

CANDIA PLANNING BOARD
MEETING MINUTES OF
September 15, 2021
APPROVED

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

PB Members Absent: Mike Santa, Alt.; Mark Chalbeck, V-Chair

Audience Present: Shane Carter (Noble Homes-applicant), Bryan Ruoff (Stantec, Town Engineer), Adam Frisella (DRR-applicant Rep.), Tom Severino (DRR-applicant Rep.), Roland & Greg Grimard (applicant), John Lavalley (applicant), Jason Franklin (Rep. for applicants Grimard & Lavalley), Jeff Wuebbolt (Road Agent), Wayne Garland (Maplewood Dr. Rep) and town residents.

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

Informational:

Applicant: Noble Homes, LLC, P.O. Box 185, Deerfield, NH 03037; Owner: Michael D. & Carol R. Lucier, 600 East 6th Street, Stuart, FL 34994; Property Location: Merrill Road; Map 403 Lot 1.

Intent: *Minor Subdivision.* A 3 lot subdivision of single family homes.

R. Cartier starts by confirming that the applicant is present, and they are via Zoom.

S. Carter states that he is here to get feedback from the PB on putting in a private road that would go back to provide to service 3 lots on the current parcel. It's an odd lot to start with and there are wetlands as well but the preliminary information from his engineer's is that they would be able to meet all setbacks and have no impact on any wetland buffers with the 3 small home lots on the private road. If the Boards purview is only public roads, would that be a better process to proceed with than to stay in front of the PB instead and not have the extra step of going before the BOS? R. Cartier say the other option in here, because the road width is in the Sub. Regs and not in the Zoning Ordinance, you can come before the Board with a plan and request a waiver for the 60ft right of way. The caveat to that is that the Board will have to decide if they want to grant the waiver or not, and it also involves having a full scale set of plans and application to present to the PB to include that waiver for the Board to review and vote on. This can understandably be costly and can have either positive or negative outcomes. The Board cannot act on a waiver unless they have a formal application to go with it.

B. Brock notes that he can't speak for the whole BOS at this time but what he has seen in the past is that it hasn't been thought of in favor because at some point down the road, the owners could then request the Town take it over and make it a Town Road, even though initially it was established as a private road. It would end up being built the same if the BOS did grant it as a private road, it would have to come under the same guidelines as any of the other developments, so you're not gaining anything. If you have to build it up to town specs, you might as well be a town road that you don't have to worry about maintaining it.

R. Cartier notes that it would be a minor road and the minimum right of way is 60ft. It's not a huge waiver but the Board cannot review or vote on any waiver without the completed application. He asks if the applicant has a copy of the sub. regs. and he confirms this.

R. Cartier asks if there are any further questions/comments from the Board, abutters or audience but there are none.

Case #21-008:

Applicant(s): Roland & Sherry Grimard, 178 Deerfield Road, Candia, NH 03034; Owner(s): Roland A. & Sherry M. Grimard & Trustees of Grimard Family Revocable Trust, 178 Deerfield Road, Candia, NH 03034 and Peter D. Foti & Laura L. Short, 184 Deerfield Road, Candia, NH 03034; Property Location: Deerfield Road, Candia, NH 03034; Map 406 Lot(s) 69 & 71.

Intent: *Lot Line Adjustment.* To adjust a common boundary line between Tax Map 406 Lot(s) 69 & 71.

R. Cartier starts by confirming that the applicants are present, and they are as well as their representative, Jason Franklin.

J. Franklin states that the encroachments have happened over the years between the various properties because people didn't have surveying done and did not technically know where their lot lines were. These 3 lots in question are all non-conforming lots and all have property line issues going back to basically the inception of the lots, and currently one of the owners of one of the lots are having septic failure issues. This particular septic system is between lots (because of the property line issues), so a LLA is needed to gain acreage to the lot for this to happen. Because these lots are non-conforming, a ZBA approved variance will be needed before the PB can move forward with this case. The ZBA application has already been submitted to the Land Use Office and will be on the 9/28/21 agenda.

