

**CANDIA PLANNING BOARD
MEETING MINUTES OF
January 20, 2021
APPROVED**

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

PB Members Absent: Mike Santa, Alt.

Audience Present: Bryan Ruoff (Stantec, Town Engineer), Tim Fortin (applicant), Larry Fortin (co-applicant), Jim Franklin (applicant Surveyor) and town residents.

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

Rudy Cartier, Chair asks everyone to remain standing and take a moment of silence in memory of Dennis Lewis.

Informational:

Applicant: Tim Fortin, 52 Vinton Street, Manchester, NH 03103; Owner: Brad J. Guilmette, PSC 109 Box 19, APO, AE 09818-001; Property Location: Brown Road, Candia, NH 03034; Map 413 Lot 018.

Intent: *Minor subdivision -subdivide property into 2 lots with a common driveway.*

R. Cartier starts by confirming that the applicant is present, and they are in person, as well as their representative and Land Surveyor, J. Franklin. He reads an authorization from the property owner that gives the applicant authority to speak on his behalf.

J. Franklin starts by submitting an old plan to the Board from 2008 for review of the property. At that time, tests and reporting was completed and flagged for soils and wetlands. It was determined where the upland soils and wetlands soils were, and color coded for the mapping. The flood elevation has not been determined at this point, but it is a very wet area.

The applicant is looking to subdivide the lot into 2 lots to build a single family for himself on 1 lot and his father on the other with a common driveway.

The Board briefly discusses the options of where the lot lines would be and where the driveway may be added onto to make a way for both homes. There are concern with the common drive concept because future owners (if applicable), may not get along and there could be problems down the road. There is nothing in the regulations that say it is not possible, but the concern is based on past experiences of the Board. The applicant would need to go before the ZBA for a variance (section 2.04) for the common driveway because each lot is required to have its own driveway.

The Board and applicant decide the applicant will review the options of the plans further with the surveyor, the Board would like to get Town Counsel input as well and will come back before the Board at a later date. They will be added to the 2/17/21 PB agenda to present the updated information.

Informational:

Applicant: Dennis Belliveau, 496 Brown Road, Candia, NH 03034; Owner: Donna Williams, 180 South Road, Candia, NH 03034; Property Location: 180 South Road, Candia, NH 03034; Map 410 Lot 131.

Intent: *Major subdivision -install a road on the property to provide road frontage for 7 house lots.*

This case was withdrawn from the agenda by the applicant via phone call earlier in the day.

FEMA Flood Mapping -Draft Review:

R. Cartier notes that at the last meeting, D. Lewis had concerns about additional areas that he wanted to see updated on the mapping and those were the North Road culverts, Critchett Road and the stream on Podunk to Currier Road. Those areas have been modified per D. Lewis' previous input.

B. Ruoff explains that some of the red areas noted on the maps overlap where FEMA flood maps already exist but the idea was to combine other areas of flooding that are not necessarily recognized by FEMA. They thought it was best to document areas of flooding within the Town's public way, areas of safety concerns are identified and potentially could receive grant money to be repaired or the drainage improved. They identified those areas as red as well. The letter was essentially what was discussed in the field visits which included the current

frequency of flooding and the priority based on how D. Lewis felt they would go. The Critchett Road item is already included in the CIP and viewed it as a life safety issue and should be addressed within the next year or two.

R. Cartier reads an email from J. Lindsey that she received from a Conservation Commission member addressing the topic of a GIS program for the Town that can assist with assessing as well. The cost is unknown at this time but B. Ruoff offered to do an initial cost estimate on an initial setup of a GIS database such as this to give the Board an idea if adding something like this in the future was an option.

B. Ruoff states that the bulk of the time was the setup of the mapping but now it's all on State plains and coordinates. Any plan can be dropped in as long as it's on a State plain, which should be a part of the regulations, and it could be determined if it's in an area of flooding or the FEMA overlay as long as we can get the CAD files from the engineers. GIS creates a database where anyone can take the information off the website but it's a step above where we are currently. The data that we compiled here is specifically for the Town and though we could share the information, the Auto CAD system would be a necessary update to the Town's system and a lot of Town are moving this way as well.

R. Cartier states that another thing the Board would like to do is the extreme slopes. B. Ruoff says now that this report is setup, it can be saved as a steep slope map just by entering the information. There can be colors for different slope ranges. If it's over a 25% slope, that probably not a place where the Town is going to want anything built on because it's too erodible a slope, so we could put a plan together that are just areas that don't support development based on existing topography.

R. Cartier asks B. Ruoff to explain about the State Plains. B. Ruoff states that there are vertical datum and horizontal datum. In some instances, surveyors won't tie into horizontal or vertical datum into something, and it will be based on 1 location only and does not relate to elevations in the real world. It's more of a benchmark than a sea level elevation. Something we usually recommend is 2 benchmarks and datum points be provided for layout, so everything is being laid out as proposed by the plans. If at some point the Town decides to go to GIS, this is what the system requirement is based on. Some communities/municipalities have their design engineer create the GIS file that gets dropped in for those subdivisions so they create the editing to do the updating as well after it's set up. It would be critical at that point to have everything based on the NH State Plain. R. Cartier asks if he has some information that can be sent to the Board on that and B. Ruoff confirms this. R. Jones notes the NOAA program, and the Board remembers this system being brought to their attention as being more accurate in instances than the already used USGS mapping.

B. Ruoff asks the Board if mylars will be needed in addition to hard copies and they confirm this would be very helpful.

R. Cartier suggests the Board schedule to have a Final Hearing to vote to approve the mapping for all the regulations and it is decided for a hearing date of February 3, 2021.

Minutes -January 6, 2021:

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

Other Business:

- PB Town Report -send to all Board members

MOTION:

J. Bedard **motioned** to adjourn the PB meeting at approximately 8:25pm. R. Jones **seconded**. **All were in favor.** **Motion passed.**

Respectfully submitted,
Lisa Galica
Land Use Office Administrator
cc: file