

**CANDIA PLANNING BOARD  
MEETING MINUTES OF  
June 1, 2022  
APPROVED**

PB Members Present: Rudy Cartier- Chair, Judi Lindsey, Brien Brock, Josh Pouliot, Scott Komisarek

PB Members Absent: Mark Chalbeck, Joyce Bedard

Audience Present: Town Residents

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

**Motion to accept the minutes from 5/18/22- Moved by J. Lindsey, seconded by B. Brock. Motion Passed.**

**New Business:**

**Case #22-004 (Conditional Use Permit):**

**Applicant(s): 23 Main Street, LLC (Scott Komisarek), 14 Main Street, Candia, NH 03034; Owner(s): 23 Main Street Candia, LLC, 14 Main Street, Candia, NH 03034; Property Location: 23 Main Street, Candia, NH 03034; Map 409 Lot 91.**

**Intent: Conditional Use Permit in accordance with the MAJOR Site Plan. Commercial Elderly Housing Facility -28 units.**

**Case #22-004 (Major Site Plan):**

**Applicant(s): 23 Main Street, LLC (Scott Komisarek), 14 Main Street, Candia, NH 03034; Owner(s): 23 Main Street Candia, LLC, 14 Main Street, Candia, NH 03034; Property Location: 23 Main Street, Candia, NH 03034; Map 409 Lot 91.**

**Intent: MAJOR Site Plan. Commercial Elderly Housing Facility -28 units.**

**Old Business:**

**MAJOR SITE PLAN MODIFICATION; Planning Board Case #17-002.**

**Amended Site Plan, Candia First Stoppe Country Store  
Map 410 Lot 137, 285 Old Candia Road Candia, NH 03034**

T. Severino presents proposal. Representing Candia First Stoppe.

T. Severino had a meeting with Doug McGuire from The Dubai Group. Stantec has done a complete re-survey of the site. Have contacted the state and waiting on their response. Have finished a complete plan of what will be needed and what will be there. Addressed the wetland issue near the parking lot. D. McGuire is addressing all drainage issues with AoT.

R. Cartier said they noticed the dimensions of the buildings were not included, but D. McGuire added them. Letter was provided that explained some of the issues that Stantec has. R. Cartier states that everything in the letter as far as he can tell has been addressed. R. Cartier believes there may be an issue with piping. T. Severino explains that the 10 inch pipe will be replaced with 12 inches. R. Cartier states that parking area was not ADA compliant- T. Severino explains that this was a supplemental parking area for overflow parking and will not be required to be ADA.

B. Brock explains that when the concrete is finished the lip in the parking lot will be corrected. Wildcat Land Development states that four were needed and T. Severino has shown that four are there. T. Severino states that there are 76 spaces as built, then a number came up that was closer to 102. B. Brock explains this is due to all available spaces. Side parking lot was meant as employee overflow parking lot. Requirement of photometric lighting is presented, and T. Severino says they will be taking care of it.

R. Cartier asks if there are any questions from the board, and thanks T. Severino for the clarifying information.

Conditions to approve a motion with conditions include an updated lighting plan with photometric light levels, confirmation whether the AoT letter needs to be revised or is okay as is, 10 inch ADS pipe must be changed to 12 inches, corrective action for wetlands analysis, ADA standards to be met.

**Motion to accept the plan as submitted with conditions addressed within 60 days. Motion by B. Brock, seconded by J. Pouliot. Motion Passed.**

**Case #22-004 (Conditional Use Permit):**

**Applicant(s): 23 Main Street, LLC (Scott Komisarek), 14 Main Street, Candia, NH 03034; Owner(s): 23 Main Street Candia, LLC, 14 Main Street, Candia, NH 03034; Property Location: 23 Main Street, Candia, NH 03034; Map 409 Lot 91.**

**Intent: Conditional Use Permit in accordance with the MAJOR Site Plan. Commercial Elderly Housing Facility -28 units.**

R. Cartier explains the procedure for a conditional use permit. Must accept the application as being complete.

R. Cartier goes through the conditions listed: Numbers 1-6 have been addressed. Section 5.05 has been addressed Section 5.06, items numbered 1-7a have been addressed 7b is N/A, 8-28 have been addressed.

R. Cartier asks if there are any questions whether the application is complete. No questions.

**Motion to determine if the application is complete for the conditional use permit. Motion by B. Brock, J. Lindsey seconded. Motion Passed.**

**Motion to accept the application for conditional use permit. Motion by J. Lindsey, seconded by B. Brock. Motion Passed.**

**R. Cartier opened the public hearing at 7:40.**

John Newman Fieldstone Lane Consultants here on behalf of 23 Main Street Candia LLC

Waivers include:

J. Newman explains the conditional use waivers- Minimum tract area parcel for elderly housing is 20 acres the subject parcel is 6.795 acres

Max density for multi-family, the maximum density is one dwelling per one buildable acre which would be 6 units for this parcel, proposing 28 elderly housing units.

Max number of units per building is 6, proposing one building with 8 units and two with ten.

Minimum front rear and side setbacks for internal roads is 50 feet, the 50 foot rear setback is not met.

All buildings are to be single story, proposed two stories.

All buildings are to be 100 feet horizontally from each other, proposed is 75 feet.

Pedestrian access will be provided, no interior sidewalks or paths, paved driveways can be used for this, and a sidewalk directly adjacent.

Elderly housing project requires 40% of the land to be open space, proposed project has a productive amount of space to be used for this.

Planning Board notes that most waivers are revolving around the lack of acreage.

