

CANDIA PLANNING BOARD
MEETING MINUTES OF
December 1, 2021
APPROVED

PB Members Present: Rudy Cartier, Chair; Mark Chalbeck, V-Chair; Brien Brock, BOS Rep.; Judi Lindsey; Joyce Bedard; Scott Komisarek

PB Members Absent: Mike Santa, Alt.; Robert Jones, Alt.; Josh Pouliot

Audience Present: Bryan Ruoff (Stantec), Shelby Hatfield (Stantec), Jesse Doucette (applicant), Steve Cotran (applicant-property owner) and town residents

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

Informational:

Applicant: Jesse Doucette, 279 North Road, Candia, NH 03034; Owner(s): Steven R. Cotran & Timothy Wood; Property Location: Raymond Road, Candia, NH 03034; Map 409 Lot 122-1.

Intent: *Major Site Plan.* To purchase the land of (409-122-1) & construct a 6,000 square foot commercial building for Crown Chimney.

R. Cartier starts by confirming that the applicant is present, and he is in person as well as the current owner of the land in question (Steven Cotran) via Zoom. R. Cartier states that there was a marketing error that was brought to the Boards attention on the location of the lot in question and goes on to confirm with the applicant that the lot he is interested in is in fact map/lot 409-122-1, and it is.

J. Doucette starts by introducing himself as the owner of Crown Chimney and then explains to the Board that he is interested in purchasing the property located on Raymond Road (map/lot 409-122-1) and building a new 6,000sq ft commercial building. He goes on to state that they currently work from multiple smaller units in other towns (1600 sq ft on Hooksett Rd., 2 bays-total of 4k sq ft on Londonderry Turnpike & 3 big pods). They would like the company under 1 roof so they can get organized better. This property came available and seems like plenty of land for what they are looking for. There will be parking for all employees and some additional if they have customers come into the office. Most of their business is done paperless so they don't get a lot of foot traffic.

R. Cartier states that the property is zoned commercial, which is the 1st step for this proposed plan.

R. Cartier asks if there are any questions/comments from the Board and S. Komisarek notes that the applicant will go through the process with his engineers and the concerns arise when neighbors ask about potential issues like traffic, how the site looks and how it is kept up, so the area doesn't devalue. These are all items you will need to work with your engineers on for the site plan. The applicant notes that his wife is a designer and would never let him make it look anything less than professional and they will keep the area in a good condition and take pride in it. R. Cartier states that they would be required to follow the Major Site Plan Regulations and if they hire an engineer, the firm will know what needs to be done. There are things to be concerned with and to be looked at such as to make sure there is enough buildable land to construct what you have planned, architectural requirements will be looked at as well as any wetland issues and drainage systems.

J. Doucette asks if the Board is aware of a DOT right of way for that land and R. Cartier states that he would need to check with the State for that and if so, it would be required to be noted on the project site plans.

The Board notes that there is an abutter on zoom that has a comment they are opposed to this project that would like to speak but the Board first notes that this is an Informational case and there is really no public input that the Board would be looking at, at this point. The applicant is here looking at what can be put in here and what regulations would have to be followed. The abutter, Ezra Willard (abutter-across the street) asks if the property is even for sale. He states that he has called Mr. Cotran's office multiple times and has been told the property is not for sale. J. Doucette states he says a purchase and sale agreement for the property with the owner of the property (Steve Cotran). S. Cotran confirms via Zoom that there is in fact a P&S agreement with Mr. Doucette in place. E. Willard (abutter) makes a comment about the excavation of the site and the Board reiterates that this is not the time for that information and need a formal application before discussions go

further into details. E. Willard asks the Board if the access for that lot will be onto Langford Road or Rte. 27 and the Board confirms that the access would be onto Rte. 27.

R. Cartier & B. Brock again recommend that the applicant contact DOT to confirm about the easement.

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

Minutes -November 17, 2021:

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

Old Business:

- **Stantec -GIS Mapping System (Platform Update):**

- B. Ruoff and S. Hatfield present the GIS program to the Board. The basic platform information has been added to the web based system (property lots, flood info., roads, etc.). Within the next few weeks, they will continue to work on the details of the program by adding owner information into the lots and layers for reference such as wetlands, conservation, historic info., etc. and get a working draft to the Board for review. The PB thanks Stantec for their hard work and are very excited with the project and what it will be able to assist the public with going forward.

- The Board briefly discusses impact fees in the town and what they see as potential impacts on the town. They will continue to discuss these ideas more frequently as they want to update the information in the future.
- B. Brock gives an update from the Safety Facility Committee and states that they will be moving forward with an agreement to recommend to the BOS to just purchase the land this year and acquire enough funds to get the architectural design and info. needed from Construction Manager to get an accurate buildout cost to include the engineered plans. The approx. price tag for this project at this time is around \$4mill, so they will be taking the 1st step to obtain the land. The committee will be proposing a warrant article for approx. \$644k, \$300k of which they will request come from the capital reserve fund and will be looking for approx. an additional \$345k. The Board briefly discusses how these actual costs will assist with the updates for the CIP and what is required (possible town vote) to approve item requests such as this. B. Brock notes that the Town Administrator is actively looking into bonds/grants for the project as well to offset costs for the town. Their next meeting is scheduled for 1/4/22.

Other Business:

- **Zoning Ordinance - ADU Guidelines -Article XV Section 15.04(E)(3):**

- The ZBA recommended to the PB a modification of language to comply with the State's regulations for septic/sewer 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 12/15/21.

J. Lindsey made a **motion** to move the proposed warrant article revision to the 12/15/21 public hearing. J. Bedard **seconded**. **All were in favor. Motion passed.**

MOTION:

J. Bedard **motioned** to adjourn the PB meeting at approximately 8:27pm. J. Lindsey **seconded**. **All were in favor. Motion passed.**

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