

**CANDIA PLANNING BOARD  
MEETING MINUTES OF  
February 17, 2021  
APPROVED**

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

**PB Members Absent:** Mike Santa, Alt.

**Audience Present:** Bryan Ruoff (Stantec, Town Engineer); Tim Fortin (Fortin-applicant), Larry Fortin (Fortin-co-applicant), Jim Franklin (Fortin- Surveyor); FD Chief, Dean Young; Lisa Doherty (Copart-applicant); Tom Smith (Copart-applicant); Joe Coronati (Copart-engineer); Tom Severino (Copart-co-applicant (Branch Brook Holdings, LLC)); Bruce Gilday (Wetlands Scientist) and town residents.

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

**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/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 plans to the Board from 2006 to 2021 for review of the property. The applicant is looking to subdivide the lot into 2 lots to build a single family home for himself on 1 lot and his father on the other, with a common driveway.

The Board reviews the plans and briefly discusses the options of where the property lines would be set if the Minor Subdivision was approved and where the driveway may be added to make a way for both homes.

There are concerns surrounding the wetlands impact as well as 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 Board would like to get Town Counsel input on this matter for clarification and will contact the applicant with an update before they move forward with a formal application to the PB.

**Case #21-001:**

**Applicant(s):** Copart, 134 Raymond Road, Candia, NH 03034; Owner(s): Branch Brook Holdings, LLC, P.O. Box 410, Candia, NH 03034 & U-Pull It, LLC, 1015 Meadow Lane, Dunbarton, NH 03046; Property Location: Raymond Road, Candia, NH 03034; Map 409 Lot(s) 96, 96-1, 100, 101 & 104.

**Intent:** *Lot Line Adjustment. To adjust the lot lines between Tax Map 409 Lots 96, 96-1, 100, 101 & 104, in order to consolidate ownership into one contiguous lot.*

R. Cartier starts by confirming that the applicant is present, and they are (1 via Zoom & 1 in person), as well as their representative/Engineer, J. Coronati.

J. Coronati states that modifying these lot lines are the applicant's 1<sup>st</sup> step to eventually owning a legal, conforming lot. The new lines will provide the lot with a total of approx. 30+ acres and the required 200ft of road frontage.

Copart is currently leasing pieces of land from South Branch Brook Holdings, LLC and U-Pull-It, but their goal is to own all their own land.

R. Cartier notes that the lot lines are unusually shaped but because of the future potential of Copart ownership of other pieces of the surrounding properties, the Board is more comfortable allowing this request. R. Cartier asks the applicant how much land will be used for parking. Br. Brock states that question has nothing to do with this particular application, and the Board should not get into the next case at this time. R. Cartier notes that it does because of the land being added. He withdraws the original question and rewords it by asking how much land is being added to this lot and the applicant says approx. 17 acres.

R. Cartier reviews the application checklist requirements with the Board. After going through each of the items on the list, it has been determined that the applicants plans have all the necessary regulation requirements.

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 accept and approve the application with the following condition(s):

1. The applicant will submit to the Town of Candia, the updated plans, mylars and new property deeds for recording at the Rockingham County Registry of Deeds.

\*R. Cartier closes the public hearing at 7:37pm.

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

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

**Case #21-002:**

**Applicant:** Copart, 134 Raymond Road, Candia, NH 03034; Owner(s): Branch Brook Holdings, LLC, P.O. Box 410, Candia, NH 03034 & U-Pull It, LLC, 1015 Meadow Lane, Dunbarton, NH 03046; Property Location: Raymond Road, Candia, NH 03034; Map 409 Lot(s) 96, 96-1, 100.

**Intent:** *Major Site Plan. To expand the parking area of Copart.*

T. Severino introduces himself and is joined by L. Doherty via Zoom, T. Smith and their Engineer, J. Coronati are in person. He starts by giving the Board some history of Copart and the site they are working with up to today, including a wetlands pre-application meeting that took place on 11/6/20. T. Severino states that they also received Stantec's Review Letter and met with B. Ruoff today via Zoom to address the comments. He notes they feel they are in agreement with what needs to be changed and what does not for the final plans, and they are prepared to make those changes and submit those to the Board.

