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**Sandown Planning Board
Minutes
May 6, 2014**

Date: May 6, 2014

Place: Sandown Town Hall

Members Present: Ernie Brown - Chairman, Ed Mencis – Secretary, Doug Martin, Steve Brown – Ex-Officio, Lisa Butler - Alternate

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

Absent: Matt Russell -Vice Chairman, Mark Traeger, Steve Meisner

Opening: Mr. E. Brown opened the meeting at 7:05 p.m.

Mr. E. Brown appointed Ms. Butler for Mr. Meisner.

Approval of the 4/15/14 Minutes

Add to the “Members Present” line “Lisa Butler – Alternate”

MOTION: Mr. Mencis made a motion to accept the 4/15/14 minutes as amended. Mr. S. Brown seconded the motion. Members voted in favor. Mr. Martin abstained. The motion passed.

Correspondence

Letter from Tim Lavelle stating that they could not attend tonight’s meeting and would like the scheduled public hearing for the fire pond on Meghan’s Drive to be continued to the May 20th meeting. Members agreed to continue the hearing to that date.

MS4 Stormwater Management Report

Mr. E. Brown noted he would like some input into what the report is about and noted Mr. Traeger has been handling filling out the report for the town.

Mr. Keach explained that there is a limited portion of Sandown that falls within the MS4 jurisdiction, which is located within the Exeter River Watershed area—the entire town is not effected by it. It is an unfunded federal mandate for the town to file the report. Mr. Keach noted that Sandown doesn’t really have a lot of stormwater management in the system. Most of it is under the states jurisdiction (since the bulk of the river crossings happen on 121A) and the town can’t address much of it, but it’s a report that the town is compelled under federal law to fill out.

Mr. Mencis confirmed with Mr. Keach that Sandown doesn’t have a big area of concern. Mr. Keach noted in terms of storm drainage, they don’t, but when the new permitting comes out, the mitigation side of the process may affect Sandown. Mr. Mencis questioned how they would mitigate it. Mr. Keach noted they could build catch basins and stormwater treatment areas, but they likely don’t have a lot to worry about.

Mr. Mencis questioned why Sandown couldn’t get a waiver. Mr. Keach noted there is no waiver and Sandown has had it easy so far. They don’t expect you are going to cure

49 everything in 2-3 years; they just want to see progress. So every time a town rebuilds a
50 road, it has to comply with new regulations. The intent is to eliminate untreated direct
51 discharges from paved areas into streams and receiving waters.

52
53 The Board reviewed the few areas that the Planning Board was being asked to fill out:

54
55 Section CS-3, CS-4:

56 SWPP – stormwater pollution prevention plan: When someone does a project and
57 disturbs more than an acre, they need to file a notice to the EPA. We had no construction
58 starts in 2013 that required a notice of intent to be filed, but we now ask for copies of the
59 notices to confirm the contractors and/or homeowners have filed. The town has never
60 done that before.

61
62 CS-3: Town engineer requires submission of SWPP at preconstruction conference
63 together with proof of notice of intent filing.

64
65 CS-4: No new actions were necessary in 2013.

66
67 PC-1

68 We have not updated the site plan regulations. No new actions were taken in 2013.

69

70 PC-3

71 Same as last year, but can add the health officer.

72

73 Mr. Martin questioned if they only have their crossings along 121A (a state road), then
74 the rest of the town won't be an issue? Mr. Keach noted under the current process it isn't,
75 but they don't know what the new requirements will be.

76

77 **Public hearing for review of a lot line adjustment application submitted by**
78 **Christopher Loader. The property is shown on Sandown Tax Map 7, Lot 17-6**
79 **and is located at 219 Main Street, Sandown, NH. The lot line adjustment application**
80 **proposes to adjust the lines between lots 7-17-6 and 7-17-7.**

81

82 *Kevin Hatch, licensed land surveyor from Cornerstone Survey Associates presented the*
83 *application.*

84

85 Mr. Hatch noted they were looking at both a lot line adjustment and site plan application
86 for Chestnut Hill Auto. He noted they were proposing to adjust the lot line which is
87 presently 20 feet closer to Mr. Loader's garage and move it 20 feet over to give them
88 enough set back to put an addition on the garage. They would also like to add two
89 additional bays on the garage—a much more user-friendly function to the business. The
90 facility currently has to juggle vehicles in and out of the garage. They tear the car apart
91 and need to wait for parts, and have to push the car out of the garage. Having additional
92 bays will add convenience to Mr. Loader's business. In order to do that Mr. Loader was
93 fortunate enough to purchase the lot next door. The property had a small home and
94 garage on it, those have since been removed in the last few days and it looks remarkably
95 better. It will become a building lot for new construction

96

97 Mr. Hatch noted he received a small punch list from Mr. Keach, which were essentially
98 notes added onto the plan. They all made sense and he will make all those suggested
99 changes.

