034; Map 407 Lot 5-2.

Intent: To construct a 9,000 square foot storage building.

R. Cartier starts by reviewing the checklist with the Board from the meeting w/the applicant on 6/29/20. After going through each of the items on the list, it has been determined that the applicant has updated the current plans w/all the necessary regulation requirements.

B. Brock made a **motion** to accept the application as complete. S. Komisarek **seconded. All were in favor. Motion passed.**

*R. Cartier opens the public hearing at 7:08pm.

R. Cartier gives the floor to the applicant and R. Severino starts by reviewing the updated plans and the items that have been added per the application checklist, and the requested waivers.

R. Cartier states the Board will now address the applicant's 2 waiver requests:

The 1st waiver is for Section 2.02(A)(1): The applicant is currently working on a Major Site Plan for this location but due to the health and safety situation, limited meetings have occurred this year with Towns and Engineers, and the project has fallen behind its summer start.

Although this is a large structure, there is no site disturbance since the proposed building is in a gravel storage area. The applicant is willing to make this conditional on having the Major Site Plan application submitted w/in 60d of this Minor Site Plan if approved.

B. Brock made a **motion** to grant the waiver for Section 2.02(A)(1), with the condition that the Major Site Plan Application will be submitted to the PB by 8/19/20. S. Komisarek **seconded. All were in favor. Motion passed.**

R. Severino reads a letter from his engineer into the meeting minutes (see attached)*.

The 2nd waiver request for Section 2.02(D): The applicant was before the Board almost 2 ½ yrs ago for his last approval and the regulations say there is a 3-year minimum. The Applicant is currently working on a Major Site Plan to be submitted to the PB in August, 2020.

B. Brock states that there doesn't seem to be any issue with this since the applicant will already be submitted the Major by the 8/19/20 deadline they set for the 1st waiver.

B. Brock made a **motion** to grant the waiver for Section 2.02(D). S. Komisarek **seconded. All were in favor. Motion passed.**

R. Cartier asks if the Board or the audience has any questions or comments but there are none.

After discussion, the Board has agreed to approve the application with the following conditions:

1. The applicant will submit the Major Site Plan Application to the PB by 8/19/20.

B. Brock made a **motion** to approve the application with conditions. S. Komisarek **seconded**. **All were in favor. Motion passed.**

*R. Cartier closes the public hearing at 7:26pm.

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.

The applicant did not show for this hearing. He has requested to be heard at the 7/13/20 BOS meeting to review the Wetlands permit application. The case will be continued and kept on the agenda for the 7/15/20 PB meeting for any updates by B. Brock (Selectman Rep.)

R. Cartier has asked that the Land Use Secretary write up a history of the case to include the original date of application, continuances requested, as well as a list of outstanding items we are waiting to resolve for the next meeting.

CIP -Draft Review:

At this point the PB is waiting for additional information and will continue the review once submitted.

Minutes -June 17, 2020:

The Board agrees to defer the minutes to the next scheduled meeting date -no quorum.

Other Business:

- Al Hall submitted a Letter of Interest to the Board. He asks that he be allowed to extend his representation for the Town of Candia with SNHPC for an additional 2 years.

S. Komisarek made a **motion** to approve the request to extend his term 2 years and will end on August 31, 2022. J. Pouliot **seconded**. **All were in favor. Motion passed.**

- R. Cartier mentioned to the Board that Stantec is currently working on the 2 proposals that were requested at a previous meeting. 1 is for the FEMA Flood mapping and the 2nd is for the current Town facilities and what the updates would likely be moving into the future. These proposals could potentially be used as a piece to the MP at some point for future projects.
- **Case #18-009 – Michael Thompson (Major Subdivision):**
Review of final plans/mylars for approval and signatures for recording at the Registry of Deeds.

MOTION:

S. Komisarek **motioned** to adjourn the PB meeting at approximately 7:51pm. B. Brock **seconded**. **All were in favor. Motion passed.**

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc: file

*(attachment)

KEACH-NORDSTROM ASSOCIATES, INC.

June 30,2020

Mr. Ronald Severino,
President Severino Trucking Company, Inc.
Post Office Box 202
Candia, New Hampshire 03034

**Subject: Site Plan for 512 Raymond Road; Candia, New Hampshire
 KNA Project No. 20-0504-2**

Dear Ron:

In accordance with our contract we have completed the wetland mapping, site topography and boundary survey for 512 Raymond Road. Currently, we are processing the fieldwork data and producing the existing conditions base map. We anticipate beginning the site design process next week culminating in a formal application to the Town of Candia Planning Board late July to early August.

I trust this brief letter will provide the information you requested. If you require additional detail for your presentation to the Candia Planning Board, please let me know.

Thank you,

Jason Lopez
Project Manager