

CANDIA PLANNING BOARD
MEETING MINUTES OF
October 20, 2021
APPROVED

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

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

Audience Present: Armand Hebert (applicant), Jason Lopez (AH Engineer), Attorney John Bisson (AH Attorney), Stan Richards (R&L applicant), Joe Lovinelli (R&L Engineer), Jeff Wuebbolt (Road Agent), Dean Young (FD Chief) and town residents.

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

Informational:

Applicant(s): Stan Richards, Ramar Land Corporation, P.O. Box 800-600 Gillam Road, Wilmington, OH 45177; Owner(s): A-1 Ventures Group, LLC, 59 Forest Street, Londonderry, NH 03053; Property Location: Old Candia Road, Candia, NH 03034; Map 410 Lot 162.

Intent: *Major Site Plan.* Develop the subject property for use as a trucking facility.

R. Cartier starts by confirming that the applicant is present, and they are via Zoom as well as their Engineer, Joe Lovinelli.

J. Lovinelli starts by introducing himself and then the applicant, Stan Richards starts presenting the project to the Board. S. Richards states that R & L Carriers is a national logistics company and have 120 service centers across the US. They are currently located in Manchester, NH and have outgrown that property and are landlock. With the growing market for freight and logistics, they found themselves in a position to search for space outside of the area, so they have done a marketing analysis for this location in question and found it to be a good fit. They are excited for the opportunity for the possibility to construct a new service center at this location. They are looking to build a 100 door cross dock facility, with most of their employees relocating here but some extra would need to be hired locally. This would only be distribution, no warehousing would be done at this site. They take the freight in (everything is handled by pallets only), they take it off trucks & trailers and transfer to other trucks & trailers. The company is an all American story, and was started by Larry Roberts, Sr. in 1965. They currently have over 16k employees.

R. Cartier asks if there are any questions/comments from the Board and S. Komisarek asks what the square footage is for the building. J. Lovinelli states that the 1st building is approx. 50k sf and the 2nd (maintenance garage) is approx. 11k sf. R. Cartier confirms the proposed 1st phase and the addition and J. Lovinelli states that is all just under 100k sf.

R. Cartier states that this property is in the LI2 district and notes that under section 5.02(C-4) of the Zoning Ordinance, it is permitted by right and the Board agrees. The applicant compares their company to the post office process...they deliver freight, all palletized and does not require a full truck load. This is why their company is listed under the LTL standard (Less Than Loaded).

R. Cartier references an email that was sent by the applicant's engineering firm to the Town's Building Inspector, Kevin Gagne regarding a couple questions that deal with possibly variances and/or waivers from the Sub. Regs. The Board notes that unfortunately, they cannot answer these questions at this time because a formal application needs to be submitted to the Board in order for them to hear or act upon anything. The applicant states that they want answers before they put in their application, but the Board states that is not their process. R. Cartier notes that what they can tell them are their concerns, such as the architecture of the buildings, potential noise and/or wetlands pollution, current traffic issues that are already present in that area, although the Board would be willing to work with the State to see what reports they would have and their requirements for possible solutions to those issues.

The applicant asks about the process and requirements of the Board and R. Cartier notes that there are different steps to the application process which include the Informational meeting, a Preliminary hearing (major subdivision apps only) and a final hearing and they are all public.

J. Bedard asks the Board what the coordination with the State entails and R. Cartier notes they would determine what upgrades, if any would be required at the site or on the road itself before the plan can proceed but

usually the site plan comes first and then the State would do their reporting after. If there are no requirements, the PB may require a traffic study done for the area.

J. Lindsey asks what the total acreage is for the project and J. Lovinelli states that it is approx. 25 acres and 16 of those will be paved with a minimal gravel area of between 10 to 12ft. She then asks is they have considered the use of permeable asphalt and the applicant states that with the heavy truck conditions, they do not consider this type of material a good fit for the project. R. Cartier notes that this may be an item that requires a waiver request. R. Cartier notes that there would be a concern about the drainage/run off, oil, which includes the protection from environmental problems and would all need to be addressed in the application/project plans. The applicant notes that they are used to addressing these types of issues and they assure the Board they are willing to do whatever is necessary to meet the Town's requirements.

Al Hall (resident-Adams Rd.) asks if the owner's company is public and on the Stock Exchange and they are not. They are a private company.

Beth Galprin (resident-Podunk Rd.) notes that there are snowmobile trails on that land and asks if this development would still allow for them? R. Cartier states that this could be impacted but would be a question to ask at the Preliminary Hearing if that happens in the future. He also notes to the applicant that it would be a good idea to check into this with the current owners and the State, if they are interested in moving forward, to see what impact it would make.

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

Case #21-011:

Applicant(s): Armand & Susan Hebert, 2001 Cedar Street, McKenzie, TN 38201; Owner(s): same; Property Location: Currier Road, Candia, NH 03034; Map 402 Lot(s) 51 & 57.

