

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

5 **Date:** April 17, 2012

6 **Place:** Sandown Town Hall

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

9 **Members Absent:** Matt Russell – Vice Chair

10 **Also Present:** Steve Keach – Town Engineer, Andrea Cairns – Recording Secretary
11

12 **Opening:** Mr. Traeger opened the meeting at 7:01 p.m.
13

14 **Approval of 4/3/12 Minutes**

15 **MOTION:** Mr. Daley made a motion to accept the 4/3/12 minutes as written. Mr.
16 Mencis seconded the motion. The Board voted in favor. Mr. Traeger and Mr. Meisner
17 abstained. The motion passed.
18

19 **Correspondence**

20 RPC is holding an affordable housing workshop on May 8, 2012 at their offices if anyone
21 is interested. Mr. Traeger asked Mr. Keach if the town was all set in terms of affordable
22 housing. Mr. Keach noted that term was not in the town’s zoning ordinances because the
23 town in itself is considered affordable.
24

25 Mr. Traeger discussed a presentation he attended at RPC which was about complete
26 streets and their impact on the town.
27

28 **7:15 p.m. - Public Hearing for review of an application for a two-lot subdivision**
29 **submitted by Hoyt Real Estate Trust. The property is shown on Tax Map 16, Lot 9,**
30 **at the intersection of Ferguson and David Lane.**
31

32 Charlie Zilch from SEC & Associates was in attendance.
33

34 Mr. Zilch gave the Board a history of the project.
35

36 Mr. Zilch noted that moving forward, when they build-out the rest of the property, they
37 would have state and federal agencies review the conceptual plans in terms of wetlands
38 since laws have changed significantly over the past few years.
39

40 Mr. Zilch noted that they are currently seeking approval on a 2-lot single-family
41 residential subdivision. They did test pits, each lot would have its own septic, well and
42 driveway access. There would be no wetlands impact.
43

44 Mr. Keach reviewed his memo to the Board dated March 13, 2012. Mr. Zilch noted that
45 he removed a note on the plat referencing the “stratified drift aquifer protection district,”
46 which was left on there in error.
47

48 Mr. Keach noted the only other issue was in regards to recreation. Mr. Zilch noted that in
49 the middle of the two proposed lots is the town recreation field. He further explained that
50 5 or 6 years ago, the Selectman verbally agreed to deed the lot back to Mr. Hoyt in return
51 he would do work at Miller field. There was no written contract ever perfected.

52

53 Mr. Daley clarified that the agreement was tied to the Field of Dreams project. In order to
54 meet his recreation donation, Mr. Hoyt agreed to do work at Miller field, which included
55 leveling and enlarging Field C. Mr. Daley thought the Field of Dreams project is
56 currently dormant.

57

58 Mr. Zilch noted that for the two proposed lots, they would be interested in giving the
59 \$1,000 voluntary contribution for each lot. He brought a letter requesting the waiver of
60 subdivision regulation 9.23. He noted that when they get further into the larger project,
61 they could then begin another conversation with the Selectman about recreation
62 contributions. Mr. Traeger suggested that if they do come before the Board with a larger
63 project, they come with a plan for recreation.

64

65 Mr. Zilch noted the recreation waiver still needed to be noted on the plans. Mr. Traeger
66 read Mr. Zilch's letter requesting the waiver. He asked that Mr. Zilch add into the letter
67 "\$1,000 per lot."

68

69 **MOTION:** Mr. Mencis made a motion to accept the application for review. Mr. Daley
70 seconded the motion. The Board voted unanimously in favor. The motion passed.

71

72 **MOTION:** Mr. Mencis made a motion to accept the waiver of subdivision regulation
73 9.23 in lieu of a \$1,000 per lot contribution for Hoyt Real Estate Trust. Mr. Daley
74 seconded the motion.

75

76 *Discussion:* Mr. Devine asked if there were any regulations regarding having the
77 driveway come out directly across from a street. Mr. Keach noted that they prefer to have
78 them intersect that way.

79

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

81

82 Mr. Keach continued to review his letter, and reviewed his recommended conditions of
83 approval. He noted that one of his conditions was receipt of NHDES Subdivision
84 Approval, Mr. Zilch noted that they already obtained that.

85

86 **MOTION:** Mr. Mencis made a motion to approve the proposed two-lot subdivision of
87 the land of Hoyt Real Estate Trust with the following conditions:

88

- 89 1. Receipt of final engineering review letter from Town Engineer acknowledging
90 that the comments and recommendations offered in the March 13, 2012 letter
91 report have been satisfied
- 92 2. Maintain positive PREA account and payment of account fees
- 93 3. Receipt of written certification from a licensed land surveyor acknowledging all
94 boundary monuments have been installed
- 95 4. Add note to final plat acknowledging that a waiver of section 9.23 of the
96 subdivision regulations was granted on 4/17/12

97

98 Mr. Devine seconded the motion. The Board voted unanimously in favor. The motion
99 passed.

100

101 Town Engineer Report

102 Mr. Keach noted that he met with Gary Barnes regarding the Waterford Village
103 playground area. Mr. Barnes is hoping to have that completed by Memorial Day.

104

105 Mr. Keach also noted that he received a copy of the application for Compliance
106 Properties.

107

108 Mr. Keach and Mr. Genuardo drove around the town for an overall assessment.

109

110 7:30 – Master Plan Discussion

111 Ms. LaBranche from Rockingham Planning Commission was in attendance.

112

113 Mr. Daley reviewed the last meeting. He noted that Mr. Collins forwarded additional
114 comments on the Transportation chapter. Mr. Daley will forward those to the Board.

