

1 Sandown Planning Board
2 Minutes
3 January 17, 2012
4

5 **Date:** January 17, 2012

6 **Place:** Sandown Town Hall

7 **Members Present:** Mark Traeger – Chair, Donna Green—Vice Chair, Steven Meisner, Fred
8 Daley, Alternate Ernie Brown, Alternate Matt Russell, Steve Keach – Town Engineer

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

10 **Absent:** Marilyn Cormier, Ed Mencis, Hans Nicolaisen - Ex-Officio
11

12 **Opening:** Mr. Traeger opened the meeting at 7:06 p.m.
13

14 *Review of 1/3/12 Minutes*

15 L92 – change to “Mr. Daley questioned when an acre of land would ever be disturbed”

16 L134 – change 2011 to 2012
17

18 **MOTION:** Mr. Meisner made motion to accept the 1/3/12 minutes as amended. Mr. Brown
19 seconded the motion. The Board voted in the affirmative. Mr. Russell abstained.
20

21 **Correspondence**

22 Mr. Traeger read a letter that the Board received from DES in regards to the Kelly Green
23 subdivision. The letter noted that DES granted an alteration of terrain permit.
24

25 Mr. Traeger read a letter from SEC Associates, which requested that the Board remove Ms.
26 Brown’s proposal from the 1/17/12 agenda. Mr. Traeger also read a letter from Steve Keach in
27 regards to the proposal.
28

29 Mr. Meisner looked into Ms. Brown’s case and noted several years ago, Ms. Brown needed to
30 come before the Zoning Board to receive a variance for what they are planning on doing to the
31 property now and wondered why that didn’t need to happen this time.
32

33 Mr. Keach gave the Board a history of the property.
34

35 Mr. Meisner noted that Ms. Brown came before the Zoning Board in 2007 because she had non-
36 conforming use on the lot. Mr. Meisner questioned whether the subdivision on the lot had already
37 occurred, noting if it hadn’t they would need to go before the Zoning Board again.
38

39 Mr. Keach noted that in 2007, the lot was subdivided, they modified the site plan and received
40 conditional approval from the Planning Board for an amended site plan to derive it’s access from
41 Pheasant Run Drive. He noted Ms. Brown never perfected that site plan and never recorded it. He
42 also explained that Ms. Brown would like to further amend the plan to plat an easement so that
43 the driveway can remain where it is. Mr. Keach told Mr. Zilch that they needed to come before
44 the Planning Board to amend the site plan. Mr. Zilch is making preparations to submit
45 applications for the February agenda. Mr. Keach will follow up with him.
46

47 Mr. Meisner noted that when the variance was granted back in 2007, she had only 12 months to
48 pull a permit to build a house noting that timeline has expired.
49

50 Ms. Green joined the meeting.
51

52 **7:40 p.m. – Continued Public Hearing pursuant to RSA 675:3 for consideration of the**

53 **following amendment to the Zoning Ordinance:**

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

56
57 **MOTION:** Mr. Russell made a motion to move *Amendment 1 – To delete Article II, Part A,*
58 *General Regulations-All Zones-Section 14, as written requiring involuntary lot mergers, to be in*
59 *compliance with New Hampshire* to the ballot. Mr. Brown seconded the motion. The Board voted
60 unanimously in favor. The motion passed.

61
62 Mr. Keach noted the Board had the option to add a statement saying, “recommended by” or “not
63 recommended by.” The Board discussed whether they should include this statement and agreed it
64 would be helpful to the public.

65
66 **MOTION:** Mr. Russell made a motion to add the statement “recommended by the Planning
67 Board.” Mr. Brown seconded the motion. Five voted in favor, no opposed, no abstentions.

68
69 The public hearing for Amendment 1 closed at 7:48.

70
71 **7:49 p.m. – Continued Public Hearing pursuant to RSA 675:3 for consideration of the**
72 **following amendment to the Zoning Ordinance:**

73 Amendment 2 – To amend Article II, Part A, General Regulations-All Zones-Section 16.B to
74 include a new Paragraph 5 to read as follows:

75
76 *All design plans for individual sewage disposal systems intended to serve new*
77 *one or two-family residential structures submitted to the Sandown Health Official*
78 *for review and signature prior to submittal to the NHDES pursuant to the*
79 *provisions of Article II-Part A-Section 16.B of this Ordinance shall include the*
80 *following supplemental information:*

81 *a. Specifications and corresponding details for implementation of site specific*
82 *temporary erosion and sedimentation control measures and best*
83 *management practices to be implemented during construction for the*
84 *purposes of containing wind and water-borne transport of sediment and*
85 *debris to as limited of an area as the Health Official and/or his designee*
86 *deems practical. In general, plans and specifications prepared for the*
87 *purposes of fulfilling this requirement shall be consistent with*
88 *recommendations provided in a publication entitled: New Hampshire*
89 *Stormwater Manual - Volume 3 – Erosion and Sediment Control During*
90 *Construction, as published by the NHDES in December 2008.*

91
92 Mr. Meisner noted for the record that there was no public in attendance for either amendment.

93
94 Mr. Daley joined the meeting.

95
96 **MOTION:** Mr. Russell made a motion to move *Amendment 2 – To amend Article II, Part A,*
97 *General Regulations-All Zones-Section 16.B to include a new Paragraph 5 regarding*
98 *supplemental information required for submittal to the Sandown Health Official for all design*
99 *plans for individual sewage disposal systems intended to serve new one or two-family residential*
100 *structures* to the ballot. Ms. Green seconded the motion. Five voted in favor, Mr. Brown opposed,
101 no abstentions. The motion passed.

102
103 **MOTION:** Mr. Russell made a motion to include the statement “recommended by the Planning
104 Board.”

