

CANDIA PLANNING BOARD
MEETING MINUTES OF
May 19, 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.; Mike Santa, Alt.

PB Members Absent: none

Audience Present: Bryan Ruoff (Stantec -Town Engineer), Jeff Wuebbolt (Road Agent), Mike McGillen (PD Chief), Dean Young (FD Chief), Eric Mitchell (applicant engineer), Reggie Moreau (applicant principal rep), Andy Sullivan (applicant attorney), Mike W. (Chester PB member) and many town residents.

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

Minutes -May 5, 2021:

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

R. Cartier opens the meeting at the CYAA and explains to the audience the process that the Board will be taking with respect to this hearing. The Board will be reviewing associated documents pertaining to the case, taking input from the Board, the applicant/representatives of applicant, Town consultants such as Stantec, PD & FD Chiefs, the Road Agent, SNHPC and Town abutters, residents and others that choose to comment tonight. The purpose of this Preliminary Hearing is not for approval or denial of the application, only acceptance of completion or not by the Board. If after review, the application is not accepted, the meeting will be adjourned. If the application is accepted as complete, the hearing will go forward and after the presentation of information has finalized, the Board will provide the applicant with a letter outlining their concerns. At that point, it will be up to the applicant and their engineer to determine if they will move forward with the final application or not.

R. Jones assisted with the signup process as individuals entered the building. He explains that each name will be called (abutters, residents, etc.) in order of signup, will have a 3 minute max time for their comment and if they have decided not to speak, they can let him know at the time they are called. Others that have not signed up may have an opportunity after all other to comment as well.

Case #21-005:

Applicant: DAR Builders, LLC, 305 Massabesic Street, Manchester, NH 03103; Owner: same; Property Location: Crowley Road, Candia, NH 03034; Map 414 Lot(s) 152 & 152-10.

Intent: *Major Subdivision -Lot 152 will be a residential lot and its remainder and lot 152-10 will be deeded to the Town of Chester for Right of Way purposes.*

R. Cartier starts by confirming that the applicant is present, and they are, through representation.

E. Mitchell (applicant Engineer) starts by introducing himself and notes that he is accompanied by Andy Sullivan (applicant Attorney) and Reggie Moreau (applicant's Principal Rep.). He continues by telling the Board their intent of the project is for a large development of housing in Chester, approximately 60 new homes, off Crowley Road (situated in Candia, NH). They are asking for the PB to approve the application in order for the project to have access to and from the development through Candia on Crowley Road. He goes on to explain the acreage and the distribution of land for the development and how the new road (Shannon Road), is to be deeded to the Town of Chester for right of way purposes. He gives a brief description about Crowley Road and what they intend to do for improvements (20' w/ 1' shoulders and up to 2' shoulders where they can). He says that the traffic study done in 2017 showed that Crowley Road was low volume and with the development, it will not increase the traffic very much during peak hours.

The Board continues and goes through the 9 outstanding items from the checklist meeting on 4/29/21 and agree that all updates have been completed.

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

E. Mitchell states that they are willing to meet with Stantec to review the plans against their Review Letter and update all the items in question to meet the standard requirements.

B. Ruoff clarifies that Stantec reviewed the plans for the PB as is required by the Town's Engineer for any Major Subdivision application. They are required to review and assess the plans from the beginning step of the

preliminary application through to the final application requirements, so some of the 63 items in the Review Letter do not require immediate attention from the Board, and thus he only went over certain item numbers (1, 6, 8, 10 & 11, 20-22, 27, 29, 35-37, 40, 44-46 & 57 *see attachment).

B. Ruoff notes that there was a site walk in 2018 and there were “relaxed” traffic requirements talked about for the Town. R. Cartier asks if there was any attention to that it is used for increased pedestrian use and should that be looked at closer now? B. Ruoff states that the arterial road standard should be, but based on the current and proposed design, Crowley Road is not in good condition at this time.

R. Cartier asked if there was a possibility of accessing the development through the conservation land in Chester. Mike W. (Chester PB member) was in attendance and noted that the easements are maintained by the Town per the regulations in Chester and cannot be easily changed. He also stated that the Chester PB will not move forward with their approval of the development w/o Candia’s PB approval as well. He noted that the cistern was built prior to the project and that the Chester Town busses will be picking up the school children inside the development and not on Crowley Road itself.

The PD Chief reads his letter into the record (*see attachment) and notes the traffic impact on the road site distance issues and danger of increased vehicle and pedestrian traffic.

The Road Agent reads his letter into the record (*see attachment) and notes the improvements that will be needed if the project is to move forward. He has spoken with the Town Engineer as well as the FD and PD and all agree on the necessary improvements.

The FD Chief has no concerns about the project itself and currently can get emergency vehicles down to the property owners so unless there are significant traffic issues (he will not determine that himself and defers to the engineers, etc. for more guidance), he sees no problem at this time.

SNHPC sent in documents for review, and they include the Chester PB Conditional Subdivision Approval.

R. Cartier asks if the Board has any questions or comments but there are none.

*R. Cartier opens the public hearing at 8:24pm.

R. Cartier starts by reminding the audience and Board to focus on concerns regarding the project and not personal feelings towards it.

Many residents come forth to speak (*audio for more details) regarding the project and the concerns about the impact it will have on Crowley Road itself, many other surrounding roads, the water, well, septic issues, and the fact that the road is currently categorized as a scenic road and that any changes to that must go before Town vote.

The Board notes that a new traffic study will be required, and it will need to be done during the school season, so it shows that impact of traffic as well. The upgrades that are proposed as part of Crowley Road, provide a Drainage Analysis and a site walk shall be scheduled for the proposed Crowley Road improvements. It also shall include intersections of Lane Road & Crowley Road, Crowley Road & Chester Road, Brown Road & Chester Road & specifically Crowley, Chester, Brown, Patten Hill, Depot, Langford, Lane & Palmer Roads. The applicant will need to contact NHDOT for requirements for the improvements to Main Street & Old Candia Road and Main Street & Chester Road. A Well Yield Probability Study & Availability will be required, landscape buffers at entrances of the development (per subd. regs).

E. Mitchell asked the Board if they are deciding for the applicant to move forward with the project and final application and R. Cartier states that the Board will provide them with a letter of concerns that they can review, and it would be up to the applicant and engineer as to their decision to proceed or not.

*R. Cartier closes the public hearing at 9:27pm.

R. Cartier notes that the ZRRC meeting has been cancelled tonight.

R. Cartier asks if the Board or the audience has any further comments but there are none.

MOTION:

J. Bedard **motioned** to adjourn the PB meeting at approximately 9:28pm. J. Pouliot **seconded**. **All were in favor.**
Motion passed.

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