

**CANDIA PLANNING BOARD
MEETING MINUTES OF January 15th, 2025
APPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Mark Chalbeck; Vice-Chair; Brien Brock, BOS Representative; Scott Komisarek; Kevin Coughlin; Linda Carroll

PB Members Absent:

Mike Santa, Alt

Judi Lindsey

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

A public service announcement was made regarding the continuation of case 24-008 (Tanglewood), which was continued until February 5th at the applicant's request. The meeting then proceeded to the first order of business.

New Business:

- **Case #25-001 (Lot Line Adjustment):**

Applicant: David Gould, DKAM Contracting LLC, 81 Halls Mill Road, Candia, NH 03034; Owner(s): David Gould, DKAM Contracting LLC, 81 Halls Mill Road, Candia, NH 03034; Property Location: Halls Mill Road, Candia, NH 03034; Map 402 Lot 7-10. **Intent:** *To adjust the lot line of Map 402 Lot 7-10 to create a new 4.863-acre lot for a new single-family dwelling.*

The applicant presented a proposal for a lot line adjustment to create a new single-family development. The Chair clarified that the applicant was moving an existing lot line to create a smaller lot with frontage and a larger, horseshoe-shaped lot. The applicant confirmed this, stating they owned both lots involved. The Chair summarized the changes, noting the creation of a smaller lot with frontage and a larger lot encompassing the applicant's existing properties. The applicant confirmed their understanding and agreement with the proposed changes.

The discussion centers on a property line adjustment, specifically addressing road frontage and acreage calculations. The Applicant clarified their intention to conform to minimum requirements.

M. Chalbeck: **Motion** to approve/accept the lot line adjustment for Halls Mill Road. **Second:** K. Coughlin. All were in favor. **Motion passed.**

Old Business:

- **Case #24-008 (Major Subdivision):**

Applicant: DAR Builders, LLC, 722 East Industrial Park Drive, Unit 17, Manchester, NH 03109;
Owner(s): DAR Builders, LLC, 722 East Industrial Park Drive, Unit 17, Manchester, NH 03109;

Property Location: Crowley Road, Candia, NH 03034; Map 414 Lot 152. **Intent:** *To create a right of way to a proposed 25 lot subdivision in Chester (24 buildable lots) and leave a 3.0- acre lot in Candia.*

Note: *Upon a finding by the Board that the application meets the submission requirements of the Town of Candia Major Subdivision Regulations, the Board will vote to determine if the application is complete. If the application is deemed complete, the Public Hearing will be held. If the application is deemed incomplete, the Public Hearing will be cancelled.*

Should a decision to approve or disapprove the application not occur at the public hearing, the application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

*****The applicant has requested an additional continuance and is slated to be on the agenda for February 5th. *****

- **Case #24-009 (Major Subdivision):**
Applicant(s): AV Development – Al Talarico, 157 Marble Street, Stoneham, MA 02180; Owner(s): AV Development – Al Talarico, 157 Marble Street, Stoneham, MA 02180; Property Location: Diamond Hill Road, Candia, NH 03034; Map 409 Lot 228.

Intent: *MAJOR Subdivision. 73.7 Acres – 9 Lot Subdivision.*

*****This case has been continued to Wednesday, February 19th. *****

Other Business:

- Approval of Minutes: 12.18.24

K. Coughlin: **Motion** to approve the minutes of 12.18.24 as presented. **Second:** S. Komisarek. All were in favor. **Motion passed.**

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

Public Comments:

Motion to adjourn: L. Carroll. **Second:** S. Komisarek. All were in favor. **Motion passed.**

The meeting adjourned at 7:06PM.

Respectfully submitted,

Amy M. Spencer, Land Use Coordinator

cc: file