115

116 Mr. Daley noted that the big outstanding issue was the budget. He reiterated that the
117 NHDOT denied RPCs request to use that grant money to help finance the remainder of
118 the project. He noted at the last meeting, it was estimated that it would be an additional
119 \$2,500 to complete the project.

120

121 Mr. Traeger noted he spoke with Bill Watson of the planning department at the DOT and
122 Mr. Watson suggested they were looking for more detail in the request. Mr. Traeger also
123 spoke with Mr. Sinnott of RPC and he would like to fight the denied request.

124

125 Mr. Daley noted that until the NHDOT matter is formally resolved, Ms. LaBranche from
126 RPC would only be able to assist on the transportation and energy chapters.

127

128 Mr. Daley asked if it would be appropriate to put the Transportation chapter on the
129 website for public review. Ms. LaBranche noted that she would like to first incorporate
130 changes from the last meeting as well as address Mr. Collins feedback.

131

132 Ms. LaBranche noted that a new proposal would need to be signed before she could
133 continue work on the remaining chapters. She noted that if NHDOT revises the grant, that
134 would give her enough money to complete the land use chapter. She also noted that
135 NHDOTs conditions for approval may require additional information added into the
136 transportation chapter including: GIS patterning, traffic congestion, access management,
137 and traffic control. They would also need a brief outline of what the chapter would entail.
138 She also clarified what additional funds would be needed stating that \$3,500 was needed
139 to complete the land use chapter (which could come from the NHDOT grant if approved)
140 and an additional \$2,500 to complete the remaining chapters. There was enough money
141 left from the original contract between the Planning Board and RPC to complete the
142 Transportation and Energy chapters.

143

144 Mr. Daley noted that the total amount spent would be approximately \$13,000 which is
145 similar to what they spent 10 years ago. That also included two new chapters, energy and
146 wildlife, as well as a much expanded transportation chapter.

147

148 Mr. Traeger suggested they exhaust all the grant money, then they could consider
149 spending money out of the planning budget. He noted that he found a new grant
150 opportunity through the NH Community Planning Grant program. Ms. LaBranche noted
151 that if the NHDOT money didn't come through, that would be a good paring for the land
152 use and visioning chapters. Mr. Traeger will work with Ms. Cairns to complete and
153 submit the application.

154

155 The Board reviewed the Energy chapter.

156

157 Ms. LaBranche noted she would add a brief TOC at the beginning of each section.

158

159 The table on page 7 needs to be updated with Sandown information.

160

161 Ms. LaBranche handed out some suggested additions which included a list of NH
162 enabling statutes to plan for, regulate and produce local power. Mr. Mencis suggested
163 adding "requires town vote" next to the RSAs that require a warrant article.

164

165 Ms. LaBranche continued to review the document.

166

167 Mr. Traeger noted that LEC removed the NH Climate Action Plan section. Ms.
168 LaBranche felt it should be left in or possibly moved to a different spot. She noted that by
169 encouraging energy efficiency as a community, the town would be implementing specific
170 parts of the Climate Action Plan. Mr. Traeger noted that LEC didn't want to dissuade
171 people because they didn't believe in climate change.

172

173 Ms. LaBranche suggested taking the greenhouse gas emissions reduction paragraph out
174 and instead discuss emissions from an environmental health perspective. The Board
175 agreed and suggested getting input from LEC.

176

177 Ms. LaBranche will find out if there was a warrant article to create the LEC or if it was a
178 committee created by the Selectman. The Board believed it was created by the Selectman
179 and suggested that decision would be in their minutes

180

181 Under the Sandown Energy Committee Partners section, Tables 2.4 and 2.5 will need to
182 be updated. Mr. Traeger noted that the LEC updated the document and he would send
183 those updates to Ms. LaBranche.

184

185 Julie reviewed a section of items that the community can implement themselves that she
186 would like to add. The Board suggested keeping some of the language more generic so
187 they aren't tied to specific technologies. The Board felt this section would be better as an
188 appendix instead of in the body of the chapter.

189

190 Section 3.1 - Ms. LaBranche is going to add introductory information.

191

192 Table 5 – Ms. LaBranche will add “produce local goods and services” under the economy
193 section.

194
195 Table 6 – Ms. LaBranche would like to add a section called “reproduction” and change
196 “worldwide ecosystems” to “local ecosystems.”

197
198 The last three sections: Energy Conservation and Renewable Energy, Enforcement and
199 Building Efficiency will get moved to the beginning of the chapter since they contain
200 introductory information.

201
202 Under Recommendations, Mr. Traeger suggested having tax incentives for adding
203 alternative energy to homes; specifically giving tax abatements for the additional value
204 solar panels would add to a home. The Board agreed that was a good idea, noting it
205 would have to be approved by the Selectman and voters.

206
207 Mr. Daley noted the next steps would be to get LECs changes from Mr. Traeger, and
208 incorporate those as well as the feedback they gave tonight into a new draft. An updated
209 chapter would be sent to LEC for final review, the chapter could then be posted on the
210 website for public review.

211
212 The Board discussed the future land use and visioning chapter, specifically visioning for
213 a village center. Members discussed possibilities for land purchases to develop that town
214 center.


215
216 Ms. LaBranche asked the Board if the energy chapter encompassed all the topics they
217 hoped for since it was a new chapter. The Board felt it did.

218
219 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Daley seconded the motion.

220
221 *Discussion:* Mr. Daley noted they would discuss the population and transportation
222 sections and possibly build-out at the May 1st meeting.

223
224 The Board voted unanimously in the affirmative. The motion passed. MEETING
225 ADJOURNED AT 8:56 p.m.

226
227 Respectfully submitted,

228 
229 Andrea Cairns, Recording Secretary