

**CANDIA PLANNING BOARD
MEETING MINUTES OF MAY 7th, 2025
UNAPPROVED MINUTES**

PB Members Present: Tim D’Arcy, Chairman; Mark Chalbeck, Vice Chairman; Brien Brock, BOS Representative; Kevin Coughlin; Linda Carroll; David Labbe

PB Members Absent:

Judi Lindsey, Excused; Michael Santa, Alt.

T. D’Arcy called the meeting to order at approximately 6:30PM, followed immediately by the Pledge of Allegiance.

New Business:

- **Scenic Roads – Tree Trimming/Removal:**

Applicant: Eversource Energy, P.O. Box 330, Manchester, NH 03105; **Owner(s):** Town of Candia, 74 High Street, Candia, NH 03034; **Property Location:** Crowley Road, Candia, NH 03034; **Intent:** *Removal of a dead tree that poses an imminent threat to utility pole and power lines.*

M. Chalbeck recuses himself.

T. D’Arcy announced a notification received last week from Eversource regarding a hazardous tree on Crowley Road, noting its imminent danger and the need for immediate removal. The Chair recounts his initial reaction questioning why the issue wasn't addressed a year and a half prior when other trees on the same road were dealt with. His second response was that the removal would have to wait for a meeting. After reviewing a picture of the tree (provided in the board’s meeting folders), the Chair instructed that if the tree posed an imminent danger, such as potentially causing a power outage, it should be removed before board approval. Mr. D’Arcy concludes by stating their belief that the issue, regardless of whether the tree has been removed, warrants discussion, particularly because it concerns a Scenic Road.

K. Coughlin: **Motion** to accept request. L. Carroll: **Second**. All in favor. **Motion passed.**

T. D’Arcy announces the transition to the next case.

Old Business:

- **Case #24-009 (Major Subdivision):**

Applicant: AV Development – Al Talarico, 157 Marble Street, Stoneham, MA 02180;
Owner: 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.

L. Carroll recuses herself.

Barry Gier, the engineer for this project, gives an update on the plans for the Diamond Hill subdivision. Addressing the major modifications, he explains that guardrails were eliminated by increasing the side slope, and drainage was revised based on Stantec and road agent feedback. Concerns about drainage from the north side of the road potentially overtaxing the ditch led to the design of a closed drainage system with a catch basin, manholes, and pipes directing water to a cul-de-sac area and ultimately an infiltration basin. He notes that Stantec's review of the revised plans had been received, and the majority of their comments had been addressed by making many smaller changes. Gier proposes reviewing Stantec's letter with the board, confident that most concerns have been resolved. The Chair confirms that the committee approval process is underway for an outstanding issue that resulted in one of the waivers being left as pending in the previous hearing. Tom Severino has provided the road agent with the easement language, which has been accepted. While town legal review is still pending (a condition of the permit), the process is in progress. This easement involves separating the roadside, regular vegetation cutting, and granting the town an easement to maintain this area. This will improve sightlines, benefiting all residents. Another concern from Stantec was the submission of all permits (local and otherwise), which is acknowledged as a condition of approval. Concerning the drainage system maintenance, Gier notes that the homeowners association (HOA) is responsible. A request for the note to be added to the recorded plans is made. The Chair adds that it would be included in the conditions of use, subject to legal review and approval for the HOA involved. There is also discussion regarding a conservation easement that has been added to Lot 6, the details of which are still being finalized. The concern for screening is also addressed, as an abutter questioned the likelihood of headlights entering through their windows with the new traffic during last month's meeting. Mr. Gier notes that the site plan shows five varieties of plants used for screening in a specific area.

A question is raised by abutter Linda Carroll regarding an easement on the property belonging to another abutter. Al Talarico confirms that there has been an agreement between him and the property owner and documentation of a separate agreement is unnecessary.

T. D'Arcy announces that the discussion is moved past the point of completeness and proceeds to propose a motion to accept the major subdivision, given the stated conditions (below).

Conditions of Approval:

1. Homeowners Association agreement assuming responsibility for continued maintenance of the drainage infrastructure according to specified maintenance requirements approved by Town and Town Council.
2. A \$400.00 per house payment to the Candia Fire Department for the water supply capital reserve fund.
3. Recording of the road easement to the right, southeast, of the intersection.
4. Frequent clearing of the easement vegetation to the left of the intersection to ensure consistently acceptable sight distance.
5. All required state and other permits to be approved and provided to the Town and listed on the plan coversheet.

B. Brock: **Motion** to approve major subdivision with conditions as read. M. Chalbeck: **Second**. All in favor. **Motion passed.**

Other Business:

- Approval of Minutes: 4.16.25

L. Carroll: **Motion** to approve the minutes of 4.16.25 as presented. D. Labbe: **Second**. All in favor. **Motion passed.**

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

The Chair announces he received the agreement from Southern New Hampshire Planning to commence HOP Phase II after eight months of work. He states that the project is currently behind schedule, with some tasks slated for May completion still outstanding.

The Chair then transitions to another topic. He notes that while the ZBA approved the solar farm (ZBA Case #25-006), the current ordinance's clarity regarding solar energy is unclear. The Chair plans to contact Stantec to work on amending the ordinance, aiming for inclusion in the next March meeting.

A discussion emerges regarding relevant Senate bills before the House, specifically the zoning changes in Senate Bill 84 and the bill's postponement to next month. Bill 188, allowing third-party inspections for communities lacking building inspectors, was approved with an amendment requiring town approval of the third-party inspector. Additionally, a change has been made so

that RSA now prevents denial of permits for Class VI roads, although additional liability requirements for homeowners have been implemented.

The Chair introduces the topic of campgrounds for future consideration, emphasizing that this is unrelated to past issues but relevant to future planning. He discusses the potential for smaller campgrounds and the possibility of converting the water park into a campground. The Chair then suggests a necessary conversation regarding campgrounds and yurts, highlighting their increasing popularity as a form of rustic camping. This trend follows the Airbnb model, allowing homeowners to participate, and the need for regulations to address this is suggested.

D. Labbe: **Motion** to adjourn. L. Carroll: **Second**. All in favor. **Motion passed**. The meeting adjourned at approximately 7:23pm.

Respectfully submitted,

Megan Ross

Land Use Coordinator

cc: file