

**CANDIA PLANNING BOARD**  
**MEETING MINUTES OF**  
**May 5, 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 Rink -Stantec, Nick Alexandrou -Stantec, Tim Fortin (Fortin-applicant), Jim Franklin (Fortin- Surveyor), Jeff Wuebbolt (Road Agent) and town residents.

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

**Case #21-004:**

**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.

R. Cartier states that the Board needs to review the application checklist requirements. After going through each of the items on the list, it was noted that the final plans will need the Surveyors official seal and the proposed buildings added, the driveway easement provided and registered at the Registry, an opinion by a professional engineer that the subsurface disposal system is suitable for building and a letter from the Town regarding the current use status. The Board determined that the applicant has updated the current plans with a sufficient amount of the necessary regulation requirements.

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

\*R. Cartier opens the public hearing at 7:11pm.

J. Franklin starts by introducing himself and notes that they have been before them on 2 other separate occasions with Informational applications (see 1/20/21 & 2/17/21 meeting minutes for details), so this is the same general concept they had before with the updates that were made based on their comments/concerns. 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 property lines and who would be responsible for taking care of the driveway and to where that starts and ends. There are still 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. After the Board conferred with Town Counsel, it was determined that a driveway easement would be required (the applicant can have their attorney draw it up for review of Town Counsel) and registered with the Registry of Deeds and noted on the final plans. The driveway will need to meet the Towns driveway requirements.

The Chief of Police recommended either cutting back or removal of certain trees that obscure the site distance. The Board will refer to the Road Agent for this and he will look at the site and determine what recommendations he has for the property.

There was a question if there was a wetland permit and J. Franklin confirms this was done in 2007 and the note is on the plans as well.

R. Cartier notes that since the driveway is over 1,000 feet, there will need to be a pull-off area that meets the FD standards, and a hammerhead or turnaround is required at the end of the driveway at the furthest house. He also states that the setbacks to the driveway and barn be added to the plan. He states that a note for lot #18 will need to be on the plans and in the deed regarding no further subdivision is allowed for that lot.

They will need to provide 2 new deeds to the Town for the properties that will be registered along with the plan and driveway easement.

J. Franklin asked the Board about setting the bounds and the Board agreed to receive a verbal waiver for the monumentation to be offset just outside the driveway and a note be added to the plans that references the measurements to the center of the driveway.

M. Chalbeck made a **motion** to accept the verbal waiver. S. Komisarek **seconded**. **All were in favor. Motion passed.**

Cody Wood (resident/abutter) asks if the applicant will have to get a new wetland permit done to determine if the wetlands are still considered to be the same today since the permit was done in 2005 and J. Franklin states that once it's done by the state, it doesn't have to be done again if no development has taken place.

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 approve the application with the conditions noted in their discussion.

M. Chalbeck made a **motion** to approve the application with conditions. J. Pouliot **seconded**. J. Lindsey **opposed**. **All others were in favor. Motion passed (6-1).**

The Board agrees to give the applicant 90 days to update the final plans for submittal and if they need additional time, they will need to request it in writing to the land Use Office for the PB's approval.

#### **Minutes -April 21, 2021:**

M. Chalbeck made a **motion** to approve the minutes as presented. R. Jones **seconded**. J. Bedard, S. Komisarek and J. Lindsey **abstained**. **Motion passed.**

#### **Other Business:**

- The Board discusses the logistics of the upcoming 5/19/21 PB meeting that will be held at the CYAA.
- A brief discussion on the potential sale of the Donovan Road property to the Blevens family. Part of the process is to get feedback from the PB if they have any concerns. The PB agrees it is a positive move for the Town and votes their support of the sale.

M. Chalbeck made a **motion** in support of the BOS's position to sell the Donovan Road property. R. Jones **seconded**. **All were in favor. Motion passed.**

#### **Stantec – Presentation of GIS Mapping System:**

- See attached PowerPoint presentation

#### **MOTION:**

J. Lindsey **motioned** to adjourn the PB meeting at approximately 9:30pm. R. Jones **seconded**. **All were in favor. Motion passed.**

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