

**CANDIA PLANNING BOARD  
MEETING MINUTES OF  
March 3, 2021  
APPROVED**

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

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

Audience Present: Bryan Ruoff (Stantec, Town Engineer); Lisa Doherty (Copart-applicant); Tom Smith (Copart-applicant); Joe Coronati (Copart-engineer); Ari Pollack (Copart Attorney); Tom Severino (Copart-co-applicant (South Branch Brook Holdings, LLC)); Ron Severino (South Branch Brook Holdings, LLC) and town residents.

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

**Case #21-002 (continued from 2/17/21):**

**Applicant:** Copart, 134 Raymond Road, Candia, NH 03034; Owner(s): South 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.*

R. Cartier states that this is a continuation of the hearing from February 17, 2021 and there were some outstanding items that need to be addressed.

\*R. Cartier re-opens the public hearing at 7:07pm.

T. Severino introduces himself and starts by noting that their Engineer (Jones & Beach) has addressed the last few items required from Stantec and the only other outstanding items are the AOT & Wetlands permits. He offers to go through the permits or plans again if necessary.

R. Cartier asks if everyone received the response letter from Jones & Beach to the Stantec Review letter and they have. R. Cartier notes that there were only 6 items left. No storage area was covered and the project permits. He wanted to comment that with the storm water pollution prevention plan, it was noted that it should not be a condition of approval but a requirement prior to start of construction, it would be the same thing. The Board would put it in as a condition of approval that before any construction takes place, the Storm Water Pollution Prevention Plan must be submitted. We would want it noted on the plan as well.

R. Jones says that Stantec sent their original response and then the applicant answered the majority of those questions, but he has not gone through the actual plans with the updates. Does Stantec need to review the plans again to make sure everything that has been answered in the response has been added to the plan or could the Board do a type of conditional approval? R. Cartier says the Board should confirm the items are on the plans and have been addressed both in the response letter and the requirements are met. R. Jones notes that if Stantec comes back and notices something more specific, we can address it before the final plans are signed by the Board.

The Board continues to review the remainder of the outstanding items of the Stantec Review Letter with the applicant so the Board can confirm each have been addressed and the plans updated. The waivers were reviewed and approved as necessary at the last meeting and the Drainage Analysis has been received for the Boards review.

R. Cartier suggests that the following permits need to be obtained as conditions of approval: AOT, Wetlands, Drainage Analysis and Stormwater Pollution Prevention Plan. In addition, all monumentation at new property corners will be set with granite bounds (unless site conditions make that impractical) and noted on plans per subdivision regulations will also be a condition.

R. Cartier asks is there are any questions from the Board or the audience but there are none.

\*R. Cartier closes the public hearing at 7:30pm.

After discussion, the Board has agreed to approve the application with the following condition(s):

1. The applicant shall submit the following approved permits prior to construction: AOT, Wetlands and Stormwater Pollution Prevention Plan;
2. Monumentation shall be set at all new property corners with granite bounds (unless site conditions make that impractical) and noted on plans per subdivision regulations.

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

**Minutes -February 17, 2021:**

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

**Other Business:**

- The Board briefly discusses the Copart LLA (case #: 21-001) conditions of approval from the NOD. Clarification of understanding is given to the applicant that they shall first submit the final plans and mylars to the Land Use Office for recording at the Registry and then, once the closings are complete for the LLA between the parties, the new deeds shall be drawn up and submitted to the Land Use Office for recording. There will be a lapse in time between these two submissions based on closing dates and any unforeseen situations.
- Impact Fees -The Board is currently in review of the State requirements and the Towns needs. The impact fees must reflect the Master Plan and be reflected in the CIP. The Board will be in review of the CIP later this year and will be reviewing submittals that may necessitate a change in the fees. Additional review and discussion are necessary and will be ongoing.
- B. Brock notes that the 1<sup>st</sup> Safety Facility Committee meeting was on 3/1/21 with a total of 7 members that include the BOS, Police, FD and the PB. They have started by visiting surrounding Towns and reviewing what they currently have and how that could assist Candia with what their needs are and may be in the future. They have visited the property located at 80 Raymond and the facility would meet some of the needs for the PD, HW and future potential for the FD. The visit was very productive, and the Committee members are working in groups to acquire more details to which retrofitting could assist as well as reconfiguring the building areas of use for more potential. The water, sewer and drainage are already available on the property and is more than sufficient for the basic needs at this time. The PB asks about price and acreage and B. Brock says it is currently listed at approx. \$1mill w/almost 5 acres. He also states the safety concerns that are presently associated with the PD being at the Town Hall. No secure holding or processing areas for offenders and it takes at least 2 Candia officers at a time and sometimes the Sheriff's Dept. to process because of this. The shared bathroom facilities with Town employees is not sanitary at times because of the cleaning that could be necessary if the offenders have any bodily situations while being held. B. Brock notes that more information will be provided for the community on the FB Candia Community Awareness group.
- Tim Fortin (Informational case w/common driveway) -The Board had concerns and the question went to Town Counsel as to what would be the proper steps of the Town to help assure any future problems that may arise between the property owners. It was recommended that a driveway easement be drawn up between the owners and recorded with the Registry of Deeds and noted on the plans. The applicant's will be updated with this so they know they can move forward with a formal application if they choose.
- R. Cartier reviews the zoning amendments that the PB has submitted to the ballot for voting. These are on the Town website for community review. S. Komisarek requests that on the ballots in the future, there is a note resembling the monetary articles, showing the PB's roll call vote so the residents get a better sense of how the amendment came to the ballot.
- J. Lindsey asks for an update regarding the Town possibly implementing a GIS mapping system and R. Cartier states that he has started speaking with Bryan Ruoff at Stantec to set up a meeting with interested parties to review information and come up with a more concrete plan before presenting to the BOS.

**MOTION:**

J. Bedard **motioned** to adjourn the PB meeting at approximately 8:04pm. R. Jones **seconded**. **All were in favor. Motion passed.**

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