

1 Sandown Planning Board
2 Minutes
3 May 15, 2012
4

5 **Date:** May 15, 2012

6 **Place:** Sandown Town Hall

7 **Members Present:** Mark Traeger – Chair, Matt Russell – Vice Chair, Ernie Brown,
8 Steve Meisner, Ed Mencis

9 **Members Absent:** James Devine - Ex-Officio

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

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

14 **Review of 4/17/12 Minutes**

15 **MOTION:** Mr. Mencis made a motion to accept the 4/17/12 minutes as written. Mr.
16 Brown seconded the motion. The Board voted unanimously in favor. Mr. Russell
17 abstained. The motion passed.
18

19 **Review of 5/1/12 Minutes**

20 No vote needed since there was no meeting.
21

22 **Correspondence**

23 Mr. Traeger read an email from Mr. Daley noting that he would like to resign from the
24 Planning Board due to a busy work schedule. The Board wished Mr. Daley good luck and
25 thanked him for his hard work on the Master Plan and his service on the Board.
26

27 The Board received a Notice of Decision from the Town of Danville regarding a denied
28 appeal for 185 Sandown Road.
29

30 Mr. Traeger read a letter from Mr. Gage. He was a member of the public who attended
31 the David Lane/Hoyt Acres public hearing. He expressed his dismay that public comment
32 was not heard. Mr. Traeger spoke with him and apologized. Mr. Gage raised concern
33 over possible wetlands in the location of one of the proposed driveways.
34

35 Mr. Traeger read a letter from the RPC notifying them that they received a grant to do a
36 regional plan. The letter asked if Sandown wanted to participate in the regional plan.
37

38 Mr. Mencis asked Mr. Keach for clarification on changes happening on the state level for
39 workforce housing. Mr. Keach noted there were no changes.
40

41 **7:23 p.m. - Public Hearing for review of an amended site plan application submitted by**
42 **Compliance Properties, LLC. The property is shown on Map 10, Lot 28-4, located at 357**
43 **Main Street.**
44

45 Mr. James Lavelle, licensed land surveyor and Mr. Larry Stillings, property owner were
46 present.

47 Mr. Lavelle presented the application for the Board.

48

49 Mr. Keach noted the application fully complied with the zoning regulations and there
50 were no state requirements. He had only three small comments which were noted in his
51 letter to the Board dated 4/30/12. Mr. Lavelle addressed those comments and submitted
52 revised plans prior to the meeting.

53

54 There was no public in attendance.

55

56 **MOTION:** Mr. Mencis makes motion to accept the application and conditionally
57 approve an amended site plan for Tax Map 10, Lot 28-4 located at 357 Main Street,
58 Sandown, NH. The property is owned by Compliance Properties, LLC. The condition
59 was to maintain a positive PREA account and payment of account fees. Mr. Russell
60 seconded the motion. The Board voted unanimously in favor. The motion passed.

61

62 **Review of mylars submitted by Hoyt Real Estate Trust. The property is shown on**
63 **Tax Map 16, Lot 9, at the intersection of Ferguson and David Lane.**

64 Mr. Traeger noted that Mr. Gage sent Mr. Traeger a photo of a potential wetland located
65 where the proposed driveway was to go. Mr. Traeger asked Gerry Miller to review the
66 property. Mr. Miller did find wetlands at that location. Mr. Zilch is going to move the
67 driveway and resubmit revised plans.

68

69 Mr. Traeger also noted that Mr. Gage proposed a new location for the recreation area.
70 Mr. Gage noted there was a pond that the neighborhood uses for fishing and ice skating
71 and suggested swapping the recreation land that exists for that area of land. Mr. Traeger
72 noted that Mr. Zilch will discuss the possibility with Mr. Hoyt to see if that is a
73 possibility.

74

75 Mr. Traeger noted he discussed the possibility of that swap with the Conservation
76 Commission since the property would be more in line with conservation than recreation.
77 The Conservation Commission was agreeable to the idea.

78

79 **PREA Accounts**

80 Mr. Traeger noted there were a few PREA accounts that are in arrears.

81

82 The Board discussed the possibility of collecting more funds with the application to cover
83 engineering review. Mr. Keach suggested that he could provide an estimate for the
84 review fees when the application is submitted. Mr. Keach and Ms. Cairns will work
85 together on a new procedure.

86

87 Mr. Russell asked Mr. Keach if there was any update regarding Phillips Pond and the
88 cistern that Chief Tapley wanted installed. Mr. Keach noted that he did not think any
89 progress had been made on the issue. Mr. Traeger sent an email to Chief Tapley to get an
90 update. This will be put on the agenda for the next meeting to discuss further.

91

92 Mr. Traeger noted for the board that the town is being sued by Montana Realty and
93 explained the reason behind the lawsuit.

94

95 **Master Plan Transportation Chapter**

96 Members reviewed the revised chapter submitted by Ms. LaBranche.

97

98 **MOTION:** Mr. Russell made a motion to accept the draft of the Transportation chapter
99 to place on the website for public comment. Mr. Mencis seconded the motion. The Board
100 voted unanimously in favor. The motion passed.

101

102 Mr. Traeger will contact Mr. Collins and Mr. Woodsum to see how they would like to
103 proceed with the Master Plan project since Mr. Daley is no longer involved. Mr. Brown
104 will contact Mr. Daley and get a final update on the project.

105

106 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Brown seconded the motion. The
107 Board voted unanimously in the affirmative. The motion passed. MEETING
108 ADJOURNED AT 8:41 p.m.

109

110 Respectfully submitted,



111

112 Andrea Cairns, Recording Secretary