

CANDIA PLANNING BOARD
MEETING MINUTES OF
August 19, 2020
APPROVED

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

PB Members Absent: Mike Santa, Alt.; Robert Jones, Alt

Audience Present: Dave Murray (BI), Kevin Gagne (BI) Dennis Lewis (Road Agent), Mountain States, LLC (applicant), Ben Osgood (MS LLC engineer), and town residents.

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

Informational:

Applicant: Mountain States, LLC, P.O. Box 502, Weare, NH 03281; Owner: same; Property Location: 291 Raymond Road, Candia, NH 03034; Map 409 Lots 131.

Intent: *MAJOR Site Plan.* To construct three 7,500 square foot contractor garages.

R. Cartier starts by confirming that the applicant and their engineer are present via ZOOM. He also confirms with them that they are scheduled to meet this coming Friday, 8/21/20 at 10am for a checklist review meeting.

The applicant's engineer, B. Osgood starts by introducing himself and then goes into the site information located on Raymond Road. He notes that the site has an existing building on it that was used for appliance sales, before that it was used as a dog kennel and before that a possible flower shop. The existing site was pretty run down and needed a lot of clean up. They have since done some clean up and clearing of trees. Before this was done, the front of the property was developed, the rear was wooded, and it slopes up approx. 60ft from Rte. 27 to the back corner of the property. There are currently 2 entrances onto Rte. 27 now and is serviced by a private well and septic system. The plan is to construct 3 buildings in the back of this site, utilizing the existing entrances, developing a roadway on each side of the site to access up at the top. The buildings would be 7,500sq ft each and there would be 3 of them. They would be divided into 2 units with each having a garage and entrance door, a small office and a bathroom area as well. There has been parking provided for approx. 18 employees total. The purpose of the facilities would be 1st for Mountain States, LLC to run their business from one of the buildings. They do excavation utility work and have some very heavy and expensive equipment that cannot be outside and will need to be housed in this garage. They would also like to rent out other units to local contractors, etc. The site is zoned commercial, so it is an allowed use. A new well would be part of the proposed plan that would meet the offsets on the property to the existing septic and proposed septic for the new buildings. The existing building would stay serviced by the current septic system in the northeast front corner and the 3 back buildings would have a common system and would pump up to a leach field in the back south corner of the property. The grading, the driveways are between 8-10%, 24ft wide, the parking meets the requirements of the by-law, the drainage system would be an underground retention area to control flow, 3 treatment units (Contec -sand filter), small infiltration area down at the bottom of the site, which is where the system would drain. Landscaping is proposed on the side of property, in front of the buildings so they are shielded from the street, and various areas at the top in the developed area.

R. Cartier states that at the checklist meeting on Friday, they will review the plans and go through the criteria, so they are able to go straight to a public hearing for the Boards decision.

R. Cartier asks the applicant's engineer if they have contacted the state regarding the 2 proposed driveways for 1 lot on a state road? B. Osgood says they have not yet. They have proposed to rebuild the driveways to meet the states requirements for grading and then file a permit. They wanted to come before the PB 1st and see if there are any comments from the Board before they go to the state and finalize anything, but they do have that application completed and ready to go.

R. Cartier asks if the applicant has talked to the Fire Chief regarding a fire suppression system and the PD? He notes that the applicant will not need to contact the Road Agent because it is a state road. B.

Osgood states that he has not contacted them yet but will be doing that and will verify that the cistern is there on site for the fire system.

R. Cartier asks if there are any further questions/comments and since there were none, the Board thanks the applicant and their engineer for attending tonight.

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 & Lot Merger.* 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 requested to withdraw their application(s) without prejudice at this time. This means that though they are withdrawing their application, they want to make sure they could apply again in the future. The Board decides to close this case and remove it from their agenda.

CIP -Draft Review:

The PB received confirmation from the School Board that they will be funding all their projects internally and therefore will be removed from the CIP report. The report will be adjusted, and an update will then be submitted to the PB for review.

Minutes -July 15, 2020:

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

Other Business:

- R. Cartier spoke to Attorney Stephen Buckley from NH Municipal Assoc. regarding another training for the PB, ZBA & Selectmen. The goal would be to have the meeting open to the public as well via ZOOM if possible, but that will be looked into and decided at a later date.
- The Board has received the 2 proposals from Stantec (Town Engineer) regarding the FEMA flood plain mapping and the Town Facilities update. R. Cartier goes over the assessments with the Board and after a quick review of details, it is determined that both proposals would be beneficial to the town and future projects. The Board decided that at this time, they would not be able to move forward with the Facilities proposal. This is a longer-term project proposal, with a high cost estimate attached, and hopefully can be utilized for the Town of Candia as a resource, just not at this time. The Board will meet with Stantec regarding the estimate and determine what priority the projects will have and how to proceed. The Board then agreed and voted to accept and sign the NTP in order to move forward with the FEMA proposal. The signed paperwork will be sent to Stantec so they can begin work.

J. Bedard made a **motion** to accept the proposal from Stantec to do the updated flood plain mapping as provided to the Board on 6/23/20. B. Brock **seconded**. **All were in favor**. **Motion passed**.

- Dave Murray tells the Board he is retiring as the Building Inspector at the end of the month and expresses his appreciation for the years they have all worked together. He introduces the incoming Building Inspector, Kevin Gagne to the Board and Kevin states a bit about himself, tells them he looks forward to working with them and thanks them for their time.

MOTION:

J. Bedard **motioned** to adjourn the PB meeting at approximately 7:46pm. B. Brock **seconded**. **All were in favor**. **Motion passed**.

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc: file