

**CANDIA PLANNING BOARD**  
**MEETING MINUTES OF April 2, 2025**  
**APPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Brien Brock, BOS Representative; Judi Lindsey; Kevin Coughlin; Linda Carroll (recused); David Labbe

PB Members Absent:

Mark Chalbeck, Vice Chairman, Excused; Mike Santa, Alt \*

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

T. D’Arcy begins by stating that **Case #24-008 (Major Subdivision)**, Tanglewood Estates, is continued to May 7<sup>th</sup>, 2025, at CYAA.

**Old Business:**

• **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.

T. D’Arcy explains the meeting's process: the board will first determine if the application is complete; only after acceptance will a public hearing commence. Until completeness is confirmed, no public comment will be allowed.

T. D’Arcy reads letters into the record from the Candia Police Department, the Candia Volunteer Fire Department, the Candia Town Road Agent, and the Candia Building Inspector. The police chief expressed no concerns about the project. The fire chief confirmed an agreement with the developer regarding contributions to the Water Supply Reserve Fund. The road agent raised concerns about sight distance, the need for a Homeowners Association (HOA) agreement, and a land easement for a 90-degree intersection . The board acknowledged that the HOA agreement and easement would be conditions of the permit. Other concerns in the road agent’s letter have already been addressed with the developer and are no longer needed to be addressed in this hearing. The building inspector stated concerns of buildable acreage in one of the lots. T. D’Arcy explains a conflict in documentation regarding this requirement: one ordinance uses the term “buildable” while another uses the term “dry and arable,” so there is an agreement with the developer to use the latter example, which allows the lot to be built upon.

A second concern from the building inspector is the allowance of having no cistern on the development. T. D’Arcy states that the fire chief, in a previous conversation, believes it is more important to have cisterns and water retention in places where the town “really need[s] it rather than in some development that may not need it”. Stantec representative Rene LaBranche offers clarity regarding the cistern: the National Fire Protection Association has standards that require fire cisterns, and the town’s regulations require fire cisterns for subdivisions with nine or more

lots, but there is an alternative option to install fire suppression systems in houses. R. LaBranche states that Stantec's recommendation is to follow the town's regulations.

The most recent response letter from Stantec is read in real-time, as it was delivered earlier that day. The letter outlined five priority issues: sight distance, fire suppression (which was addressed earlier in the evening), drainage design, private maintenance of drainage infrastructure, and the status of the back lot. The private maintenance of the drainage infrastructure will be discussed in a future meeting when the homeowner's association agreement is presented to the board.

The sight distance issue involved vegetation obstructing the view from the proposed intersection. The developer confirmed that the vegetation had been removed. Stantec clarified that the site distance issue remained, requiring a 250-foot view in each direction, which encroached on private property. The developer stated that the driveway he installed necessitated a clear line of sight, and he would secure an easement. The board agreed that this resolved the site distance issue.

Several drainage-related issues were raised by Stantec, including the design of the catch basin in the cul-de-sac, the type of pipe used for underdrains, and inconsistencies between the drainage analysis and the plans. The developer acknowledged these points and stated they would be addressed.

The discussion moves to the concern of the back lot, which borders the rail trail. It will need to be attached to an abutting lot as it is a non-conforming lot that lacks road frontage. T. D'Arcy proposes that the only solution involves placing the land into conservation. Al Talarico, the applicant and property owner, explains that due to the large size of the parcel, significant wetlands, and financial constraints, they had always intended to donate the land or explore tax incentives. They mention an existing easement from the cul-de-sac and their desire to provide residents with access to a trail through the property, emphasizing that the only access point is on their parcel due to surrounding swamplands.

A guardrail necessity is mentioned, referencing town regulations that require one where there is a 3:1 slope. Stantec representative Rene LaBranche offers the solution of simply picking up the slopes, to which all agree.

Other items the developer agrees to address with Stantec in the future include truck turning movement plans, submittal of all necessary state, federal, and local permits, and more detail for riprap lined swales added to the plans. J. Lindsey asks if the developer has checked for endangered species on the property, to which the developer says yes and that they are working with fish and game to resolve their comments.

K. Coughlin: **Motion** to accept the application as complete. J. Lindsey: **Second**. All in favor. **Motion passed.**

At 7:32pm the chairman opened the public hearing for **Case #24-009**.

Tom Severino reiterated his concern about the non-conforming back lot and emphasized the need for it to be legally attached to another lot before being placed under conservation easement. A.

Talarico agreed to this approach, stating he is going to add the nonconforming lot to Lot 6. Abutter Beverly Cole raised concerns about traffic and tree cutting causing light to shine into her bedroom from the new road. Mark Bussiere, another abutter, also states privacy concerns. The engineers agreed to explore options for screening and privacy. Linda Carroll, a recused board member and abutter, asks about soil erosion in her back yard, to which the developer states she will not be impacted any more than she already is. Abutter Bruce Messier inquired about potential increases in water runoff onto his property. The engineers assured him that the drainage plan would not increase runoff.

