

**CANDIA PLANNING BOARD
MEETING MINUTES OF April 17th, 2024
UNAPPROVED MINUTES**

PB Members Present:, Tim D’Arcy, Chair; Mark Chalbeck, V-Chair; Brien Brock, BOS Representative; Judi Lindsey; Kevin Coughlin;; Scott Komisarek; Mike Guay, Alt.

PB Members Absent:

Rudy Cartier (excused)

Linda Carroll, Alt. (excused)

M. Santa, Alt.

* Tim D’Arcy, Chair; called the PB meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance

Brien Brock: Before we start, I would like to welcome you as our new Chairmen.

T. D’Arcy: Thank you. I would like to thank everyone for the support over the past few weeks has been great and really appreciated. I do ask you to be patient as I learn this job and learn all of the details that come with it. So please bear with me and give me advice when you think I am not doing something appropriately. I want us all to work together as a group and because I can’t invest the time, everybody needs to put a shoulder to the wheel, and we work together as a group. I am going to try to keep everyone as informed as possible on everything. I can already feel that kind of happening because I am getting a lot of good communications, and I am trying to communicate back out. I look forward to even more of that as we go forward. I guess to deal with a negative note. It’s no secret that this Board has had struggles and headwinds both internally and externally. I want to look forward from this point. Let’s move forward. Forget about the past. If we look in the rearview mirror, we are going to run smack dab into a tree. We are going to work together as one group, one Board. Present ourselves to the town as one group, one Board. Not as individuals. And I think if we can commit to that, I am committed to it. And if we can commit to that and do that it will benefit Candia and it will also benefit our neighbors and make them appreciate the work we are doing.

B. Brock: On that note Tim, that is why the windshield is bigger than the rearview mirror.

New Business:

Old Business:

- Case #24-001: Applicant: Applicant/Owner – Bob & Claudia Carr — 17 Vassar Street, Manchester, NH 03104. Property Location: 669 High Street, Candia, NH 03034 Map 405, Lot 48 Intent: MAJOR Site Plan consisting of three duplexes and a barn.

T. D'Arcy: The 669 High Street Case has been continued to the next meeting.

- Nate Miller – SNHPC – CIP –

T. D'Arcy: Nothing new at this point. I conversed back and forth with Cam. There is the deadline for that application, for the second half of the housing is April 30th. Cam has some updates to do. He is working on it and we will get it in in time. It's going to do a few things. It's going to review all of the Candia Zoning and Land Development Control Regulations. It's going to audit those. To see where we are being too restrictive. Actually, there is an interesting stat here. He does a nice job of presenting our needs. 90% of our stock in housing in Candia is single family. Of the rental properties, 100% of the rental properties, the people are burdened, which means more than 30% of their costs are going to housing. So, we obviously have a housing issue in Candia as far as affordability goes. And he does a nice job of laying that all out and talking about the work we have tried to do in the past and that we definitely need to make some changes. So, it goes into the audit of all of our ordinances and zoning. A buildout analysis and a community engagement piece and then develop recommendations for us to update our plan and our zoning ordinance and regulations so that it is more cohesive and more in line.

K. Coughlin: I would like to make a **Motion** that we notice that Tim D'Arcy is the Chairmen and will be authorized to sign on the town's behalf. **Second:** J. Lindsey: All were in favor. **Motion passed.**

T. D'Arcy: I received an email this week from SNHP. The State of NH is doing an application for a competitive grant for charging and fueling infrastructure discretionary grant program. It is for alternative fueling stations in rural and areas alike. The question is, do we want to put together a grant proposal to try to get money for the Town of Candia to do planning for alternative fuel.

J. Lindsey: So that would be like a recharging station for electric cars?

T. D'Arcy: Correct. Or hydrogen if that comes along or whatever. They have identified the Town Cabin as a potential future charging location that would be of regional significance. Before including it in the list, they would like us to please confirm that the owner would be willing to accept four spots and if so, what types would they be interested in.

M. Chalbeck: Having that diversity, especially where it's a known truck stop too. Eventually where people come in and out. Not everybody has a Tesla or whatever but like you said, if it becomes hydrogen gas or something like that in the future then that could be spots where they could refuel.

J. Lindsey: I totally love the idea of Exit 3, the Cabin. I think it's really important to have them here and there to encourage.

B. Brock: I say no.

K. Coughlin: I think we could approach the owners of the First Stoppe and ask them. But my first inclination is, what's in it for them?

M. Chalbeck: I don't know but it takes 45 minutes to charge the cars.

J. Lindsey: I make a **Motion** that we look into it and investigate the next steps involved and gather more information. M. Chalbeck: **Second**. 6 Yes - 1 No - Motion **passed**.

T. D'Arcy: There were a few bills in the legislature that we have been tracking. One of them is Senate Bill 538 which originally had verbiage in it that would have done away with minimum lot sizes in zoning. Minimum lot size would have been the area required for septic. That has been pulled out of the Bill. The ADU Bill – House Bill 129, that has moved to the Senate. It's an interesting Bill that I think addresses some of the issues that we wanted to address on this Board as far as getting extra housing in town. And it seems to do it relatively well. I've got a few issues with it but it allows two ADUs per building lot. You cannot increase the size of the building lot in your zoning to adjust for ADUs. It says that these are by right. So we can't zone them out and we can't make them go through any process. But it says one accessory dwelling which may be attached or detached shall be allowed by a matter of right. The second accessory dwelling unit shall be allowed as a matter of right or by either conditional use permit or special exception. We can't make any requirements for one. But we can make requirements for the second one. So if this Bill passes we will have some work to do to adjust our zoning ordinances for next year's town meeting. Now the other thing too is that if the lot already has a detached ADU, you can only add an attached ADU. That moved to the Senate on March 30th. It will take effect as of July 1st of 2025.

