

**CANDIA PLANNING BOARD
MEETING MINUTES OF
July 15, 2020
APPROVED**

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

PB Members Absent: Mike Santa, Alt.; Joyce Bedard

Audience Present: Russ Dann (Selectman), Dennis Lewis (Road Agent), Mike McGillen (Police Chief), Dick Snow (SNHPC Rep. & resident), Steve Higgins (resident)

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

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 was not in attendance for this meeting and has not requested any additional continuances in writing. His deadline for the last continuance was 6/17/20. He had requested to be heard at the 7/13/20 BOS meeting to review the Wetlands Permit application. B. Brock notes that the BOS decided again not to sign the application because it was not the box culvert design that was recommended by the PB or the Road Agent at other PB meetings. The round reinforced culvert design was not acceptable, and the applicant needs to redo the application and re-submit to the Town.

R. Cartier notes that the applicants engineer submitted new plans for the culvert yesterday to the Road Agent w/4 design options. D. Lewis states that 2 of the options submitted (#'s 1 & 2) are not acceptable because they are designed with the round culvert. The other 2 options (#'s 3 & 4) serve essentially the same purpose, but the 1st option is an envisioned inverted U. There are baffles in the bottom, there is no bottom in the pipe, but cross baffles that you fill with stone and it's all cast like a horseshoe. Option 2 is the same thing only the bottom is solid, you still have the baffles in there that you fill with the stone, but then the lid is removable, so you can take the lid off and put the stone in. The other one you have to put the stone in from the sides and fill all those baffles. Option 2, sometimes when you put those in and you hit ledge it's very hard to level them or you have to take more ledge out then if you had just the open bottom sitting on footings. Option 2 advantage is that if anything ever gets in there you can always take the lid off (although the lid will be approx. 4 feet down from the roadbed). They are essentially the same volume and the same stone inside so he recommends option #2 be the design the applicant draws up plans for and submit in the Wetland Application to DES. This will be easier to install, less time to install and always give the Town the option to take the top off if necessary, to clean the culvert. D. Lewis notes that he did talk with the applicants engineer and attorney yesterday and explained to them that all the other costs are the same. The guardrail, excavation, amount of fill, size of headwalls. The only cost difference to the applicant is the Box vs. Round pipe. The Box will cost more but had he submitted the permit for the round pipe and got approval, the Town would not use the permit because that culvert has been there for approx. 150 years and it's worked fine and animal life lives well around it. R. Cartier notes that there is another culvert like this in Town already and D. Lewis states that there are actually 2 and they are the standard for the Town. R. Cartier asks if there are any comments and M. Chalbeck notes that he agrees with the Road Agent on his option. R. Cartier asks the Road Agent if he thinks the Town has more water coming through now than in the past and the Road Agent confirms this. The Board agrees with the Road Agent to move forward on the recommendation to the applicant that option 2 needs to be added to the DES application.

R. Cartier notes that he and the Land Use Secretary has put together some info. on this case and wants to review it with the Board. The original Prelim Application was submitted to the Land Use Office in May 2019. A Prelim Checklist review meeting was held on 7/29/19 with R. Cartier and R. Jones and there were 9 items that needed to be addressed. They addressed those 9 items and came back for another Checklist meeting on 8/2/19. The Prelim Hearing was scheduled for 8/7/19 but turned out to be not

complete and further issues needed to be addressed so it was continued to 8/21/19. There was no attendance by the applicant or any representative on the scheduled hearing date so the case was continued again to 9/4/19 for the Prelim Hearing. The Prelim Application was accepted and approved on 9/4/19. The Final Application was submitted and accepted as complete on 10/16/19.

R. Cartier notes that cases usually need to be decided upon within 65d and this has been a lot longer than 65d now. The applicant has asked for several continuances and they have been granted but after looking through minutes, these continuances are required in writing which they have not always done. At least 3 continuances have been granted by the Board, and the last one was for 60d and it expired 6/17/20. The Board has not heard anything further on an extension from the applicant. There are a number of issues that have to be addressed including the culvert as well as some procedural items waiting to be resolved. Though the Board has been discussing the subdivision and the issues surrounding that, there can be no decision or moving forward with that because the applicant needs to complete a Lot Merger before anything is decided on with the subdivision. Without the Lot Merger being done, the land in the proposed subdivision does not exist. This needs to be done immediately. Under the law this application does not have to come before the Board in a public hearing but needs to be recorded with the Registry of Deeds before the subdivision is recorded. This is the 1st thing that needs to be done.