With no further public comment, the hearing was closed at approximately 8:00pm and the board discussed the following waiver requests from the **Candia Subdivision Regulations**:

**Section 18.14– Requiring granite monuments for boundary markers.**

The applicant requests a waiver from this section to allow iron pins be monumentation along the side lot lines and the rear lot lines of proposed subdivision. Front corners to be monumented with granite bounds per Section 18.14.

K. Coughlin: **Motion** to accept. B. Brock: **Second**. All in favor. **Motion passed**.

**Candia Subdivision Regulations –Section 10.6.c– Requiring boundary for the entire parcel be surveyed.**

The applicant requests a waiver from this section to allow the remaining portion of the property labeled ‘Unbuildable Lot’ to be unsurveyed. This portion of the property is not being subdivided. Boundary information has been obtained through record plans. The subdivided portion of the property (north section) has been surveyed.

B. Brock: **Motion** to accept. K. Coughlin: **Second**. All in favor. **Motion passed**.

**Candia Subdivision Regulations –Section 10.6.u– Requiring vehicle turning movements without impacting other vehicles or pedestrian traffic.**

The applicant requests a waiver from this section. Vehicle turning movements have been provided, see sheet P3, but emergency vehicles will cross the centerline while entering the project. This is not a detrimental issue as other vehicles are to make way for emergency vehicles.

K. Coughlin: **Motion** to accept. B. Brock: **Second**. All in favor. **Motion passed**.

**Candia Subdivision Regulations –Section 12.04– Requiring marking of the lot corners at the time of the Final Plat being submitted.**

The applicant requests a waiver from this section. Applicant requests the monumentation of the lots be a condition of approval.

D. Labbe: **Motion** to accept. J. Lindsey: **Second**. All in favor. **Motion passed**.

**Candia Subdivision Regulations –Section 14.09– Requiring street intersections to that within 75-feet of the intersection the street line to be at right angles, and in no case shall the angle be less than 75 degrees.**

The applicant requests a waiver from this section. Due to sight constraints, the proposed road must include a curve prior to the 75' requirement. In coordination with the Town Engineer and the Road Agent the road has been designed to be at an angle as close to 90 degrees and at the length practicable prior to a curve. The proposed road intersections Diamond Hill at 102 degrees and extends 42' prior to the curve.

J. Lindsey: **Motion** to accept. B. Brock: **Second**. All in favor. **Motion passed**.

**Candia Subdivision Regulations –Section 19.14– Requiring fire suppression water source for a major subdivision.**

At the recommendation of the Fire Chief, the applicant requests a waiver to this requirement.

J. Lindsey: **Motion** to accept. K. Coughlin: **Second**. All in favor. **Motion passed**.

**Candia Subdivision Regulations –Section 14.15– Requiring minimum stopping sight distance of 250'.**

The applicant requests a waiver from this section to allow minimum stopping sight distance of less than 250'. Diamond Hill Road has a curve just past the proposed roadway thereby limiting the available sight distance. The applicant believes this waiver is justified as Diamond Hill Road is a dead-end road with limited number of homes past the proposed intersection.

**Vote withheld** pending the easement acquisition.

Due to the late hour and the need for further refinement of the plans based on Stantec's review, T. D'Arcy suggests the meeting be **continued to May 7<sup>th</sup>, 2025** .

K. Coughlin: **Motion** to continue to May 7<sup>th</sup>. J. Lindsey: **Second**. All in favor. **Motion passed**.

**Other Business:**

- Approval of Minutes: 3.19.25

J. Lindsey: **Motion** to approve the minutes of 3.19.25 as presented. L. Carroll: **Second**. All in favor. **Motion passed**.

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

T. D'Arcy mentions a concern that solar arrays or solar farms are not currently allowed in Candia. The matter has been brought to the attention of the chairman of Community Power, and the board agrees to consider a zoning ordinance be created for next year.

J. Lindsey brings to attention State Bill 84, which mandates two-acre minimum lot sizes statewide, effective July. The bill has passed the Senate and is moving to the House. Concerns are raised about the bill's potential impact, particularly given exceptions for properties with town water (potentially allowing smaller lot sizes). Hope is expressed that the bill will fail, similar to previous ADU legislation.

T. D'Arcy mentions a less impactful bill, which would only require one parking space per single-family home. The current parking requirement is three spots per single-family home, with garage spaces counting towards the total. This has not been a point of contention previously--in areas with ample parking, like Candia, the requirement is less of a concern.

L. Carroll inquires about condominium regulations in the town. Although the town does not include condominiums in its ordinances, the state's allowance of condominiums overrides the current ordinances. The board has a brief discussion of possibly amending ordinances to reflect the state statutes.

J. Lindsey: **Motion** to adjourn. L. Carroll: **Second**. All in favor. **Motion passed**. The meeting adjourned at approximately 8:30pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file