

**CANDIA PLANNING BOARD  
MEETING MINUTES OF September 20th, 2023  
APPROVED MINUTES**

PB Members Present: Rudy Cartier, Chair; Mark Chalbeck, V-Chair; Brien Brock, BOS Rep.; Scott Komisarek; Judi Lindsey; Tim D'Arcy; Kevin Coughlin

Mike Guay, Alt.; Linda Carroll, Alt.

PB Members Absent: Mike Santa, Alt.

\* Rudy Cartier, Chair; called the PB meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance

**Call to Order:      Pledge of Allegiance:      Roll Call:**

**New Business:**

- **Informational Hearing: (Potential Subdivision) Applicant/Owner** – Kathy L. Ficek-- 150 Chester Turnpike, Candia, NH 03034. Property Location: 150 Chester Turnpike, Candia, NH 03034 Map 411 Lot 063-001 **Intent:** To begin preliminary discussion, ask questions, and receive guidance from the board.

K. Ficek: I am getting to a point where I really want to be on one level. I have beautiful land and everything I really want. I also have family that I think I could help, and I can see it happen. I want to be on one level. I also want to see my family move ahead with their homes. I would like to see my family get their permanent homes. Not my siblings but my nieces and nephews. I am willing to try to carve out the 14 acres. Maybe, carve up the house and the barn. I am trying to get to the back of the land. I thought there was a right of way when I bought the house in 1999. I was thinking of having an in-law place built on my house. I can also see how my nephew might be able to put in an ADU in the future. Cut it up 3 maybe 4 times if possible. It sounds good to me. I am willing to let the land go pretty cheaply. That is the first place we are going to start at and consider. We need a little guidance.

R. Cartier: How many acres is the lot.

K. Ficek: 14.25

R. Cartier: You've got the frontage on Chester Turnpike. You couldn't do three, you could do two lots. If you cut off the barn and the house, you have room to do one more.

K. Ficek: I didn't know if I need a road.

R. Cartier: You can do what you are looking to do. I don't know if you could get 4 lots. You've only got 14 acres and if you took off the 5 acres for the house and that. If you put a road in, you would have to have

room for a cul-de-sac. 600 – 700 feet. Your problem is that the lot isn't conducive. Unfortunately, if that little jog wasn't in there. The problem is you have to get through that narrow spot.

K. Ficek: I was wondering about the distance from Hemlock.

M. Chalbeck: It's actually quite a ways, from Hemlock to you.

R. Cartier: I think that your biggest cost would be the road. There is enough frontage for two lots, and you could put in a driveway.

B. Brock: It would have to be part of the 200 feet on the right. Somewhere in those 200 feet.

M. Chalbeck: If you did a lot line adjustment and separated the house with five acres. She could do a driveway out to a house that she has built. That would definitely be a more economical way to go.

R. Cartier: The driveway would just have to be up to town specs for fire apparatus, emergency vehicles, etc. You would also have to hire an engineer.

K. Ficek: That thing about that forestry map. The people that I knew that put in the wall. I don't want so much for myself to be way back. I really want to be closer to the road.

R. Cartier: In the current house that you have now, you could put in an ADU. You can basically sell the house to one of the relatives and live in the ADU. And you can still do the other lot in the back.

T. D'Arcy: You could do the two lots. Four family members on those two lots.

K. Ficek: The last appraisal I had done on the house. In 2005 it appraised at \$550,000 and I was amazed.

R. Cartier: Your options right now, you would have to put a road in to get probably three lots in the back. The other option is to just subdivide it into two lots and if you do that, you can add an ADU to both.

K. Ficek: I was wondering if the Water Works might be interested in purchasing any of that land. Can you tell me where the tower is in the backyard?

B. Brock: That's not close. You cannot even see it from your property.

K. Ficek: How does that work if we wanted to do that?

R. Cartier: Reach out to Amy in the Land Use Office. Get a hold of a licensed land surveyor. Have it surveyed. They are the ones that have the expertise to put everything in the proper way. It is their specialty. As long as it met the intentions of the ordinances and regulations.

K. Ficek: If I wanted to put a facility for dog boarding?

R. Cartier: It depends on who owns the land and that would probably require you to go to the ZBA to be able to do commercial operation in a residential area. As far as the planning board goes, we would be more interested in how the lot is subdivided. The use of the land is obviously guided by the zoning ordinances.

T. D'Arcy: If it is your intention to possibly put a road in, if that is a possibility for the future, keep that in mind as you move forward.