R. Cartier requests the Board's permission to have the Land Use Secretary write up a letter addressed to the applicant and Keach-Nordstrom to address the outstanding items that need their immediate attention and submittal to the Board.

1. lot merger application.
2. DES culvert application (w/option #2 -split box culvert design) submitted to BOS by 7/27/20.
 - The Board and Road Agent agree that the Town Engineer does not need a review of the DES application at this time.
 - Road Agent will get a start-to-finish cost estimate to the Board for review (tentative date of 7/24/20).
3. pay past outstanding engineering fees to the Town (\$1,567.25).
 - This will need to be paid by 7/27/20 and is a condition of the BOS approval signature for the DES application to move forward.
4. NTP (dated 3/4/20) approved by the applicant for the Town Engineering fees (\$1,114.00).
 - No reviews can be done by Town Engineer until this is paid
5. 2nd Review done by Town Engineer (dated 2/5/20) will need to be addressed (approx. 48 items) before further work on the subdivision can be done.
6. provide the PB w/info on another option besides moving the stone wall town boundary line.
 - This is not an option the Town will approve
7. Fire Dept. letter (dated 2/10/20) to be addressed requiring FD suppression system options.
 - Options: Cistern, Fire Pond, Sprinkler System
8. Conservation Commission letter (dated 9/11/19) concerns need to be addressed.
9. A written request submitted by the applicant for an extension, to be limited to 30d from the dated letter sent by the Land Use Office.
10. An updated set of subdivision plans submitted to the Board for review.

S. Komisarek made a **motion** that the applicant submit data to meet all the outstanding issues as outlined above in the PB discussion and as put into letter format by the Land Use Office. B. Brock **seconded**. **All were in favor. Motion passed.**

The Board agrees to address the items requested by the applicant at the 9/16/20 PB meeting.

CIP -Draft Review:

The PB is waiting for additional information from the School Board. There is a meeting tomorrow night and M. Chalbeck will try and obtain the information needed for the CIP. R. Cartier notes that this information may affect the funding and impact on the other projects moving forward.

Minutes -June 17, 2020:

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

Minutes -June 17, 2020:

R. Jones made a **motion** to approve the minutes as presented. J. Lindsey **seconded**. B. Brock & S. Komisarek **abstained**. **Motion passed**.

Other Business:

- SNHPC Representative Terms:
 - Al Hall and Dick Snow both submitted a request to the Board to be allowed to extend their term representations for the Town of Candia with SNHPC. A. Hall requested a 4-year term and D. Snow requested a 2-year term.

R. Jones asks the Board to explain what the Reps do for the Town and D. Snow is asked to provide this info. D. Snow states that as a Rep., they become voting members of the SNHPC. They offer relevant info. from the Town such as traffic, activities, and other input such as dues, etc. R. Cartier adds that they also represent the Town for planning. The dues paid by the Town for services from SNHPC are yearly and based on the population. He also adds that there are always 2 Reps. for the Town.

S. Komisarek made a **motion** to recommend Dick Snow for an additional 2-year term as a SNHPC Rep. effective 8/1/20. B. Brock **seconded**. **All were in favor**. **Motion passed**.

B. Brock made a **motion** to recommend Al Hall for an additional 4-year term as a SNHPC Rep. effective 7/11/20. S. Komisarek **seconded**. **All were in favor**. **Motion passed**.

- R. Dann states to the Board his concern that the new facility for the PD is pushed out a couple years on the CIP and notes it is very crucial. Other communities have advantages within their facilities and the hope is when the PD moves out of the Town Hall, it can be better used for town business. The PD needs a better facility for the health and safety of the Town and its residents. It is not an acceptable facility. Education needs to be put out to the residents that land and a new building are a prerequisite and must be obtained by the Town out of necessity at this point. Other facilities he has looked at in different towns allow for secure basement facilities to process detainees. He suggests the idea of a bond so that the work can be completed but payment can be stretched out over time so as not to be such a hard hit on the taxpayers. He asks if some of the work can be switched around to move projects and B. Brock notes that the CIP can be reviewed yearly, and projects can be shifted if necessary. R. Cartier states that once the CIP is finalized at a public hearing, it can be talked about and educating the Town of the importance of the project's timeframes will be a priority and making sure the expenditures stay as balanced as possible over the whole process.
- R. Cartier mentioned to the Board that Stantec is still working on the 2nd proposal for the current Town facilities and what the updates would likely be moving into the future. This proposal does include the fire station addition and how the Board will proceed with future projects.

MOTION:

R. Jones **motioned** to adjourn the PB meeting at approximately 8:17pm. J. Lindsey **seconded**. **All were in favor**. **Motion passed**.

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc: file