

**CANDIA PLANNING BOARD
MEETING MINUTES OF October 5, 2022
APPROVED MINUTES**

PB Members Present: Mark Chalbeck, V-Chair, Brien Brock, BOS Rep; Josh Pouliot; Judi Lindsey; Scott Komisarek; Tim D'Arcy, Alternate; Mike Santa, Alternate.

PB Members Absent: Rudy Cartier, Chair; Joyce Bedard

*Mark Chalbeck, Vice-Chair called the PB meeting to order at approximately 7:00PM, followed immediately by the Pledge of Allegiance

Old Business:

- Case #17-002 (Amended Site Plan). Applicant: Wildcat Land Development Services, LLC, 43 Lawson Farm Road, Londonderry, NH 03053. Owner: Wildcat Land Development Services, LLC, 43 Lawson Farm Road, Londonderry, NH 03053. Property Location: 285 Old Candia Road, Candia, NH 03034; Map 410 Lot 137. Intent: Request an extension of time to comply with the Conditions of Approval from October 5, 2022 to November 5, 2022.

Motion to approve extension request: S. Komisarek. **Seconded** by B. Brock. All were in favor. **Motion Passed**

- Case #22-004 (Major Site Plan) (Public Hearing continued): Applicant: 23 Main Street, LLC, 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 for a 29-unit Elderly Housing Development. Further proceedings on this application are stayed pursuant to Superior Court Order dated August 5, 2022.

- Case #22-006 (Conditional Use Permit) (Public Hearing continued): Applicant: James Logan, 273 Currier Road, Candia, NH 03034 Property Owner: James Logan, 273 Currier Road, Candia, NH, 03034. Property Location: New Boston Road, Candia, NH 03034; Map 406 Lot 97. Intent: Conditional Use Permit for a 39-unit, Elderly Housing Subdivision. Request to continue to October 19th

- Case #22-006 (Major Site Plan) (Public Hearing continued): Applicant: James Logan, 273 Currier Road, Candia, NH 03034 Property Owner: James Logan, 273 Currier Road, Candia, NH, 03034. Property Location: New Boston Road, Candia, NH 03034; Map 406 Lot 97. Intent: MAJOR Subdivision for a 39- unit elderly housing subdivision. Request to continue to October 19th

- Approval of Minutes: August 24th: B. Brock: **Motion** to accept the August 24th minutes as amended. **Second:** J. Pouliot – All were in favor. **Motion passed.**

- Approval of Minutes: September 7th: J. Lindsey: **Motion** to accept as presented. **Second:** B. Brock
All were in favor. **Motion passed.**

Other Business:

- Town Planning

B. Brock: I have something here that I got from Southern NH Planning. It's basically asking the town or anyone in that capacity, working for the town, if they have any input on safety issues, signage, lights, and of that kind of stuff. So, I decided to pull that and bring it here because we do have, I think a couple of things. Obviously, we are going to be working with Southern NH Planning and the state on the intersection and the possible rerouting of that. But the other one that came to mind was Main Street and Chester Road. Where we didn't get, at least I didn't get any satisfaction out of DOT trying to do anything down there. And I don't know what could be done but that was one area I thought would be a good position to bring to them. Just because we haven't had fatalities or a lot of crashes that doesn't mean you can't. We tried the mirror and the only place the mirror would work is the spot where the landowner didn't want it.

M. Chalbeck: I can tell you, getting a heavy-duty truck out of that intersection is not fun.

T. D'Arcy: When I used to commute to work, I would go that way all summer long and it was always a turn left and get across as quickly as you can.

J. Pouliot suggested that the road agent be consulted.

J. Wuebbolt: I really think the best way to fix that intersection, obviously there which kind of stinks but is really to, where it goes up that hill, I think it's all ledge, it just needs to be taken out to make it flat so that you can see, without having it be a hill. That's really the only way to fix it. Unfortunately, that's really the only way your are going to get site distance without a mirror.

J. Pouliot: Where Chester Road meets Main Street, could that be raised up quite a bit? So when you come up over the hill you can see?

B. Brock: Not unless you've got a couple of acres of land you could use.

M. Chalbeck: You are talking almost 15 Feet.

J. Wuebbolt: That's a lot of fill. I would say, obviously it's DOT's Road. I think the only feasible option, really would be to take that hill out to be able to see. Now I don't know what they would have to do because obviously, it probably would mess up that driveway because there is obviously a house there.

B. Brock: Do they have enough property to reroute the driveway a little further or not?

S. Komisarek: This isn't the first time that this has come up. I met at that intersection with DOT. It has been identified as unsafe, but they never wanted to do anything about it in the past. The only thing that I could think of, which is very unconventional, but when you come up over the hill and take a right, there is not stop sign. That becomes the main because most people travel that way. Then you would have a stop sign coming from Main Street. It's very unconventional but that is the only thing...

J. Wuebbolt: Maplewood Updated – I called to speak with the developer. Their plan is to pave that topcoat this month. They have to fix a guardrail and there are a couple of other issues that are still outstanding. The driveway is TBD. Making sure it is getting done before the topcoat. That driveway has been paved, it just hasn't been reclaimed and seeded in and everything. So, there are still a couple of outstanding issues but the paving, the topcoat is planned for this month at some point. After that's done, they will do their final cleanup and then me and Bryan will do an inspection and then they will come before you and the Selectman and we can formally take it over. Just from talking to the developer, we are hoping by mid-November. If we are going to take it over this year, I would like to take it over before winter starts. The guardrail has not been taken care of. That work order has been put in, he just doesn't have a date on when it's going to be taken care of.

J. Pouliot: Do all of those issues need to be taken care of before the topcoat?

J. Wuebbolt: I would like them to be. There a few, you know like the reclaiming of the driveway, if that doesn't get done before the topcoat, not a huge deal but I would like it all done beforehand and Bryan is on the same page. If we find issues with our inspection, we will come to you with conditions that need to be taken care of before. The access has been taken care of though the town does not have any responsibility to maintain that retention pond.

M. Santa: Rudy sent out these changes to planning and zoning laws in 2022. What are we going to do about it?

M. Chalbeck: I am going to table that until Rudy is back.

Motion to Adjourn: J. Pouliot **Second**: T. D'Arcy. All were in favor. **Motion passed**. Adjourned at 7:26 PM

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file