

**CANDIA PLANNING BOARD
MEETING MINUTES OF November 2nd, 2022
APPROVED MINUTES**

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

PB Alternates Present: Mike Santa, Alt.; Mike Guay, Alt.; Kevin Coughlin, Alt.; Linda Carroll, Alt.

PB Members Absent: Scott Komisarek; Tim D’Arcy, Alt.

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

New Business:

- Informational Hearing: (Potential Major Site Plan) Applicant/Owner – Bob & Claudia Carr — 17 Vassar Street, Manchester, NH 03104. Property Location: 669 High Street, Candia, NH 03034 Map 405, Lot 48

Joseph Coronati – Engineer: Presenting for Bob Carr, who was also in attendance.

The potential applicant and his engineer were seeking clarification about the ZBA Application and the process.

Some discussion about the application itself and it was determined that the next best steps would be to for Bob to submit an application to the ZBA.

R. Cartier: Back in 2006 you were in for basically the same project. It was basically for the same situation. At the same time, there was a subdivision approved by the planning board. It was never recorded at the registry of deeds. There is a little bit of limbo about the property itself. The subdivision would probably be mute at this point, 16 years after the fact...

B. Carr: As far as the development, it was a much more substantial project. I had just purchased the property, and in my past life, I was a builder. It was not looked upon in a positive way. We spun our wheels a bunch and went on to other things. Because it was never recorded, it never became valid.

Old Business:

- 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 #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: The applicant has requested an additional 30-day extension until November 30, 2022, to continue work related to any revisions required for the AOT permit (Condition 1).

Email from applicant: "Gloria Andrews of NHDES has indicated that NHDES Permit AoT-1255 issued to Wildcat Land Development Services LLC for our Site Expansion approved by the Candia Planning Board in 2017 would not need an Amendment based on The Dubai Group Submittal. This satisfies Condition 1 of our Amended Site Plan Approval granted by The Candia Planning Board on 6/1/2022. We have now met all Conditions for Approval."

M. Chalbeck: Motion that we are able to close the case because of the email from Gloria Andrews at DES, as well as the email from Stantek based on the revised AOT, they satisfied our requirements and conditions. J. Bedard: **Seconded**. All were in favor. **Motion passed**.

Review/Approval of Minutes: October 5th, 2022

J. Pouliot: **Motion** to approve the minutes as presented. **Seconded** by J. Lindsey. R. Cartier & Joyce Bedard abstained. All were in favor. **Motion passed**.

Budget Discussion:

\$113,000 of reductions. \$13,500 comes from our budget. Planning Board Line Item Budget accounts for .23% of the total budget. The Land Use Office Budget is a little bit less than that .14%. The two of them together .37%. out of a 3.6-million-dollar budget. That is a 58% Hit. We count for only a minor amount of the budget. So, basically what happened is that we cannot do anything next year. Noting. GIS is out. The impact fees are out.

J. Pouliot: I have been on the board three or four years now and this happens every single year. I feel as though we are being targeted. It is disrespectful.

R. Cartier: Land Use and GIS for next year. Cemetery already. Starting to get the road data. Should we fight for the entire thing?

B. Brock: Absolutely, fight for the whole thing.

R. Cartier: We are going to finish the updated, robust capital improvement program. We are so close to having the impact fees done this coming year. Emergency Services and roads are the biggest priorities. Nate is going to get that information to me, hopefully by the end of this week.

R. Cartier: The other thing that people won't understand.

Master Plan Implementation and planning. It is also used for planning purposes that would not only help us implement the master plan but would basically help us out in our job doing planning. One of the things that came out of that was the GIS System, which has already proven to be very helpful. It is probably one of the best things the town has ever done.

M. Santa: What is driving the impact fee? Communities were not using them right.

R. Cartier: The impact fees were being collected but were not being used. In Selectmen's Budget, there is usually a cruiser a year. That kind of stuff can be used under the CIP and impact fees. We have to have the details of what, when, and how. That is the problem.

B. Brock: If it is in the CIP. If the cruisers, fire trucks, are in there, they can be justified.

M. Chalbeck: The budget committee is making recommendations. Who is responsible for running the town. The Board of Selectmen.

R. Cartier: We are going to push for the full amounts.

J. Pouliot: They expect us to run an entire board for an entire year with no budget.

J. Lindsey: We don't ask for a lot of money; we are fiscally responsible.

Town Planning: Workforce Housing Discussion

Workforce Housing will have to have the same conditions as elderly housing as of July 1st, 2023.

Discussion about whether or not to put in a warrant article to do a new section or to wait and automatically duplicate what is in there. To be proactive or reactive. Either way it must be put in.

Debate transpired about when and how to best approach the impending workforce housing requirements. A decision was made to work on the zoning ordinance updates over the next few meetings.

J. Bedard: **Motion** to adjourn. M. Chalbeck: **Seconded**. All were in favor. **Motion Passed**. Meeting adjourned at 8:57PM

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file