105

106 *Discussion:* Ms. Green questioned if they should say “recommended by the majority of the
107 Board,” noting that there was one member who opposed the amendment. Mr. Russell noted he
108 would be in favor of adding the word “majority” to the statement.

109
110 Five members voted in favor, Mr. Brown opposed, no abstentions. The motion passed.

111
112 The public hearing for Amendment 2 closed at approximately 8:00.

113
114 **Review of the bond estimate for Twitchell’s Way**

115 Mr. Russell question if Mr. Brown needed to recuse himself. The Board agreed, that since there
116 would be no vote, he did not need to do that.

117
118 Mr. Keach gave a history of the property, and then reviewed the report for the Board, stating that
119 the estimate was for \$49,875, with contingencies and escalation, the total came to \$64,638. Mr.
120 Keach noted that Mr. Brown already has a cash surety of approximately \$30,000. Mr. Brown will
121 supplement the existing surety to reach the total of \$64,638.

122
123 Ms. Green asked what happens to the existing cash. Mr. Brown clarified that he would just add to
124 it with more cash so there is no worry about it expiring. It is a surety with the Town’s Treasurer
125 in the form of a passbook.

126
127 Mr. Keach noted for Mr. Brown that the mylar of phase two would need to be signed and
128 recorded. Mr. Traeger will sign the mylar once the cash is received.

129
130 **Master Plan Review**

131 Mr. Daley noted that the Master Plan Advisory Committee was looking for preliminary input
132 from the Planning Board. Mr. Daley also gave an update on the project.

133
134 Mr. Daley noted that although the Planning Board is responsible for the entire document, the
135 Advisory Committee recommends they review a few specific sections including: 3, 4, 8, 9 and
136 pages 68, 69, 67.

137
138 Mr. Traeger noted he went through the plan, highlighted sections to be redone and would email
139 his changes to the committee and Julie LaBranche.

140
141 Ms. Green noted she has several suggestions for topics she would like to see included in the
142 Transportation section. They included: a list of roads that flood during storms; discussion about
143 the ice storm; culvert requirements, noting that some need to be replaced; the policy on accepting
144 roads.

145
146 Mr. Keach suggesting putting in the hazard mitigation plan in response to Ms. Green’s comment
147 about roads which routinely flood.

148
149 Mr. Daley noted that Ms. LaBranche is developing a new section to the plan that will contain
150 appendixes, which could get into specific details and may be easier to update in the future.

151
152 Ms. Green continued with her list. Her suggestions included: a list of what DPW has for
153 maintenance equipment and the growth of impervious surfaces.

154
155 Mr. Keach noted it is important to keep a current list of roads in miles because that number
156 determines the amount of block money the town receives from the gas tax. Mr. Russell suggested
157 having a chart that compares data from year to year to see how much it has changed.

158

159 Ms. Green's list also included: runoff concerns with specific roads and the use of salt; new
160 subdivision road construction standards; bridges that are in need of reconstruction and those that
161 were rebuilt; the condition of the town garages; open space.

162

163 Mr. Traeger noted that open space is being expanded and clarified. The Conservation
164 Commission is addressing that as well as the new wildlife chapter. Both are being put under
165 Natural Resources.

166

167 Ms. Green also suggested listing the developments that have been done under OSD. Mr. Keach
168 suggested, for historical purposes, adding an acknowledgement that the Planning Board, as result
169 of 2002 master plan, implemented a recommendation that resulted in the adoption of open space
170 ordinances.

171

172 Mr. Daley suggested there could be a portion of the new document that reflects on what was
173 achieved from the old document, what hasn't been achieved, but the town is still committed to
174 and the newer goals.

175

176 The Board continued to discuss OSD.

177

178 Ms. Green also suggested listing sited animals in Sandown.

179

180 Ms. Green asked if there are incentives that could encourage a developer to go to an OSD. Mr.
181 Keach suggested that one incentive could be that a developer in place of open space in the
182 development could purchase another parcel of land that the Conservation Commission wants to
183 obtain. Ms. Green suggested that the Board make that a recommendation.

184

185 Ms. Green noted some wishlist items she had for the town, which included: bike routes, possibly
186 including a prioritized list of roads that the town would like to see bike routes on (121A, Wells
187 Village Road, Fremont Road) and sidewalks.

188

189 The Board discussed sidewalks. Mr. Keach noted the town does not have the equipment to
190 maintain them.

191

192 Ms. Green also suggested having better access to ponds and waterways. This was a
193 recommendation in the previous plan and she doesn't feel it has been addressed. She would like
194 to see garbage cans somewhere and a skating rink, possibly at the recreation building.

195

196 Mr. Traeger noted that he took notes and would email them to Mr. Daley, the Advisory
197 Committee and Ms. LaBranche.

198

199 Mr. Traeger noted that the Board received a grant through DOT for \$8,000. Ms. LaBranche has
200 been operating on money from a different grant. Mr. Traeger spoke with Ms. LaBranche about
201 reallocating some of that DOT money and putting it towards the Master Plan. He asked the Board
202 if everyone would be comfortable with that and everyone was in agreement that it would be ok.

203

204 Mr. Traeger noted some legislation that is doing away with regional planning committees. The
205 Board discussed the issue. Mr. Traeger asked the Board if they would like to write a letter in
206 opposition. Ms. Green noted she would like more information about it. Mr. Traeger would email
207 the link. Mr. Keach suggested discussing it again at the next work session so that members have a
208 chance to review the bills.

209

210 **Town Engineer's Report**

211 Mr. Keach noted that the website no longer has the Site Plan Regulations, Excavation Regulations
212 or any of the application forms posted.

213

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

216

217 Respectfully submitted,



218

219 Andrea Cairns, Recording Secretary