The Board reviewed the application, and it was determined that it meets the requirements for acceptance. The Board voted to accept the application.

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

*R. Cartier opens the public hearing at 7:16pm.

R. Cartier asks if there are any further questions/comments from the Board, abutters or audience but there are none.

J. Pouliot made a **motion** to continue the hearing until the 10/6/21 PB meeting. J. Lindsey **seconded**. **All were in favor. Motion passed.**

Case #21-009:

Applicant: Deer Run Road Investments, LLC, 16 Deer Run Road, Candia, NH 03034; Owner(s): same; Property Location: same; Map 408 Lot 30-22.

Intent: *Major Site Plan*. To construct a 2,500 square foot addition to the existing building and add 8,800 square feet to the existing gravel pad out back.

R. Cartier starts by noting to the Board that this is not a full Major Site Plan, but a Major Site Plan Revision. This gives the Board a broader range of leeway with how they look at the project before them because the site was already approved in the past. He continues by confirming that the applicants are present, and they are as well as their representative, Tom Severino.

T. Severino explains to the PB that they are before the Board to construct a 2,500 sq. ft. addition to the already existing 15k+ sq. ft building and to add a 8,800 sq. ft gravel pad to the existing gravel pad. They have applied for a Major Site Plan but because this is a revision of the existing plan, they will be requesting multiple waivers since they cannot meet the requirements because they are working with an existing condition plan.

R. Cartier reviews the application, waiver requests (see attachment online), and the checklist requirements with the Board. After going through each of the outstanding items on the list, it has been determined that the applicants plan has all the necessary regulation requirements. The Board determined that it meets the requirements for acceptance. The Board voted to accept the application with waivers requested.

- **Waiver Request Letter #1:**
 - Section 2 -4.03.M -Lighting
 - Waiver request is amended to scale from 1''=20' to 1''=50'
 - Motion to grant waiver -B. Brock -2nd J. Lindsey (Unanimously approved per roll call vote)
 - Section 2 -4.03.N -Landscaping
 - Waiver request is amended to scale from 1''=20' to 1''=50'
 - Motion to grant waiver -B. Brock -2nd J. Pouliot (Unanimously approved per roll call vote)
 - Section 2 -4.03.O -Parking
 - Waiver request is amended to scale from 1''=20' to 1''=50'
 - Motion to grant waiver -J. Lindsey -2nd J. Pouliot (Unanimously approved per roll call vote)
 - Section 2 -4.03.V -Vehicle Turning/Circulation Plan
 - Waiver request is amended to scale from 1''=20' to 1''=50'
 - Motion to grant waiver -B. Brock -2nd J. Lindsey (Unanimously approved per roll call vote)
 - Section 2 -4.05.B -Drainage
 - Waiver request is amended to scale from 1''=20' to 1''=50'
 - Motion to grant waiver -J. Bedard -2nd S. Komisarek (Unanimously approved per roll call vote)

- Waiver Request Letter #1:
 - Section 2 -4.03.E -Plan Scale
 - Waiver request is amended to scale from 1”=20’ to 1”=50’
 - Motion to grant waiver -J. Bedard -2nd B. Brock (Unanimously approved per roll call vote)

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

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

R. Cartier asks if there are any further questions/comments from the from the public or Board and J. Pouliot asks about the shape of the building and T. Severino states that it will be similar to the current metal building shape in the front already. R. Cartier asks what the building will be used for and T. Severino states it will be inside storage for sensitive equipment that they would rather not have sitting outside in the natural elements.

*R. Cartier closes the public hearing at 7:39pm.

J. Lindsey made a **motion** to approve the application as presented with waivers requested. B. Brock **seconded**. **All were in favor. Motion passed.**

Case #21-010:

Applicant(s): John Lavalley, 80 Tower Hill Road, Candia, NH 03034; **Owner(s):** John Lavalley, 80 Tower Hill Road, Candia, NH 03034 and Donna & Thomas Laughlin, 90 Tower Hill Road, Candia, NH 03034; **Property Location:** Tower Hill Road, Candia, NH 03034; Map 411 Lot(s) 82 & 82-2.

