

Sandown Planning Board
Minutes
March 6, 2012

Date: March 6, 2012

Place: Sandown Town Hall

Members Present: Mark Traeger – Chair, Donna Green— Vice Chair, Fred Daley, Ed Mencis, Hans Nicolaisen - Ex-Officio, Alternate Ernie Brown, Alternate Matt Russell

Also Present: Recording Secretary Andrea Cairns

Absent: Steven Meisner

Opening: Mr. Traeger opened the meeting at 7:00 p.m.

Review of 2/21/12 Minutes

L41 add “it’s his opinion”

L90 add “to”

L346 remove “a”

MOTION: Mr. Mencis made a motion to approve the public 2/21/12 minutes as amended. Ms. Green seconded the motion. The Board voted in favor. Mr. Daley and Mr. Nicolaisen abstained. The motion passed.

Review of 2/21/12 Non-Public Minutes

L36 change to “is actually three parcels and not just one...”

L50 change “the” to “they”

MOTION: Mr. Russell made a motion to approve the 2/21/12 Non-Public minutes. Mr. Nicolaisen seconded the motion.

Discussion: Ms. Green noted that she made a statement at that meeting that she would like to have included in the minutes. The Board agreed to go into non-public at the end of the meeting to discuss that change.

Master Plan

Mr. Traeger asked the Board if they would like to have another visioning session. Mr. Daley did not feel it was necessary. He noted they would be having a public review of the first draft and the public could give input then.

Mr. Daley gave an update on the project noting the Master Plan Advisory Committee hopes to have a rough draft of the entire document within 4-6 weeks.

The Board reviewed Chapter 2 of the current document.

Ms. Green noted under the heading population projections (OEM) should be changed to (OEP) throughout.

46 Mr. Traeger felt it would be interesting to leave the old data so new residents could see
47 how small the town really was.

48

49 Ms. Green noted she would like to see table 2.2 formatted differently, it was hard to read
50 as is. Ms. Green agreed with Mr. Traeger that she would like to retain the historical data.

51

52 Mr. Daley noted that members of the public could contact him directly with any input or
53 feedback.

54

55 The Board reviewed Chapter 3 of the current master plan.

56

57 Mr. Traeger noted he forwarded changes to Mr. Daley and that most of his changes were
58 simply updating data.

59

60 Ms. Green questioned the statement “bedroom community” and wanted to know how
61 many people commute out of Sandown. Mr. Daley noted it was probably close to 90%
62 with a large share of people commuting 20+ miles each day. Mr. Daley noted that was
63 something they could have captured in the survey making a note to include that for the
64 next master plan.

65

66 Mr. Traeger questioned pg. 3-5, second paragraph from the top, regarding affordable
67 housing. He noted Sandown has a lot of workforce housing already. Ms. Green suggested
68 striking the word “addressing.”

69

70 Ms. Green suggested leaving the historical data for table 3-6.

71

72 Mr. Traeger questioned, whether the town wanted more rental property (page 3-6, last
73 paragraph). Mr. Daley noted the survey did not address that specifically making a note to
74 include that for the next master plan survey. The Board discussed the issue, and agreed it
75 would be appropriate to strike the entire paragraph.

76

77 The Board reviewed the Recommendations section of Chapter 3. The Board agreed to
78 remove recommendations 1, 2, 3, 4 and 6.

79

80 The Board discussed recommendation 3. Mr. Brown suggested leaving it in there, but
81 changing it to say “duplex recommendations need to be reviewed.”

82

83 Mr. Traeger suggested that if anyone had more feedback on those chapters, they could
84 send their ideas directly to Mr. Daley.

85

86 Mr. Traeger asked moving forward, if the Board felt working on two chapters per work
87 session would be a good approach, the Board agreed it would.

88

89 **Correspondence**

90 Mr. Traeger noted the Board needed to sign the form to formally appoint Mr. Russell to
91 Ms. Cormier’s seat.

92 Mr. Traeger noted the Board received a letter from the lawyers informing them of new
93 legislation regarding cellular towers. Members discussed the issue to clarify what the new
94 legislation is addressing and discussed whether our ordinances would be affected.

95
96 The Board received an invitation to the DES Annual Drinking Water Source Protection
97 Workshop.

98
99 Mr. Traeger noted that he received a witness list for the legal action Montana Realty is
100 taking against the town. He noted that Mr. Mencis was on the list of witnesses. The
101 Board discussed whether Mr. Mencis would be going on behalf of the Planning Board or
102 as an individual.

103
104 Mr. Daley suggested that Montana Realty should make a formal request through the
105 Chairman that a member of the Planning Board attend the hearing. The Board could then
106 make the determination as to who should be there.

107
108 **MOTION:** Mr. Russell made a motion to send a letter to Montana Realty stating if they
109 would like a member of the Planning Board to attend the hearing, then a formal request
110 should be made through the Chairman. Mr. Daley seconded the motion. The Board voted
111 unanimously in favor. The motion passed.

112
113 Mr. Traeger noted that it was Ms. Green's last meeting and thanked her for her service.

114
115 **Non-Public Session**

116 **MOTION:** Mr. Nicolaisen made a motion to go into a Non-Public Meeting according to
117 RSA: 91: A: 3 II d. Mr. Russell seconded the motion. The Board voted in the
118 affirmative. The motion passed.

119
120 Members came out of the Non-Public Meeting and stated that they sealed the Non-Public
121 Minutes.

122
123 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Nicolaisen seconded the motion.
124 The Board voted unanimously in favor. The motion passed. MEETING ADJOURNED at
125 9:06 p.m.

126
127 Respectfully submitted,



128 Andrea Cairns, Recording Secretary
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