Intent: *Lot Line Adjustment.* To adjust a common boundary line between Tax Map 402 Lot(s) 51 & 57.

R. Cartier starts by confirming that the applicant is present, and they are in person as well as their Engineer Jason Lopez.

J. Lopez starts by introducing himself, the applicant/owner Armand Hebert, the applicant's attorney John Bisson and the potential buyer for 1 of the lots, Elias Kassaras (current resident of Candia). He notes that this property is in the NW corner of town on the Deerfield Town line by the Bear Brook State Park. There are 2 lots for this LLA (currently: lot 51 = .49 acres & lot 57 = 28.07 acres) and if approved, the new parcels will be (proposed: lot 51 = 13.85 acres & lot 57 = 14.71 acres). Both lots are over 5 acres, so they don't require the State Sub. permit. The test pits have been previously done, there will be wells on both lots and have also gone through all the wetland requirements. He notes that the clarification from the Board is needed on where this is on the Town line, the property line going down Currier Rd., is the Candia/Deerfield Town line, so under the RSAs for lands effected by municipal boundaries, it does speak to the Town reaching out to Deerfield to make sure in this instance there are no regulations that may affect this approval. We are not sure if the Town has done that or not. We had them on the abutters list but not sure if you've heard anything back from them yet. The LUO Coordinator notes that no contact has been made with them from our office yet. He notes that with the previous application (Major Sub app. that was WD), they did negotiate before the easement for their drainage and that has been maintained in this project, should they do future improvements on that road, they have that ability to do drainage work on the side of the road.

R. Cartier asks if there are any questions/comments from the Board, abutters or audience and R. Cartier clarifies the lot lines for the old lots and the new boundaries for the future parcels. J. Pouliot asks why the unusual shape of the lot, and the applicant notes that he customized the lot line to meet the potential buyer's needs. He then asks if there is a rock wall in that section of the lot now and J. Lopez confirms there is.

R. Cartier asks if there are any further questions/comments from the Board, abutters or audience and Keith Smith (abutter) notes that he was at the meetings when the Major Sub. application was before the Board in the past and the issue with the maintenance of the road. He wants to know who is going to be dealing with the issues of the traffic, dust, etc. on the road. R. Cartier states that these issues are still out there but they have gone away, so far as any development being built in this area like the proposal of the Major Sub. This LLA does not have the same impact on the road as that project would have. R. Cartier notes that the road is going to be improved, but that specific timeline is not known to them at this moment.

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

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. B. Brock **seconded**. **All were in favor. Motion passed.**

J. Pouliot made a **motion** to approve the application as presented. J. Bedard **seconded**. **All were in favor. Motion passed.**

Old Business:

• **Zoning Ordinance -Large Gatherings:**

- R. Cartier asked to put this back on the agenda because he's been receiving feedback and questions regarding the details of the amendment and wanted to discuss them with the Board. Some items have inquired about is the vague language and how the Board came up with the details of solid waste issues, single vs. multi-day, inside or outside, emergency services requirements as well as permitting. Though little to no feedback came to the Board at the Final Hearing, the Board is open to the discussion and providing the Town with more details where they can.
 - The Amendment is for outdoor events, permitting would be required for the event but at no cost to residents, these would be either single day or multi-day events, emergency services such as Police, Fire and/or Health inspections would be for health and safety concerns at the property in question, noise pollution (ie: music, cars, fireworks, etc.) and limited number of individuals came from experience at these types of events being hosted.
 - The Board listened to feedback from the audience in regard to enforcement of the requirements of the amendment, concerns that there are too many restriction items in the amendment that residents cannot do certain things on their own land, which is not agreeable to the people, that it may be prejudicial as to how many individuals are allowed on the property vs. the number of facilities or services are required for each event, etc.
 - The Board noted that this subject had arisen due to resident complaints in Town and because of that, the issue must be addressed in order to make it possible for the residents to move forward and continue to have events and use their land in ways they enjoy without safety or other concerns from neighbors possibly making trouble. The Board agrees to reopen the discussion at the next PB hearing to obtain additional feedback from the Town before the final amendment is proposed for the ballot.

Minutes -October 6, 2021:

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

Other Business:

- The Board briefly discusses the option of making the recording of all site plans a requirement just as all other PB case plans are currently required as well (ie: LLA & Subdivisions). This item has arisen due to past plans not being recorded and therefore, technically no final version of the plans are on file for future reference or modification, if any. This requirement was agreed upon by the Board and they voted to approve the change going forward.

J. Bedard made a **motion** to require all site plans be recorded at the Registry of Deeds. J. Lindsey **seconded**. **All were in favor. Motion passed.**

- B. Brock states that starting November 8, 2021, the Town of Candia will be welcoming back Andria Hansen as the Town Administrator.

MOTION:

J. Bedard **motioned** to adjourn the PB meeting at approximately 9:02pm. J. Lindsey **seconded**. **All were in favor. Motion passed.**

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