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**Sandown Planning Board
Minutes
September 3, 2013**

Date: September 3, 2013

Place: Sandown Town Hall

Members Present: Mark Traeger – Chairman, Matthew Russell -Vice Chairman,
Matthew Brown – Secretary, Ed Mencis, Ernie Brown,

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

Absent: Steve Meisner, Hans Nicolaisen – Ex-Officio

Opening: Mr. Traeger opened the meeting at 7:07 p.m.

Review of 8/20/13 Minutes

MOTION: Mr. Russell made a motion to accept the 8/20/13 minutes as written. Mr. E. Brown seconded the motion. Members voted in favor. Mr. Traeger and Mr. Mencis abstained. The motion passed.

Correspondence

Letter from DOT to discuss the 10-year transportation plan inviting all residents and board members on October 8th in Epping.

Letter from Eben Lewis from DES that was sent to Tim Lavelle regarding the dredge and fill permit for the hydrant at Meghan Drive/Penacook Rd. listing the items that were missing in the application that needed to be resolved before the application would be considered.

Comprehensive Economic Development Strategy. Useful for anyone opening a business.

Mr. Traeger noted the Board solicited the three 55+ communities for their yearly required census which is part of the Zoning Ordinance. Mill Pine and Autumn Hills responded.

Master Plan

Members reviewed the final draft of the Master Plan. They indicated the following changes:

Pg 8 – change “uncluded” to “included”

Pg 11 - clarify bullet point regarding public land purchase

Pg 22 – check with assessor’s office

Recommendations for the Housing section:

45 Members felt they already achieved recommendation number 1 and that could be
46 removed.
47
48 Mr. E. Brown noted that currently the restrictions for duplexes are pretty high. Members
49 felt they could eventually look at changing the zoning ordinance to encourage them.
50
51 Members discussed who created the original recommendations and whether that was the
52 consultant who made them or the Board who made them.
53
54 Members agree to remove recommendation number four under Housing.
55
56 Mr. Traeger noted he wanted to keep in number five stating eventually that item could
57 help address the town center they heard so much about in the survey.
58
59 Mr. E. Brown suggested adjusting the zoning in the center of town to encourage more
60 business. Members agreed that was something they were interested in.
61
62 Members reviewed the School Facilities recommendations and agreed those should be
63 left as is since the school proposed those. The same went for all the other departments in
64 the Community Facilities section.
65
66 Pg 77 – add link for NH Fish & Game
67
68 Pg 94 – update the missing information
69
70 Members agreed that Conservation should review the recommendations for their section.
71
72 Pg 97 – Mr. Traeger noted that RPC created the 2004 buildout analysis.
73
74 Pg 105 – Mr. Traeger asked if they would like to add in a recommendation that
75 encourages business zoning.
76
77 Members agree they could add in a recommendation to explore zoning changes to
78 encourage the development of a village center including higher density bonuses to
79 encourage more commercial development.
80
81 Mr. Mencis suggested they could expand the commercial district.
82
83 **MOTION:** Mr. Mencis made a motion to move the final draft of the Master Plan, with
84 all changes discussed, to a public hearing. Mr. E. Brown seconded the motion. All
85 members voted in favor. The motion passed.
86
87 Members felt they could have the public hearing in November to give Ms. LaBranche a
88 chance to finish the maps and final items.
89
90

91 **Old Business**

92 Mr. Traeger and Mr. Russell will go before the Selectman with the budget.

93

94 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. M. Brown seconded the motion.

95 The Board voted unanimously in favor. The motion passed. MEETING ADJOURNED at
96 8:21 p.m.

97

98 Respectfully submitted,



99

100 Andrea Cairns, Recording Secretary