- **Case #23-003 (Lot Line Adjustment):**

**Applicant:** James Van Cour & Ann Morey, 377 & 405 Critchett Road, Candia, NH 03034;  
**Owner(s):** James Van Cour & Ann Morey, 377 & 405 Critchett Road, Candia, NH 03034;  
**Property Location:** 377 & 405 Critchett Road, Candia, NH 03034; Map 407 Lots 49 & 51  
**Intent:** *to adjust a portion of the common boundary between lots 49 & 51.*

R. Cartier: I believe they came in for an informational a short while ago.

J. Franklin: I am the land surveyor that did the work, prepared the drawing and I have a letter from James Van Cour, authorizing me to act on his behalf. And Ann is here, she is the other landowner.

R. Cartier: Ann, can you identify yourself for the record?

Ann Morey: Ann Morey, 405 Critchett Road

J. Franklin: The application is typical. Do you accept the application as complete?

R. Cartier: I believe for a lot line adjustment; we don't have to accept the application.

J. Franklin: We are proposing, as shown on the plan, Accessor's Map 407, Lot 59 and Map 407, Lot 51. Ann Morey is conveying a portion of her property to Mr. Van Cour. He has a very small lot as you can see on the drawing. I have shown with dash lines, I think you may have a small one that has colors on it. I've clearly labeled it. Right behind his house, the lot line will be eliminated, we are extending the property back about another 720 feet which will give him considerably more property. We had to do a boundary survey of the entire property because the last people that surveyed it weren't authorized surveyors. This is before Ann got involved or anything. It was surveyed twice, three times. The lot line behind his house will be extended. We had to do a boundary survey of the entire property because the last person to survey was not licensed. I have made reference to the drawings, the prior surveys, and I have them with me if there are any questions.

R. Cartier: I think we are going to trust your professionalism, Jim.

J. Franklin: Thank you.

R. Cartier: Lot 51. The frontage on that is less than 200 feet right?

J. Franklin: It's L1 plus 115, plus L2, plus L3. That's about 295.

R. Cartier: It's a conforming lot.

J. Franklin: Yes. These are all pre-existing, conforming, non-conforming. There were some planning board actions on these. Some there were no planning board action on because they were done before there was a planning board. A lot of things have happened out here over the years.

K. Coughlin: Jim, did you say it was L1, L2, & L3?

J. Franklin: Yes. L1, L2, L3 plus 114.80. It's under the variance 685630. Right above the map and lot number.

M. Chalbeck: Definitely plenty of frontage.

J. Franklin: It's an unusual area.

R. Cartier: Plenty of frontage. On the proposed new lot line, it bisects the chain-link fence?

J. Franklin: Yes.

A. Morey: The fence is almost down because a tree fell on it. Jim is going to take the rest of it down.

R. Cartier: Would you have any problem with it being a condition of approval that the fence be removed?

J. Franklin: The board is certainly free to do whatever they like. Make that an order of conditions.

J. Lindsey: Ann, right now, do you live here and access it through here?

A. Morey: Yes

J. Lindsey: **Motion** to approve it as submitted with the condition that the chain-link fence be removed. **Second:** M. Chalbeck. All were in Favor. **Motion Passed.**

J. Franklin: Is there a time limit?

R. Cartier: Want to do it in 30 Days?

J. Franklin: Sure.

### Old Business:

- Maplewood Construction Update / Extension Request:  
**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 / extension request.

B. Ruoff: Everything is in place for the town to accept the road. We have been coordinating with the applicant. There is one thing that came up and we see this as a minor issue. We discussed this with the Road Agent today. The warrantee surety for the one year period is already in place. It is through August but that can be revised. We recommend that the town take over the road with conditions. One of which being the one-year warranty be extended to one year to the date of the town taking over the road. I would recommend that the extension be granted. Everything can be in place. I can send that letter first thing tomorrow.

B. Brock: Copy what the insurance bond is.

B. Ruoff: It's a certain percentage of the project. We don't see any reason that the town cannot take over the road. The as-builts were delivered this week.

To recommend to the Select Board.

R. Cartier: **Motion** to retroactively extend the deadline for acceptance of Maplewood Drive. K. Coughlin: **Second.** All were in favor. **Motion passed.**

T. D’Arcy: **Motion** that the board recommend to the Select Board, the acceptance of Maplewood Drive to October 20<sup>th</sup>, 2023. **Second:** S. Komisarek. All were in favor. **Motion passed.**

- Nate Miller – SNHPC – CIP

R. Cartier: That’s coming along well. We had to add two items. That came up at the budget hearing. The election department is going to be buying voting machines. The first one will be purchased in 2023 and it’s \$7,000 and the second one will be purchased in 2025 and it’s \$5,000. It is coming out of the budget and it is going to be put into the CIP as that. Nate has that information. He does want to come back in October.

