

1 Sandown Planning Board  
2 Minutes  
3 January 3, 2012  
4

5 **Date:** January 3, 2012

6 **Place:** Sandown Town Hall

7 **Members Present:** Mark Traeger – Chair, Donna Green—Vice Chair, Ed Mencis, Steven  
8 Meisner, Hans Nicolaisen - Ex-Officio, Fred Daley, Alternate Ernie Brown

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

10 **Absent:** Marilyn Cormier, Alternate Matt Russell, Steve Keach – Town Engineer  
11

12 **Opening:** Mr. Traeger opened the meeting at 7:09 p.m.  
13

14 *Review of 12/20/11 Minutes*

15 **MOTION:** Mr. Nicolaisen made a motion to approve the 12/20/11 minutes as written. Mr.  
16 Meisner seconded the motion.  
17

18 *Discussion:* Ms. Green asked if the Non-Public minutes were sealed, Mr. Traeger noted they were  
19 not.  
20

21 The Board voted in the affirmative. Mr. Brown, Ms. Green and Mr. Daley abstained. The motion  
22 passed.  
23

24 **Review of 12/20/11 Non-Public Minutes**

25 **MOTION:** Mr. Nicolaisen made a motion to accept the 12/20/11 Non-Public minutes as written.  
26 Mr. Meisner seconded the motion. The Board voted in the affirmative. Mr. Daley, Ms. Green and  
27 Mr. Brown abstained. The motion passed.  
28

29 Mr. Traeger noted for the Board that Ms. Patterson and Ms. Cairns are still training. Ms. Cairns is  
30 working two days and week, Ms. Patterson is only working one day a week and will come in only  
31 one or two more days.  
32

33 **7:15 p.m. - Public Hearing pursuant to RSA 675:3 for consideration of the following**  
34 **amendment to the Zoning Ordinance:**

35 Amendment 1 – To delete Article II, Part A, General Regulations-All Zones-Section 14, as  
36 written requiring involuntary lot mergers, to be in compliance with New Hampshire law.  
37

38 No public was in attendance.  
39

40 Mr. Traeger explained the meaning behind the change, for those watching from home.  
41

42 **MOTION:** Mr. Daley made a motion to warrant Amendment 1 – To delete Article II, Part A,  
43 General Regulations-All Zones-Section 14, as written requiring involuntary lot mergers, to be  
44 in compliance with New Hampshire law. Mr. Mencis seconded the motion.  
45

46 Mr. Daley noted that if anyone from the general public arrived, they would offer an opportunity  
47 for those people to provide input.  
48

49 *Discussion:* Ms. Green felt the wording was confusing and suggesting rewriting it for  
50 clarification.

51 *The amended wording is as follows:*

52 Amendment 1 – To delete Article II, Part A, General Regulations-All Zones-Section 14, which  
53 requires involuntary lot mergers. This will allow the Town of Sandown to be in compliance  
54 with recent changes to New Hampshire law.

55  
56 Mr. Daley and Mr. Mencis, being those to make the original motion, noted they accepted the  
57 amendments.

58  
59 The Board voted unanimously in favor. The motion passed.

60  
61 7:25 the public hearing pursuant to RSA 675:3 closed.

62  
63 **7:25 p.m. - Public Hearing pursuant to RSA 675:3 for consideration of the following**  
64 **amendment to the Zoning Ordinance:**

65 Amendment 2 – To amend Article II, Part A, General Regulations-All Zones-Section 16.B to  
66 include a new Paragraph 5 regarding supplemental information required for submittal to the  
67 Sandown Health Official for all design plans for individual sewage disposal systems intended  
68 to serve new one or two-family residential structures.

69  
70 No public was in attendance.

71  
72 The Board noted they were beginning early and if anyone did come, they would still entertain  
73 their feedback.

74  
75 The Board discussed the change approved on 12/6/11, which was adding “and/or the Board of  
76 Selectman’s designee.”

77  
78 Ms. Green directed questions to Mr. Brown regarding an E41 certificate and an NHDES  
79 Construction General Permit asking if he knew what they were and if he had ever obtained those  
80 permits. Mr. Brown was not sure if he had to get those permits or not noting his engineer may  
81 have obtained them for him.

82  
83 Ms. Green noted those permits are required by the New Hampshire Stormwater Manual – Volume  
84 1 – Stormwater and Antidegradation that is being referenced in the proposed amendment. Ms.  
85 Green also noted that they are required if more than one acre of land is disturbed on an entire lot.  
86 She wanted to make people aware of the kinds of things that would be imported into Sandown’s  
87 Zoning Ordinance that the Board may not be aware of because they have not gone through the  
88 manual. The amendments may also add expense to a development or single lot subdivision.

89  
90 The Board discussed the issue.

91  
92 Mr. Daley questioned when an acre of land would be disturbed when putting in a new septic  
93 system, noting the proposed ordinance was dealing with septic systems and they were not  
94 addressing stormwater runoff for the entire site. He did not see the connection between  
95 stormwater management and the manual.

96  
97 Ms. Green clarified they were trying to accomplish two things: one being, the sewage disposal  
98 system runoff; and the second being, site specific stormwater runoff that is above and beyond the  
99 septic system.

100  
101 Mr. Nicolaisen noted that it was just meant for the health official to make sure stormwater runoff  
102 is addressed prior to giving out a permit.

103 Mr. Brown questioned how the health official is supposed to be familiar with best management  
104 practices for stormwater runoff unless he gets some kind of education. Mr. Traeger explained that  
105 they did discuss with Ken Sherwood noting they will give documentation with examples to Ken,  
106 which he can reference. The Board further discussed the issue of Mr. Sherwood being informed  
107 and educated about best management practices for stormwater runoff.