- Bryan Ruoff – Stantec – GIS Update

B. Ruoff: We did want to provide an update on the GIS System Updates. This has been going on for about a year. We are pretty much wrapping up what we can do. Everything that we can do on this. The initial setup is all set. The map is set. We are creating an additional map for town assets. Road inventory, culverts, bridges, that sort of thing. We have been coordinating with the Town Road Agent and DOT. DOT for a while, on last known rehab of roadways, conditions, what if anything is anticipated required. That is all being well documented. That is being uploaded actually as we speak. The Town Road Agent did not have database information for culverts and bridges. So we went back and forth a little bit. We have created a draft proposal and I am not suggesting that it should be necessarily the Planning Board that would take on this proposal. It would potentially be the Road Agent's budget or whatnot. The scope and fee to locate all of the existing culverts, due an assessment, provide a summary of which ones are undersized, all that sort of thing. We have done it in other communities before and it saved towns and municipalities from significant damage from culverts being undersized, that sort of thing. We think it adds great benefit to the town. We will present it as a draft and are happy to discuss it with whatever department in town is essentially going to take that on. It is something we were coordinating with Jeff the Road Agent and Rudy, probably a couple of months ago, we just haven't had the chance to finalize it. We don't want to waste any more of your money since the culvert inventory is not available to put on GIS. So, we will give that money back to you or we could put it towards this task. Out of the

other tasks that are still sort of mostly done, let's say 95%. We completed everything we could on the cemetery entries for the Holbrook Cemetery from coordinating with the Cemetery Trustee Chair. We understand there are potentially some names that were missed in the Holbrook Cemetery, that weren't given to us. We can add those in at no cost to the town. We still have budget to do that. There was a potential at one point, we discussed at one point, to adding other cemeteries, we can do that as well now that we have the system set up we just need to know that's the direction on that. Otherwise, we are done with that task until we receive other direction or information from the town.

M. Chalbeck: How much would it cost more for the Cemetery Trustees to add other cemeteries?

B. Ruoff: So, the scope we set up was to do Holbrook. To do other cemeteries, depending on the size, we could develop, it would be a small amount of money but depending on the size, between \$500 - \$1,000 to add other cemeteries.

M. Chalbeck: I know the trustees have a meeting tomorrow night so I can bring that to them.

B. Ruoff: It would be easy for us to do that in a couple of weeks, it would likely be a small amount of money. Happy to do that, if that is the case.

The only other item that we are waiting on, we did the 2023 GIS updates and paid the licensing fees on behalf of the town. We cannot do 2024 GIS Accessor Information Updates until that accessor information is updated, where our understanding is that will be available in July. We will do it then and complete that update for 2024.

J. Lindsey: Will you be updating things like the town forests, where they are? Conservation Easements? Things like the Bear Paw Maps?

B. Ruoff: It's not our scope and Bear Paw Maps were in progress of being updated when we did this last scope. If these are things that are desired to be added, we can add all of them, yes. We could do that. We just need to know which specific things, either the Board or the Town. Depending on which town department would like things added, we could develop a cost.

J. Lindsey: And also, the NH Wildlife Plan that would show priority areas for the whole State. Would that be something that maybe the Conservation Commission would just make a list of the things that they felt were really important.

B. Ruoff: If you would like, I could attend the next meeting or whatever meeting works for your agenda and we could discuss that, yes. Southern NH Planning Commission - InvestNH HOP Updates – Steering Committee

- Approval of Minutes, 3.20.24

J. Lindsey: **Motion** to accept the minutes as amended. M. Chalbeck: **Second**. All were in favor. M. Guay abstained. **Motion** passed.

Other Business:

- Town Planning
- Any other matter to come before the Board.

B. Brock: The Board took a vote sometime back that we would not put anything on the social media accounts other than business related. Rudy's last display, after he was not voted in as chair, was unacceptable. It is exactly what we told him not to do and he did it anyway. If it was possible to remove him as a planning board member, I would be in support of that. Unfortunately, it is not.

T. D'Arcy: I understand and appreciate that. I will say, some of those Facebook posts were out of line.

B. Brock: He was not ousted as Chair; he was just not reinstated as Chair. There is a big difference.

T. D'Arcy: I think it's good to get that out and say it.

M. Chalbeck: I did answer that on social media because I had to clarify it.

B. Brock: This is just the case of why I am so much against the social media.

T. D'Arcy: We are all equal. This is just the guy that has to run the meeting. That's all that I do. Again, glad to get this out but I just ask that everybody, including Rudy, that we move on from here. And if we can all move on from here, we will all be better off for it. I do appreciate the sentiment being put out there. I do understand that it was good to get it out in the opens...

Public Comments:

Motion to Adjourn: J. Lindsey. D'Arcy. **Second:** K. Coughin. All were in favor. **Motion passed.**

Respectfully submitted,

Amy M. Spencer

Land Use Coordinator

cc: file