Intent: *Lot Line Adjustment.* To adjust a common boundary line between Tax Map 411 Lot(s) 82 & 82-2.

R. Cartier starts by confirming that the applicants are present, and they are as well as their representative, Jason Franklin.

J. Franklin explains to the PB that there was a subdivision approx. 5 years ago and the lot lines were very irregular so now the intent is to make them more uniform and to give an extra spot for an additional well in the future if needed.

J. Franklin notes that after the LLA, the increase of approx. a half-acre to Mr. Lavalley’s lot.

R, Cartier confirms that there will still be at least 200 feet of frontage for both lots and that granite bounds will be set. J. Franklin says granite bounds will be set on the back line but where the line intersects the wall, they have been drilling a hole and putting in a disk set. R. Cartier states that as a condition of approval, new monumentation will be set at all new corners and the old markers will be removed.

The Board reviewed the application, and it was determined that it meets the requirements for acceptance. The Board voted to accept the application.

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

*R. Cartier opens the public hearing at 7:47pm.

R. Cartier asks if there are any further questions/comments from the public or Board and J. Pouliot asks about the acreage that will be changed and J. Franklin states that it will be approx. 0.47 acres.

*R. Cartier closes the public hearing at 7:48pm.

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

Old Business:

- Case #16-010 -Maplewood Drive (Major Site Plan Project Extension):

R. Cartier starts by confirming that the applicants are present, and Wayne Garland is here as the VP of 608 High St, LLC (Maplewood Dr. developer). He is before the Board requesting an extension of the project

to match the bond in place that is valid through 3/6/23 so they are able to complete the outstanding list from the PB and Stantec, to include keeping the bond in place and the final topcoat of the road.

The Board discussed briefly about the possibility of reduction in the bond in the future. It is anticipated by the applicant to complete the building next year and final coat the road so it can be accepted by the Town.

The Board determined that as a condition of approval for the extension shall be a letter from both the Road Agent and the Town Engineer requiring that all items of concern are met before final CO's are processed for the properties.

B. Brock made a **motion** to accept with the condition noted, the project extension request to match the bond expiration date of March 6, 2023. S. Komisarek **seconded**. **All were in favor. Motion passed.**

- **Zoning Ordinance:**

- The Large Gathering Ordinance language was finalized by the Board, and it has been determined by vote to put it before the Board for a formal vote of approval to be added to the ballot at the next PB meeting, scheduled for 10/6/21.

J. Bedard made a **motion** to move the proposed warrant article revision with changes noted to the 10/6/21 public hearing. S. Komisarek **seconded**. **All were in favor. Motion passed.**

Minutes -September 1, 2021:

J. Pouliot made a **motion** to approve the minutes with changes noted. J. Bedard **seconded**. **Motion passed.**

Other Business:

- R. Cartier notes that the cost estimates have been received from SNHPC and sent via email to everyone. He asks the Board to please review and provide feedback if they have anything to add. SNHPC no longer does work on CIP's but can assist as a reference of information if needed.
- R. Cartier notes that the Town Budget Meeting is being held on Friday, 9/17/21 at 4pm at Town Hall and all are encouraged to attend.
- B. Brock gives an update from the Safety Facility Committee and states that they are moving forward. They have talked to the Architects the Committee chose and will be meeting with potential Contract Managers on the 28th of this month starting at 1pm. The BOS will be having a public hearing on the 27th of this month and the Committee will be asking to take \$35k out of the capital reserve fund for some of the project costs. He notes that Tom Severino has been assisting with the project as much as he can at no charge to the Town and this is greatly appreciated. R. Cartier notes that though the assistance of others is appreciated, the Board wants the public to know that the Town will be held to the same standards and requirements as any other project and no favoritism or the fact that this is a Town project, and they are not required to adhere to the Regulations like other developers. The Town will be moving forward with a Major Site Plan when the time comes and the Board will process it per the regulations as usual.

MOTION:

J. Bedard **motioned** to adjourn the PB meeting at approximately 8:29pm. S. Komisarek **seconded**. **All were in favor. Motion passed.**

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