

**CANDIA PLANNING BOARD
MEETING MINUTES OF
November 18, 2020
APPROVED**

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

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

Audience Present: Dean Young (FD Chief), Mountain States, LLC (applicant), Ben Osgood (MS, LLC engineer), Bryan Ruoff (Stantec, Town Engineer), Mike McGillen (PD Chief), 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.

CIP (Final Hearing):

The Board reviewed the CIP a final time and there were no changes since the last meeting, so a vote was taken to accept the CIP.

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

B. Brock made a **motion** to accept the Capital Improvement Plan (2020-2029) as presented. M. Chalbeck **seconded. All were in favor. Motion passed.**

2021 Zoning Ordinance Amendments (Final Hearing):

The Board reviewed the Zoning Ordinance Amendments a final time and there were no changes since the last Meeting, so a vote was taken to accept the Amendments.

*R. Cartier closes the public hearing at 7:19pm.

M. Chalbeck made a **motion** to accept the Zoning Ordinance Amendments and to bring them forward. B. Brock **seconded. All were in favor. Motion passed.**

Case #20-002:

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 applicants are present, and they are as well as their representative and engineer, Ben Osgood via ZOOM.

The applicants submitted updated plans to the Board with some of the Town Engineer's outstanding items completed and their request is for the application to be accepted by the Board tonight and move towards an approval. The Board reviewed the application, and it was determined that it meets the requirements for acceptance. The Board voted to accept the application.

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

The Board notes that the 65d review timeframe will start so the applicant can complete the updates to the plans that are required for acceptance of the application.

The Board then reviews the updates that have been done on the plans with the applicant, their engineer and the Town Engineer against the checklist and discusses any other requirements, such as the 2 waiver requests (use HD drain pipes instead of RCP and the truck turning radius), be put in writing to the Board for review and any outstanding items that may be necessary.

D. Young (FD Chief) states that the cistern will need to be professionally checked and updated if necessary. New alarm systems will be required, and the system will need to be signed off on by the Fire Chief before a CO is obtained.

R. Cartier notes that the applicant's response letter to Stantec's Review was just submitted Monday, and therefore has not afforded the Town Engineer or the PB sufficient time for review given the amount of outstanding items still needing to be addressed. He recommends the Applicant/Engineer meet with the Town Engineer to resolve those items and address them at a later meeting. The Town Engineer notes that approx. 75% of the items are complete and doesn't foresee any substantial items being an issue. They are agreeable to meet before the 12/2/20 meeting to finalize these and provide the updates to the Board for review and possible approval.

R. Cartier notes that if a conditional approval is granted in this case based on the discussions and updates provided, no work can be done on the site until those conditions are met. The applicant is in agreement.

D. Snow (resident) asks the PB Chair if the plan has the stormwater maintenance plan associated with it. R. Cartier confirms this and says it is part of the Stormwater Pollution Prevention Plan and the applicant's Engineer confirms this as well. He will want to review the plans and information and the Board tells him to contact the Land Use Office for that.

The case is continued to the 12/2/20 PB meeting for further review.

Minutes -November 4, 2020:

M. Chalbeck made a **motion** to approve the minutes with changes noted. J. Lindsey **seconded**. S. Komisarek **abstained**. **Motion passed.**

Other Business:

- R. Cartier states that the Conservation Commission will be submitting a warrant article of approx. \$18,600 to update the Natural Resources Inventory. This is something that is mandated by RSA and the last one was done in 2001. This report is important to the PB because just like the FEMA flood mapping project that we have Stantec working on and the Master Plan, it gives us a great reference and backing that is needed when making decisions about zoning and other concerns. J. Lindsey notes that this report looks at all our natural resources; the water, aquifers, terrain, animals, the forest, agricultural and soils so that you know where they are and can protect them. With the use of technology, this will also be accessible online with what is called 'Story Mapping', and this makes the program interactive and searchable by specific aspects. The Conservation Commission will be contacting the Town Engineer to cross reference the work on the other mapping project in order to not duplicate items and minimize additional unnecessary efforts as well as funds.
- R. Cartier notes that Stantec anticipates they may tentatively have a draft of the Flood Mapping report out for review by the 12/2/20 meeting.

MOTION:

J. Lindsey **motioned** to adjourn the PB meeting at approximately 8:38pm. J. Pouliot **seconded**. **All were in favor**. **Motion passed.**

Respectfully submitted,
Lisa Galica
Land Use Secretary
cc: file