100

101 Mr. Keach reviewed his letter to the board dated May 6, 2014 for the proposed lot line
102 adjustment. He noted the changes are all fairly simple and the proposed lot line
103 adjustment conforms to Sandown zoning.

104

105 **MOTION:** Mr. Mencis made a motion to accept the plan for jurisdiction. Mr. Martin
106 seconded the motion. All members voted in favor. The motion passed.

107

108 Mr. Mencis felt it was fairly cut and dry application.

109

110 Mr. Martin confirmed that there would be sufficient frontage for lot 7-17-7 after the lot
111 line adjustment. Mr. Keach and Mr. Hatch confirmed there would be.

112

113 *Lisa Sears – 6 Chestnut Hill Drive, Map 17, Lot 8*

114 Ms. Sears thought the access for lot 17-7 was supposed to be on Chestnut Hill Drive,
115 which was specified when that development was put in place. She noted the owner never
116 created a driveway on Chestnut Hill Drive, and questioned if there could be a
117 requirement for that access.

118

119 Mr. Keach noted the driveway can go anywhere on the frontage—if it is on 121A, it will
120 be in the state’s jurisdiction if it is Chestnut Hill Drive, it would be the town to issue the
121 permit. He did not recall anything about that driveway when Chestnut Hill drive was
122 built.

123

124 Mr. Martin asked if they put a driveway in on Chestnut Hill Drive, would it extinguish
125 the access of 121A. Mr. Keach noted it would not.

126

127 Ms. Sears noted the access is terrible. She crosses that street every day and there is a site
128 line issue. She had concerns about safety.

129

130 Mr. Keach agreed Chestnut Hill would be the better location for a driveway. Ms. Sears
131 asked if it could be required. Mr. Keach noted it could not be required. Mr. Hatch noted
132 that Mr. Loader also felt Chestnut Hill made more sense.

133

134 Mr. Martin noted the application was being presented as a lot line adjustment and that’s
135 really all they could speak to. The board doesn’t have the authority to enforce where the
136 driveway would go.

137

138 *Joe ?? 17-17, 3 Chestnut Hill Drive*

139 Mr. ?? also had the same concern as Ms. Sears about the driveway. He lives across the
140 street and would have concerns about a driveway off 121A.

141

142 **MOTION:** Mr. Martin made a motion to conditionally approve the application submitted
143 by Christopher Loader for a lot line adjustment between lots 7-17-6 and 7-17-7 for the
144 property shown located at 219 Main Street, Sandown, NH. Mr. Mencis seconded the
145 motion.

146

147 *The following conditions will apply:*

- 148 • Receipt of written acknowledgement from Town Engineer that matters identified
149 in his memorandum dated May 6, 2014 have been satisfactorily addressed.
150 • Provide statement from licensed land surveyor acknowledging boundary
151 monuments show as “to be set” on final plan have in fact been set.
152 • Maintain positive PREA account balance.

153

154 All members voted unanimously in favor. The motion passed.

155

156 **Public hearing for review of a site plan application submitted by Chestnut Hill**
157 **Auto. The property is shown on Sandown Tax Map 7, Lot 17-6 and is located at 219**
158 **Main Street, Sandown, NH. The application proposes to put an addition of a**
159 **30’x40’, 2 bay garage to the existing auto repair facility.**

160

161 *Kevin Hatch, licensed land surveyor from Cornerstone Survey Associates presented the*
162 *application.*

163

164 Mr. Hatch noted the proposal is for an addition on the existing garage to expand the
165 indoor use primarily for convenience. The proposed building now meets the setbacks
166 with the approval of the lot line adjustment. They will need to add a small amount of
167 pavement and a little bit of gravel on the outside. You won’t notice much has gone on
168 when you drive by. Mr. Loader maintains a very clean well-presented site. He doesn’t
169 want to build anything that will bring down the value and appearance of the town or
170 neighborhood.

171

172 Mr. Hatch noted they received approval from the zoning board. Under that approval were
173 several conditions about the appearance of the site in terms of storage of cars, and
174 signage.