108  
109 Mr. Daley noted he thought they were talking specifically about stormwater runoff for sewerage  
110 disposal systems coming out of a controlled pipe. Mr. Daley noted he had an issue with the  
111 proposed language.

112  
113 Ms. Green noted that Mr. Keach gave the Board a memo explaining why he wanted to include  
114 sedimentation and siltation and stormwater runoff in with septic design approval.

115  
116 Mr. Daley noted concern about bringing stormwater management into the language and that he  
117 would not approve that.

118  
119 Mr. Traeger explained for the Board the thinking and purpose for the language.

120  
121 The Board continued to discuss the issue.

122  
123 Mr. Mencis suggested putting the discussion off to the next meeting so that Mr. Keach could help  
124 clarify any questions and concerns.

125  
126 The Board discussed how much work it would add to the septic designer.

127  
128 Ms. Green noted that the regulations are needed, but she is concerned about the way the Board is  
129 going about it. She felt the Board should go through the manual chapter by chapter together.

130  
131 Mr. Mencis suggested keeping paragraph A and eliminating paragraph B.

132  
133 Mr. Traeger noted he would willing to hold an additional meeting before the final public hearing  
134 on January 17, 2012 to discuss the manual. The Board further discussed timing, concluding there  
135 was not enough time to have another meeting and notice the public hearing if the language of the  
136 amendment were to change drastically.

137  
138 Mr. Meisner noted stormwater management should be in the regulations, but didn't feel the  
139 proposed location is an appropriate spot for it.

140  
141 Mr. Daley felt the Board should develop two separate amendments and the discussion should be  
142 brought back to another workshop where the sole focus of the workshop is that topic.

143  
144 **MOTION:** Mr. Daley made a motion not to pursue the second proposed amendment until the  
145 Board can have further discussion at the next appropriate work session, possibly February 7,  
146 2012. Mr. Mencis seconded the motion.

147  
148 *Discussion:* Ms. Green questioned if both paragraph A and B were off the table. Mr. Meisner felt  
149 that he would hate to see all the work that has been put into building the amendment be for  
150 nothing. He suggested polling the board to see if they would be willing to keep A and put B aside  
151 for further discussion.

152

153 Mr. Traeger polled the Board. Mr. Nicolaisen, Mr. Daley, Mr. Mencis and Ms. Green noted they  
154 would accept keeping A.

155

156 Mr. Daley rescinded his motion and Mr. Mencis rescinded his second.

157

158 **MOTION:** Mr. Daley made a motion to amend Article II, Part A, General Regulations-All  
159 Zones-Section 16.B to include a new Paragraph 5 as written with an opening paragraph of  
160 section A and the present section B be completely stricken. Mr. Mencis seconded the motion.

161

162 *Discussion:*

163 Ms. Green clarified that there are two objections to part B: The Board is not comfortable with  
164 tying it to the septic design process. The second being her concerns about referencing the  
165 manual. She suggested that if the board were to go through the manual before the final  
166 public hearing, they might be able to salvage paragraph B. Mr. Nicolaisen noted that if her  
167 fears weren't alleviated, then they would lose the entire thing and not be able to salvage  
168 anything.

169

170 Mr. Traeger read the memo sent by Mr. Keach on October 4, 2011.

171

172 Members voted in favor. Mr. Brown opposed. The motion passed.

173

174 There will be a final public hearing on January 17, 2012.

175

176 February 7, 2012 the Board will go through copies of *New Hampshire Stormwater Manual –*  
177 *Volume 1 – Stormwater and Antidegradation*

178

#### 179 **Master Plan**

180 Mr. Daley gave the Board an update on the status of the Master Plan noting that Ms. LaBranche  
181 suggested to the Advisory Committee that the Planning Board hold an input session to gain  
182 feedback from the Planning Board as well as give residents, departments and organizations a  
183 chance to provide additional input.

184

185 Mr. Traeger and Ms. LaBranche discussed through email having that input session on February 7,  
186 2012.

187

188 Mr. Traeger asked for clarification as to what the Planning Board should be reviewing, whether it  
189 was the old plan or new chapters that have been written. Mr. Daley noted it could be any input  
190 that the Advisory Committee should be addressing, including, or omitting in the Master Plan. All  
191 feedback can be given at the large group session.

192

193 Mr. Traeger noted that on January 17, 2012 they could have an internal discussion on the Master  
194 Plan and that Mr. Daley should facilitate that discussion.

195

196 The February 7, 2012 meeting will be dedicated to the master plan.

197

198 Mr. Daley recommended that Mr. Traeger attend the January 9, 2012 meeting of the Master Plan  
199 Advisory Committee. Ms. LaBranche would be attending and the format of the public session  
200 would be discussed.

201

202 Mr. Daley noted the Board could comment on the new chapters that have been sent out.

203

204 Mr. Daley feels they should have a completed Master Plan for the Board's review by March or  
205 April.

206

207 **Other Business**

208 The bond for Mr. Brown will be discussed at the January 17, 2012 meeting.

209

210 Ms. Green asked for the Road Subdivision Amendment so she could proofread it.

211

212 The Town of Sandown CTAP Community Assessment Report was emailed to the Master Plan  
213 Advisory Committee. Mr. Traeger will forward it to the Board.

214

215 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Daley seconded the motion. The Board  
216 voted unanimously in the affirmative. The motion passed.

217

218 Respectfully submitted,



219

220 Andrea Cairns, Recording Secretary