

1 Sandown Planning Board
2 Minutes
3 December 20, 2011
4

5 **Date:** December 20, 2011

6 **Place:** Sandown Town Hall

7 **Members Present:** Mark Traeger – Chair, Ed Mencis, Steven Meisner,
8 Hans Nicolaisen - Ex-Officio

9 **Also Present:** Recording Secretary Andrea Cairns

10 **Absent:** Donna Green – Vice Chair, Marilyn Cormier, Fred Daley, Alternate Ernie Brown,
11 Alternate Matt Russell, Steve Keach – Town Engineer
12

13 **Opening:** Mr. Traeger opened the meeting at 7:10 p.m.
14

15 *Review of 12/6/11 Minutes*

16 **MOTION:** Mr. Mencis made a motion to approve the 12/6/11 minutes as written. Mr. Nicolaisen
17 seconded the motion. The Board voted unanimously in the affirmative. Mr. Meisner abstained.
18 The motion passed.
19

20 **Correspondence**

21 Mr. Traeger noted the Board received a packet from the Rockingham Planning Commission about
22 a number of grants that are available. He also noted the Board is currently operating under an
23 \$8,000 grant previously received and will receive another \$1,000 in 2012.
24

25 **7:15 - Charles Zilch – Discussion regarding Pat Brown property**

26 Present was Mr. Charles Zilch with Sec & Associates as well as Patricia Brown, the property
27 owner to discuss the property on Tax Map 18, Lots 2-1 and 2-1-1.
28

29 Mr. Zilch gave the history of the property noting that in 2006 a proposal for subdividing the
30 property was submitted and approved in 2007. Because of the downturn in the economy and the
31 cost of creating access onto Pheasant Run Drive, Ms. Brown decided the property was not worth
32 selling. He noted instead of selling the property as originally planned, Ms. Brown would like to
33 build on the property herself.
34

35 The proposed changes Mr. Zilch outlined included reconfiguring the parking lot for the apartment
36 building in the back making the parking area smaller. They would retain the existing access from
37 Route 121A and use that for both the apartments and the single-family dwelling, but would create
38 an easement around the access so the apartment complex has the rights to use it, if the property
39 was ever sold. They would eliminate the Pheasant Lane access that was on the site plan approved
40 back in 2007.
41

42 Mr. Mencis recommended keeping the Pheasant Lane access for future use, noting they don't
43 need to put the access in, but if someone else were to buy the property, they have permission to
44 put it in if they wanted to. Mr. Zilch noted they could file a new plan showing an easement for
45 that access.
46

47 Mr. Meisner questioned if the fire chief should review the plans to make sure the proposed
48 parking area was adequate for the fire trucks to turn around. Mr. Mencis agreed that Mr. Zilch

49 should show the plans to Chief Tapley and have the Chief write a letter for the board noting his
50 approval.

51

52 Mr. Traeger also suggested that Mr. Zilch speak with Mr. Keach.

53

54 Mr. Zilch will return on January 17, 2012 at 7:15 for continued discussion.

55

56 **Chairman's Report**

57 Mr. Traeger noted that the two amended zoning ordinances have been posted for a public hearing
58 to be held on January 3, 2012.

59

60 Mr. Traeger asked Mr. Nicolaisen if the Planning Board needed to be involved with the Town
61 Hall renovation project. Mr. Nicolaisen noted that Ms. Green spoke about the Board's need for
62 space at the Selectman's meeting. Mr. Nicolaisen also noted that they are just seeing if the project
63 is feasible and that the Planning Board does not need to get involved until voters pass a warrant
64 article.

65

66 **Town Engineer's Report**

67 Mr. Keach was not present.

68

69 **Non-Public**

70 Mr. Mencis made a motion to go into a Non-Public Meeting according to RSA: 91: A: 3 II b. Mr.
71 Nicolaisen seconded the motion. The Board voted unanimously in the affirmative. The motion
72 passed.

73

74 Members came out of the Non- Public Meeting.

75

76 *Roll Call:* Mr. Traeger, Mr. Mencis, Mr. Meisner, and Mr. Nicolaisen.

77

78 Mr. Traeger explained that the Board went into non-public to discuss the pay rate for Ms. Cairns.
79 He noted she would be the new administrative assistant, taking over for Ms. Patterson who is
80 retiring.

81

82 **Other Business**

83 Mr. Traeger noted the Board accomplished a lot this year and he will put together a letter for the
84 town report.

85

86 Mr. Mencis suggested going down to one meeting a month if things continue to be slow.

87

88 The Board agreed to post for a public hearing for the Master Plan Committee on January 17,
89 2012.

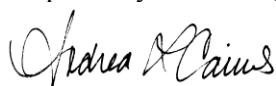
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91 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Meisner seconded the motion. The Board
92 voted unanimously in the affirmative. The motion passed.

93

94 Respectfully submitted,

95



96

Andrea Cairns, Recording Secretary