

Sandown Planning Board
Minutes
March 20, 2012

Date: March 20, 2012

Place: Sandown Town Hall

Members Present: Mark Traeger – Chair, Fred Daley, Ed Mencis, James Devine - Ex-Officio, Ernie Brown, Matt Russell, Steve Meisner

Also Present: Steve Keach – Town Engineer, Andrea Cairns – Recording Secretary

Opening: Mr. Traeger opened the meeting at 7:02 p.m.

Review of 3/6/12 Public Minutes

MOTION: Mr. Daley made a motion to accept the 3/6/12 minutes as written. Mr. Russell seconded the motion. The Board voted in favor. Mr. Meisner, Mr. Brown and Mr. Devine abstained. The motion passed.

Review of 3/6/12 Non-Public Minutes

MOTION: Mr. Daley made a motion to accept the 3/6/12 Non-Public minutes as written. Mr. Mencis seconded the motion. The Board voted in favor. Mr. Meisner, and Mr. Devine abstained. The motion passed.

Discussion regarding Hersey Highlands - Tax Map 7, Lot 19; Tax Map 8, Lot 14; Tax Map 11, Lot 13, located off Odell Road.

Norma Drowne and Keith Britton were present. They noted they were requesting a two-year time extension of the conditional approval for the Hersey Highlands subdivision that was granted May 19, 2010.

The Board did not have any issues granting the extension.

Ms. Donna Green, a member of the public, asked the Board if there were any consequences if the approval of the plan lapsed? Mr. Keach noted that the approval would simply lapse and they would need to resubmit the plans.

Ms. Green questioned if there was an advantage to the town if they were required to resubmit the plans, specifically asking if there were any zoning changes since the original approval. Mr. Keach noted there have been no changes in zoning that would apply to their approval.

MOTION: Mr. Russell made a motion to grant a two-year extension giving conditional approval through May 19, 2014 for Hersey Highlands – Tax Map 7, Lot 19; Tax Map 8, Lot 14; Tax Map 11, Lot 13, located off Odell Road. Mr. Mencis seconded the motion and added that all PREA accounts need to be kept up to date.

Discussion: Mr. Keach noted that keeping their PREA account up-to-date was part of the original conditions of approval and still applied.

49 The Board voted unanimously in favor. The motion passed.

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51 Ms. Green had additional comments to add, reminding the board that she was opposed to
52 using Hersey Road as an emergency access and exit to the development because no one
53 maintains the road. She noted, at times the road is impassible, especially during the
54 spring when it floods. She also noted that she voted against the plan originally because of
55 the poor access.

56

57 **Officer Appointments**

58 Mr. Traeger noted that Mr. Mencis and Mr. Brown won in the elections.

59

60 **MOTION:** Mr. Mencis made a motion to nominate Mr. Traeger for the upcoming year
61 for Chairman. Mr. Daley seconded the motion. The Board voted in favor. Mr. Traeger
62 abstained. The motion passed.

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64 The Board discussed whether Mr. Russell could be Vice Chairman since he was
65 appointed and not elected and concluded that he was eligible.

66

67 **MOTION:** Mr. Mencis made a motion to elect Mr. Russell for the upcoming year for
68 Vice Chairman. Mr. Brown seconded the motion. The Board voted in favor. Mr. Russell
69 abstained. The motion passed.

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71 Mr. Daley suggested that the Board should go back to having a work session on the first
72 Tuesday of each month and felt that there wasn't a need for the Board to meet twice a
73 month. Mr. Traeger noted that he thought the Board could work on the Master Plan
74 during the next few work sessions.

75

76 Mr. Daley felt that it would be more efficient at this stage, if the Planning Board
77 reviewed the new chapters instead of reviewing chapters from the old plan. Mr. Daley
78 noted he needed to meet with the Master Plan Advisory Committee and Julie LaBranche
79 to get a status of the new material.

80

81 Mr. Russell suggested trying to complete the Master Plan before the summer since there
82 is availability in the Planning Board schedule.

83

84 Mr. Traeger noted he had a copy of the new Wildlife, Open Space Plan and
85 Transportation chapters that he can distribute to the Board and suggested reviewing those
86 chapters at the April 3, 2012 work session. Mr. Russell suggested reviewing the old and
87 new material together when possible.

88

89 Mr. Daley will follow up with Ms. LaBranche and the Master Plan Advisory Committee
90 to see if they can attend the meeting on April 3, 2012.

91

92 Mr. Mencis asked if the town needed to have a Master Plan in order to collect impact
93 fees. Mr. Keach noted that they did need to have a Master Plan, but the current plan still
94 qualified.

95

96 Mr. Keach suggested that the Board check-in with the SAU to see how the impact fees
97 are being administered.

98

99 Mr. Brown asked how the impact fees could stay the same year after year. Mr. Keach
100 explained that is why the town should question where the money is going. He noted the
101 SAU does a matrix to calculate those fees and the last time they changed was in 2002.
102 The town could vote to raise the impact fees at the next town meeting if necessary.

103

104 The Board continued to discuss impact fees. Mr. Traeger noted he would follow-up with
105 the SAU for more information.

106

107 **Stormwater Management Report**

108 Mr. Traeger noted that he has been assisting Lynn Blaisdell and Paula Gulla in
109 completing the application for several years. He wanted to make the Board aware of the
110 application.

111

112 Mr. Keach discussed the importance of the initiative and also reviewed the different
113 sections of the application.

114

115 Mr. Traeger questioned what the ramifications would be if the town didn't fill out the
116 application, Mr. Keach noted there would likely be funding issues.

117

118 **MOTION:** Mr. Mencis made a motion for Mr. Traeger to complete the MS4 General
119 Permit Application and submit it to the Selectman. Mr. Russell seconded the motion. The
120 Board voted unanimously in favor. The motion passed.

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122 **Dues for Rockingham Planning Commission.**

123 The Board agreed it was appropriate for the bill to be paid.

124

125 **Town Engineer's Report**

126 Mr. Keach noted that in April the Board would be reviewing an application for a two-lot
127 subdivision for Hoyt Acres.

128

129 Mr. Keach noted that he met with the Chris Nickerson who purchased Autumn Hills so
130 that he could give Mr. Keach an informal update on his plans for the property. Mr. Keach
131 gave an overview of Mr. Nickerson's ideas to the Board.

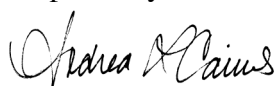
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133 **MOTION:** Mr. Daley made a motion to adjourn. Mr. Mencis seconded the motion. The
134 Board voted unanimously in favor. The motion passed. MEETING ADJOURNED at
135 8:17 p.m.

136

137 Respectfully submitted,

138



139 Andrea Cairns, Recording Secretary