

**CANDIA PLANNING BOARD**  
**MEETING MINUTES OF**  
**January 19, 2022**  
**APPROVED**

PB Members Present: Rudy Cartier, Chair; Mark Chalbeck, V-Chair; Brien Brock, BOS Rep.; Judi Lindsey; Josh Pouliot; Scott Komisarek; Robert Jones, Alt. (sitting in for J. Bedard)

PB Members Absent: Mike Santa, Alt.; Joyce Bedard

Audience Present: Eric Mitchell (TG -applicant's engineer) and town residents

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

**Case #22-001: (\*\*CONTINUED TO 2/2/22):**

**Applicant(s):** Todd Goodman, 656 North Road, Candia, NH 03034; Owner(s): Todd Goodman & Bokyoung Mun, 656 North Road, Candia, NH 03034 and Richard L. & Cassandra S. Abood, 654 North Road, Candia, NH 03034; Property Location: North Road, Candia, NH 03034; Map 402 Lot(s) 17, 18 & 19.

**Intent:** *Lot Line Adjustment.* To adjust a common boundary line between Tax Map 402 Lot(s) 17, 18 & 19.

R. Cartier starts by confirming that the applicant's representative, Eric Mitchell is present, and he is. He goes on to notes that there were items on the plans that needed to be updated and the Board did not receive them in time for this meeting. In addition, the applicants are not present at the meeting tonight. He asks E. Mitchell if he can explain the situation to the Board further. E. Mitchell states that his office prepared the plans and the acreage areas on the plans were off a little bit and were asked by the Land Use Office (LUO) to correct them at the beginning of last week. They received a notice this past Friday saying because they had not received the updates yet, the application would be continued to the beginning of February. He talked with the applicant (Todd Goodman) about coming tonight but and after further discussion with the LUO, it was already decided that the meeting would be continued, so they did not attend tonight. He is here to answer any questions if anyone has them. He has since made the changes and the updates have been submitted to the LUO for PB review at the next meeting. R. Cartier states that he did speak with Lisa in the LUO about this, and it was decided at the time that it would be the best to continue the case because the office did not have the updates and he was concerned that it was so late coming in, there really wasn't going to be enough time for anybody to look at it. We usually try to get things in 10days in advance of the meeting as a general guideline. It's his feeling that the case should be continued until Feb. 2<sup>nd</sup>, but asks the Board how they feel to make sure. He notes the Board wants to expedite it as quickly as they can but still wants to stay within their guidelines. B. Brock states that it's not that this continuance is going to hold anything seriously up because it's a LLA, and the applicant is not here so he doesn't see the continuance as an issue. R. Cartier agrees and notes that the other owners, the Aboods, were not available tonight as well. E. Mitchell confirms that is correct and they are out of town at this time anyway and would not be able to attend. R. Cartier states that the Board would like to have all the applicants available to discuss the case and will go forward with continuing the case until the 2/2/22 PB meeting. There is an abutter in attendance tonight and R. Cartier explains that sometimes a case is scheduled but does get continued at times. They will not get a further notice, but it will be on the posted agenda for the upcoming meeting date, which is posted online, at Town Hall and the Post Office for reference. They inquire if they can ask a question right now and R. Cartier notes that that can be done during the public hearing so it's in the record. E. Mitchell states that he is willing to speak with the abutters and try to answer any questions they may have about the plan as the Engineer that may help clear things up (he goes out in the hall with them).

**Minutes -December 15, 2021:**

M. Chalbeck made a **motion** to approve the minutes with changes noted. R. Jones **seconded**. B. Brock & J. Pouliot **abstained**. **Motion passed.**

**Application/Case Status Update(s):**

- PB case #21-012 (Tanglewood)
  - 30 day extension request for Final application submittal
    - R. Cartier starts by reading the extension request letter from the applicant engineer, E. Mitchell. The letter requests an extension of at least 30 days due to the fact of meetings being changed due to COVID protocols and the holidays. E. Mitchell states that their meeting was in the beginning of November, and they received the NOD around the 11<sup>th</sup> of November with the 90 day deadline for the Final application submittal. They are asking for an extension, so they have at least an additional 30 days to get all the paperwork together for the final submission. They have received info. from the DOT and other info from the traffic engineer doing

more stuff. They don't want to rush to put things together for the 1<sup>st</sup> of Feb. deadline if they can have an additional 30 days. They asked about the deadline at the site walk and wanted to have that request in before the deadline so that is why they are doing it now. R. Cartier asks if the 30 days will be enough and E. Mitchell states that he thinks it will be, but if the Board wants to do 45 or 60, that's not a problem. They want to make sure the Board has everything they want, and they will probably have some additional back and forth with the Town again, just to try to get everything in the right spot. He says it's up to the Board but at least 30 days but if they want to do 45 or 60 that's fine, but he doesn't think they will be out at the 60 days for submission. R. Cartier states that his concern is that everything is submitted at least 10 days in advance of the meeting so it can be reviewed, and checklist meetings can be done to make sure the data required is there. March 3<sup>rd</sup> would be the deadline date if the extension was approved for the 30 days. This is for the Final application submittal only, not when the case will be on the agenda. S. Komisarek states that he would recommend the 60 days and J. Lindsey states she would split it and recommend the 45 days. The Board agrees to the 45 day extension from the original deadline date of 2/1/22 and votes to approve it. The new deadline date for the Final Application submittal will now be March 18, 2022.

**MOTION:**

J. Pouliot **motioned** to accept the applicant's extension request and extend the Final Application submittal 45 days from the original deadline date. The new deadline date will be March 18, 2022. J. Lindsey **seconded**. **All were in favor. Motion passed.**

**Other Business:**

- **Zoning Ordinance Review – Short-Term Rentals -Article XV Section 15.02:**
  - The Ordinance language was reviewed by request of the ZBA and discussed by the Board. It was determined that no further conditions are warranted at this time for effective decision making. R. Cartier will send a memo to the ZBA with the PB's decision.
- Stantec –GIS Mapping System:
  - Bryan Ruoff will be presenting updates to the Board at the 2/2/22 meeting.
- J. Lindsey notes that the Conservation Commission will be having a workshop regarding wetlands on 3/15/22 and invites the Board to attend. She will be sending out more information for the event in the weeks to come.
- B. Brock gives an update from the Safety Facility Committee and states that they have put in the warrant article for the land purchase only this year. Further details will be provided as they have them.
- PB briefly discussed the concerns brought to the Board members from the community by the Land Use Office Coordinator (LUOC). This was due to feedback obtain regarding the opinions that there is a lack of knowledge of the members during meetings and the hope this can improve. The PB appreciates feedback and notes that though this is a volunteer based Board, it is also an ongoing learning process. Although the Board feels there is a lot of institutional knowledge by Board members, they will continue to gain as much information as they can about the ever changing ordinances and regulations and to be as informed as possible for the residents of Candia.
- J. Pouliot & S. Komisarek are up for re-election this year and after a brief discussion with the other Board members, have decided to run again in the election for another 3 year term. R. Jones' term as alternate is also up this year and if he decides to continue in this position, he will provide the Board with a Letter of Intent for another 3 year term and the Board will vote to wither appoint or not. The Board is thankful to have all its members and encourages the public to participate via attending meetings, obtaining an alternate member position to start learning the process more exclusively, or run for a full member position during Town Vote each year.

**MOTION:**

J. Pouliot **motioned** to adjourn the PB meeting at approximately 8:34pm. R. Jones **seconded**. **All were in favor. Motion passed.**

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