

**CANDIA PLANNING BOARD  
MEETING MINUTES OF December 21st, 2022  
APPROVED MINUTES**

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

Kevin Coughlin, Alt; Mike Guay, Alt.(via Zoom);

PB Members Absent: Tim D’Arcy, Alt.; Mike Santa, Alt.; Linda Carroll, Alt

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

**New Business:**

- **Case #21-006:**

**Applicant(s):** Mountain States, LLC, P.O. Box 502, Weare, NH 03281; Owner(s): Mountain States, LLC, P.O. Box 502, Weare, NH 03281 & Candia South Branch Brook Holdings, LLC, P.O. Box 410, Candia, NH 03034; Property Location: Raymond Road, Candia, NH 03034; Map 409 Lot(s) 131 & 132.

**Purpose:** *To discuss a temporary electrical line installation and landscaping plan extension of time and escrow account for meeting Approved Site Plan Requirement.*

Tom Severino on behalf of the applicant. Looking for approval to use that temporary utility pole. They are looking for a temporary certificate of occupancy.

R. Cartier: Extension of time to get the underground done. As well as the landscaping, as it is late in the season to get that done. Looking to the board to grant a temporary CO.

T. Severino: A year would give us enough time.

M. Chalbeck: **Motion** to grant an extension of the requirements for installing the underground electrical, top-coating, and landscaping for a year. And the escrow amount will be provided to the town by the end of the week. **Second:** J. Bedard. All were in favor. **Motion passed.**

- **Bryan Ruoff, Town Engineer, Stantec:**

Maplewood Construction Update:

**Case#16-010 Major Subdivision Application:**

Applicant: 66 Vinton Street, LLC & David and Christine Martel. 56 Manchester Road, Auburn, NH 03032; Owner: same; Property location: 608 High Street, Candia NH 03034; Map 405 Lot 45: **Purpose:** To discuss status of the Conditions of Approval.

**B. Ruoff:** Similar to previous. We have been performing construction inspections for six years now. The project is pretty much complete at this point. Once we have the as-builts cleaned up by the developer and he has confirmed that the road has been deeded to the town. AOT Permit compliance. Similar but different. One year warrantee. Performance bond for one year.

J. Wuebbolt.: Everything has been taken care of that was in our letter.

Landings Way Construction Update:

**Case #22-003 (Final):**

**Applicant(s):** Branch Brook Holding, LLC, P.O. Box 410, Candia, NH 03034; Owner(s): same; Property Location: Critchett Road, Candia, NH 03034; Map 406 Lot 140.

**Purpose:** To discuss status of the Conditions of Approval.

B. Ruoff: Performing construction monitoring for Landing Way. Resume inspections in the spring. 80-85% complete to date. There have been a couple of minor changes. Nothing that didn't make sense from an engineering standpoint.

T. Severino: Complete all the loaming and seeding. Once everything is established, upcoming in the spring.

**Old Business:**

- **Case #22-004** (Major Site Plan) (**Public Hearing continued to January 4, 2023**): 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.

**The public hearing has been postponed until January 4<sup>th</sup>, 2023**

- Approval of Minutes, 12.7.22

**Motion** to approve the minutes as submitted: J. Lindsey. B. Brock: **Second**. All were in favor. **Motion passed**.

**Appeal Updates:**

**Foster Farms**, New Boston Road

Prehearing at Housing Appeals Board on January 12<sup>th</sup>. At 11:00AM. Johnson Hall, Room 315. 107 Pleasant Street, Concord, NH. February 9<sup>th</sup> is at 10:00AM.

K. Coughlin: I have had rumor of other towns having cases that are stopped by the planning board and have gone to appeal and the state has overridden the town.

**Other Business:**

- Discuss Citizen's Petition to reconsider the approval of the Conditional Use Permit for 23 Main Street.

R. Cartier: We cannot entertain a reconsideration.

- Discuss and make a recommendation on a Citizen's Petition Proposed Zoning Ordinance Amendment.

R. Cartier: At this point, we cannot discuss. It does go on the warrant. It is only for informational purposes right now. It wasn't in the format that it needs to be in for the town warrant. I talked to Brien about it and put it into the format that the town needs it to be in. For the edification of everybody.

John Reilly - 97 North Road: Public Hearing before that?

C. Penfield – Jane Drive: Can you be more specific about the format change? Are you going to put it in there with the lines through it.

R. Cartier: We needed to put it into the format that all the warrants have to be in. It has to look like all the ones that we do.

J. Pouliot: Are we allowed to discuss it, or we need to wait until January?

R. Cartier: We need to set a date for the public hearing. I also put the proposed zoning amendments as they would be in the town warrant. We will be adding some clarification in our site plan regulations as well.

M. Chalbeck: Amendment 13: I looked at some of the past warrant articles. 674:58, made it clear that the reason we are proposing this article is so that we are in compliance with state law.

L. Carrol: Hardship Language is under which RSA? 674:33

M. Chalbeck: **Motion** to accept these as written by a vote of the board. S. Komisarek: **Second**. All were in favor. **Motion passed**.

C. Penfield: Suggested that copies be provided.

R. Cartier: Now that they have been voted on, they can be made available on the town website.

Motion to approve as part of warrant article #13. And attach that as part of the documentation

J. Bedard: **Motion** to accept as written. J. Lindsey: **Seconded**: All were in favor. **Motion passed.**

- Determine a date for Public Hearings on the PB proposed amendments and the Citizens Petition proposed amendment

R. Cartier: My recommendation is, under the 2023. Friday, January 26<sup>th</sup> is the last date to post. January 4<sup>th</sup>, so that way if we do need a second hearing.

Public Hearing Citizens Petition: January 4<sup>th</sup>

Public Hearing 1-13 also on January 4<sup>th</sup>. J. Bedard: **Motion** J. Lindsey **Seconded**. All were in favor. **Motion passed.**

- Budget Status
  - Encumbered Funds, the funds have been encumbered, so everything is all set.
  - 2023 Proposed Budget, we did get \$8500 for planning board projects. The Selectmen didn't have the building department in there. The budget committee did agree to put in the \$2500 and it was well supported. But they did not make a recommendation on the overall budget. It has been postponed to January. They will not be taking any more public comment.
  
- Any other matter to come before the Board

Grant application. SNHP agreed to be our consultant. Part of it is to do housing analysis. Housing analysis is already done and should be released very soon.

**Motion** to adjourn: J. Bedard. **Second**: J. Lindsey. All were in favor. **Motion passed.**

**Adjourn: 7:54PM**

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file