R. Cartier suggests the documents need to be brought in.

R. Cartier explains that the permit applications need to be brought in from the homeowner's association.

S. Komisarek explains that these are rental units not condos.

J. Newman said they will be adding this to the revised conditional use permit.

**Motion to continue the public hearing: Moved by J. Pouliot, seconded by J. Lindsey. Motion Passed.**

**Case #22-004 (Major Site Plan):**

**Applicant(s): 23 Main Street, LLC (Scott Komisarek), 14 Main Street, Candia, NH 03034; Owner(s): 23 Main Street Candia, LLC, 14 Main Street, Candia, NH 03034; Property Location: 23 Main Street, Candia, NH 03034; Map 409 Lot 91.**

**Intent: MAJOR Site Plan. Commercial Elderly Housing Facility -28 units.**

Prereview of the submitted plans, checklist items were addressed as follows: First item is scale of plan normally it is 1 inch equals 20 feet minimum, requesting a waiver for a different scale 1 inch to 50 feet.

This is at the discretion of the board and does not technically require a waiver.

The board agrees that they will not need a waiver for this.

The second item is use of all abutting properties shown with all structures and access roads within 500 feet of the parcel. On sheet number two driveways were lot 409-92 409-207 not shown.

On sheet two current usage for lots 409-202, 409-207, and 409-92 not correct change usage as follows: 409-202 from single family to mixed use. 409-207 changed to recreational, 409-92 to restaurant and residential.

Benchmark established by applicant or USGS, USGS benchmark not provided.

Sewer, water, gas, and electric lines- missing the electric line to rear building, show electric line to rear building and remove the reference to overhead electric line.

Location and size of structure dimensions for the relocation of the large existing house, show dimensions for relocating in large existing house.

Utility details, underground utilities detail not shown, show the underground utility details.

Radii of all curves shown, vehicle type for radii not specified, show vehicle type used for radii determination.

Parking, required number of off street parking spaces partially met utilizing garage space, requiring planning board approval. R. Cartier said this will be discussed later.

Size and location of all proposed and public utilities not shown. Show underground utility details.

Check turning radii for fire apparatus. Vehicle type for radii not specified.

Construction drawings and details provide curbing S; waiver required for variation to standard granite curbing.

Architectural renderings, rear, and side elevations of building missing.

Solid waste disposal plan, missing from sheet three, add plan to sheet three.

Timetable for construction and completion of buildings add timetable to plans.

Location of fire suppression system, provide details.

All required state federal and local permit numbers, please provide them.

All proposed waivers of town of Candia regulations, waiver request need to be submitted.

SWPPP, not provided please provide.

Site distance plan, not provided, information has been submitted to NHDOT for approval.

Permit secured or application submitted. Information not provided in section 319 and require proof of application for permits.

Review letters by fire police and building departments, no review letters provided, letters requested and not yet received.

R. Cartier asks if there are any questions.

**Motion to deem the application complete, moved by J. Lindsey, seconded by B. Brock. Motion Passed.**

**Motion to accept the application for consideration, moved by J. Lindsey, seconded by B. Brock. Motion Passed.**

**R. Cartier opens the public hearing at 8:13.**

J. Newman explains that there are going to be three buildings, two with ten units, one with eight units. Existing home that is situated by the road will be moved back. With the upstairs for the property manager, and downstairs as a community center. Parking lot has ADA spaces, 24 foot wide driveways that come around. Each unit would be able to come in and park in front of their unit. Overall, the site, will have proposed solar array and a community garden center. Outdoor parking, ten spaces for two units, and eight spaces for one unit.

R. Cartier asks about the surrounding trees regarding the solar array.

J. Newman explains that some of the trees around the solar array may need to be trimmed back.

Site is going to be over 100,000 square feet.

Site is built for a two year, ten year, and fifty year storm event. Stormwater runoff will need to be treated.

Erosion plan, and alteration of terrain explained.

Overhead electric will only be crossing the road, and then will transfer to underground.

1,000 gallon propane tanks.

Septic system is similar setup to a sewer system.

Lighting plan provided to the board.-photometric.

Landscaping plan provided to the board.

R. Cartier asks if there are any questions?

Planning Board questions what they will be doing with the existing home?

J. Newman explains they will be preserving the home and moving it.

J. Newman explains where the proposed tree line will be relative to the elderly housing unit.

J. Lindsey suggests that they show the tree line and that they are not cutting the trees down on the map.

R. Cartier suggests he show what the outcome will be on the map.

J. Lindsey asks if the leach field area is just grass?

J. Newman says yes, it is.

R. Cartier asks if there are any general questions remaining?

R. Cartier says he would rather not go through all the comments prior to them speaking with Brian.

**Motion to continue the public hearing based on the 22-004 site plan. Motion by J. Lindsey, seconded by J. Pouliot. Motion Passed.**

R. Cartier says Stantec is now working diligently on GIS system. R. Cartier asks if there is anything else?

J. Pouliot states he feels as though there were some decisions that were made without the Planning Board, and he is uncomfortable with that.

R. Cartier states that he has requested that L. Galica attends the meetings in person, and he has spoken to A. Hansen on the topic.

J. Pouliot reiterates that he is uncomfortable with how decisions can be made without asking everyone else?

R. Cartier was told that L. Galica will not be attending meetings.

R. Cartier agrees that the board should not get involved with personnel issues, but it is affecting their ability to do the job at hand properly.

**Motion to adjourn by J. Lindsey, seconded by J. Pouliot @ 7:43 P.M. All in favor. Motion passed**

Respectfully submitted,  
Cassidy Conty