R. Cartier states that the Board needs to 1<sup>st</sup> determine if they want to accept the application and they will start by reviewing the application checklist requirements from the meeting w/the applicant on 2/3/21. After going through each of the items on these lists, it has been determined that the applicant has updated the current plans w/a sufficient amount of the necessary regulation requirements.

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

\*R. Cartier opens the public hearing at 8:12pm.

T. Severino starts by asking the Board if for the acceptance of the application, they want all Stantec's Review Letter comments back from B. Ruoff. The Board defers to B. Ruoff for input on the outstanding items. B. Ruoff states that he did meet with the applicant and their Engineer to review the items and notes that approx. 80%+ of the items are things that do not apply anymore or non-issues. He noted a few items that he felt warranted a discussion with the Board before a decision was determined. Comments number 2, 6 & 14 on the Review Letter are the items he chose to review with the Board.

#2 addressed the landscaping plan but after review of the site plans, it is determined that no buffer is needed and therefore no further landscaping is necessary for this project.

#6 addressed emergency vehicle access throughout the site at any time. T. Severino states they will be modifying the layout plan and show radii on all those car pods and arrow directions. They won't show it for W67 but for tri-axle size trucks and turning maneuvers. R. Cartier asks the FD Chief Young if he is ok with the plan and he agrees. He further states that when the 20 car fire happened, the emergency vehicles were able to access the property with no problems.

#14 addressed wetland impacts and B. Ruoff notes that there is an acre of wetlands impacted on the property though the site takes up most of the property and there is an application being submitted to DES. R. Cartier notes that the project application and plans were given to the Conservation Commission for review in

December and asks J. Lindsey (Conserv. Comm.- Board Chair) if she has any comments for the applicant. She states that she is aware that the applicant has applied for all the necessary permits and the wetlands mitigation. She asks what the distance is from the edge of the gravel pad to the river and the applicant notes it is 1,250ft. She then asks if he knows the ordinance requirement from rivers and he confirms it is 1,000ft.

B. Gilday joins via Zoom and states that though Stantec has a concern of the wetland impact, DES, ArmyCorps, EPA and NH Fish & Game are all aware of this and had a very successful meeting on 11/6/20. He says that throughout the weekly meetings on this project, the applicants and other agencies have offered many alternatives to assist in reducing the impacted area to this smaller 1 acre area. This is a poorly drained type of soil and red maple type swamp classification w/Blandings and Spotted turtles and Northern Black Racer snakes. They have conducted studies and the reports will be dropped off tomorrow for review and any comments.

B. Ruoff states that the above items were the only ones he thought deserved more discussion and other than those, the applicant has done their due diligence with this project. R. Cartier asks if he will issue an updated letter based on the comments and B. Ruoff states that once the updated plans are submitted to the Town, he will re-review and provide an update at that time. The Board and applicant agree to this.

The applicant submitted a waiver request letter to the Board for review. R. Cartier goes through each of the 4 waivers with the Board and they determine that only the 1<sup>st</sup> request for scaling of the plans from 1"=20' or 1"=50' to 1"=60' is necessary for this project.

S. Komisarek made a **motion** to grant the waiver for Section 4.01 & 4.03(E). J. Bedard **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 continue the application to the next scheduled meeting on 3/3/21.

#### **Minutes -February 3, 2021:**

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

#### **Other Business:**

- The Board discusses the Zoning Subcommittee's progress as to what they have been able to obtain by working with Stantec and other agencies such as SNHPC to determine the Town's needs for updates and requirements. This discussion will continue with more details at another scheduled meeting once more information can be obtained and presented.
- B. Brock notes that there have been inquiries from a realtor as to the required updates of any road being put through the Thornton properties on High Street, so he will be sending them the regulations for review.

#### **MOTION:**

J. Bedard **motioned** to adjourn the PB meeting at approximately 9:04pm. J. Pouliot **seconded**. **All were in favor. Motion passed.**

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