Amy, send an email to Nate that he should come back on October 4<sup>th</sup>.

- Southern NH Planning Commission - InvestNH HOP Updates – Steering Committee

C. Prolman: I am going to give a brief overview of some of the work that SNHPC has done and to thank the committee. Next Thursday, September 28<sup>th</sup> at 2:30 at Candia Town Hall.

I just want to highlight; I did mention this to Amy. We want to have a website. Amy did mention that she is going to ask if it is possible.

Next steps: Community Surveys. One ask to the planning board, which is a developers survey. Start kicking off events. Please see attached. We tend to prefer the decennial. Less margin for error.

T. D’Arcy: Cam, can you please send us this data?

C. Prolman: We will be looking at historical trends and hopefully we will be doing some projections too. There is a decline in enrollment. (Please see attached). A significant rise in purchase prices for home. Cost burdened households. 33% of homes in Candia are considered to be cost burdened. This is where I have an ask. We can talk about it and you can sit on it. As well as the community survey, I think it would be good to have a developer survey. Specifically for workforce housing. What types of housing do they think could successfully be built in Candia. We can learn a lot from developers. They have their agendas, and they have their own business. To understand the challenges that they face can provide insight to us and to the planning board in the future. My ask, to the planning board, would you like to ask. This is also something I would be bringing to the committee.

B. Brock: If you have trouble booking a facility here, the Smyth Library on the hill is available.

C. Prolman: That would be great.

B. Brock: Carla Penfield is on the committee.

R. Cartier: On the questions you have on the last one. Do you want to have a discussion? Do you need the information sooner than later.

C. Prolman: We would like to get the surveys going soon. I imagine they won't be out for another month if I had to guess.

R. Cartier: Who would you want to have for developers putting in information. Typically, in Candia, it has not been large developers. Typically, it has been homeowners, etc. There may be more of a push for some of the more rural areas. What's your feeling and guidance on that?

C. Prolman: That is a great question. I was going to ask the planning board. I would look at some of your recent major subdivisions. Put out feelers to folks that I know. I could reach out to your town engineer.

M. Chalbeck: If Cam reaches out to Bryan Ruoff.

S. Komisarek: Jim Franklin is a great resource.

K. Coughlin: You've mentioned that you are going to have a survey.

C. Prolman: We have a list of questions that we have found successful in other towns.

K. Coughlin: Can you forward the one that you sent previously?

J. Lindsey: I love the idea of tiny houses. I know that would require a change in zoning and in mindset as well.

C. Prolman: I think that is a great idea and you are not alone. That is a great suggestion, Judi.

Anne Lacey: Would it be helpful for the committee members for the committee members to have a copy of the survey that the planning board has been working on?

Cameron Prolman: Yes.

- Approval of Minutes, 9.6.23

B. Brock: **Motion** to accept the minutes of September 6<sup>th</sup>, as amended: **Second**: J. Lindsey. All were in favor. **Motion passed.**

#### **Appeal Updates:**

- *Foster Farms*, New Boston Road – R. Cartier: I emailed Tim last week and he had not heard anything. If he didn't hear this week, he was going to call the clerk. 90 Days runs out tomorrow. In theory.

#### **Other Business:**

- Application Fee Adjustment

R. Cartier: Amy has come up with a good point on one of our application fees.

Amy Spencer: It has the postage amount plus a dollar and for the Zoning Board, we did “current postage plus \$2.00.” We just changed it so it doesn’t have to keep changing.

**Motion** to accept the recommended verbiage / fee adjustment. B. Brock **Second:** T. D’Arcy All were in favor. **Motion passed.**

R. Cartier: thank you Amy, that makes life easier for you, I am sure.

- Town Planning
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R. Cartier: I talked to Nate, and he is going to get those to me. I did go to the Selectmen’s budget hearing. Our first budget was approved as submitted with a 1.34% reduction. I did let them know that we do have two other outstanding ones that we want to do. That should get us up to date on impact fees. We will have solid waste fees and traffic. In our current road, our impact fees about \$800, Chester is \$1200. All of our impact fees were done last in 2009. Chester’s impact fees were done two years ago. We are going to get back to where we should be.

T. D’Arcy: Can we make the impact fees go up with CPI?

R. Cartier: Good question. Excellent idea. The answer may be no. The board has to meet whenever they change.

B. Brock: It could be inflationary factor.

R. Cartier: We will check with NHMA and see if it can be done. We have to do a public hearing and a vote every time they change.

- Any other matter to come before the Board.

**Public Comments:**

**Motion** to Adjourn: J. Lindsey. **Second:** T, D’Arcy. All were in favor. **Motion passed.**

Meeting adjourned at 7:47PM

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file