175

176 Mr. Keach reviewed his letter dated May 6, 2014. He noted a lot of the items are the
177 same as the prior plan since the base was the same as the other plan. He had a few
178 additional comments.

179

180 Mr. Keach questioned if lighting was part of the proposed work. Mr. Loader noted they
181 would probably add an additional light to the building. Mr. Keach noted that lighting
182 must comply with the dark skies ordinance.

183

184 Mr. Keach also noted that they mentioned a small amount of paving and gravel around
185 the building. He noted the regulations have specific requirements for that and suggested
186 they put the cross section on the plans.

187

188 Mr. Martin asked if there would be additional storage on the back of the property. Mr.
189 Loader noted he currently stores some machinery back there, but doesn’t intend on
190 storing cars or anything used for customers. He stores tires on the side of the building.

191

192 Mr. Martin asked if the addition would be the same height and appearance as the existing
193 garage. Mr. Loader noted he is going to make it look like one continuous garage, but

194 plans on updating the appearance with new siding and possibly a cupola to make it feel
195 more like a barn.

196

197 Mr. Martin noted he feels the property looks significantly better than what it looked like
198 with the prior owner and feels it is a good move.

199

200 *Lisa Sears – 6 Chestnut Hill Drive, Map 17, Lot 8*

201 Ms. Sears noted she sent a letter to the board and she wanted to go through each item.

202

203 Her concern now that the adjacent lot has been cleared, is that she can now see
204 everything straight through to Main Street. She wanted to see if they could recommend
205 some kind of landscape screening. She added that they took down a lot of the smaller
206 trees when the lot was cleared. With the removal of those trees, she can also see the
207 garage and hear it more than she did before.

208

209 Mr. Hatch indicated the area where they planning on planting additional trees.

210

211 Ms. Sears noted she doesn't want to see anything and she doesn't want any storage
212 behind the building and would respectfully request that he be required to have sufficient
213 landscape screening and comply with hazardous waste runoff because there are wetlands
214 on the property. Mr. Mencis noted the treatment of hazardous waste is already regulated.

215

216 Mr. Loader noted in terms of Ms. Sears' landscaping concerns, the area that they cleared
217 is likely to become a future house lot. He did intend on putting in buffer landscaping and
218 wants to be the best neighbor possible. He doesn't want his neighbors to see anything
219 unsightly and wants to retain the residential feel. He will make his best efforts to keep the
220 property clean.

221

222 Ms. Sears noted she had a lot of respect for Mr. Loader, but had concerns down the line if
223 someone else was to purchase the property, they may not be as respectful.

224

225 *Glenn Sears, 6 Chestnut Hill*

226 Mr. Sears noted they did clear out a lot of trees when they removed the building from that
227 corner. They can now hear the garage so buffer landscaping would help.

228

229 There was no further comment from the public.

230

231 **MOTION:** Mr. Mencis made a motion to accept the plan for jurisdiction. Mr. Martin
232 seconded the motion. All members voted in favor. The motion passed.

233

234 **MOTION:** Mr. Mencis made a motion to conditionally approve the application
235 submitted by Chestnut Hill Auto to put an addition of a 30'x40', 2-bay garage to the
236 existing auto repair facility for the property shown on Sandown Tax Map 7, Lot 17-6 and
237 located at 219 Main Street. Mr. Martin seconded the motion.

238

239 *Discussion:* Mr. Keach suggested they add a note to the final plans prohibiting the
240 storage of parts, tires and unregistered vehicles on the northerly and easterly sides of the
241 expanded building unless screened.

242

243 Mr. Loader had some concerns about the term “unregistered” because he sells vehicles.
244 By the terms of the variance he was granted, he is allowed to have up to four unregistered
245 vehicles on his property.

246
247 Mr. Keach changed the work to “unserviceable” and Mr. Loader agreed that was fair.

248
249 Mr. Mencis suggested putting some kind of trailer or fence to shield the tires on the side
250 of the building. Mr. E. Brown added that it could be as simple as a fence or shrubs, and
251 didn’t need to be a structure. Mr. Keach thought they could come back to the board with
252 a design.

253
254 Ms. Sears was comfortable with that language as long as it is on the plan and is
255 enforceable with all future owners and the code enforcement officer can determine if it is
256 in compliance.

257
258 *The following conditions will apply:*

- 259 • Receipt of written acknowledgement from Town Engineer that matters identified
- 260 in his memorandum dated May 6, 2014 have been satisfactorily addressed.
- 261 • Maintain positive PREA account balance.
- 262 • Add a note to the final plans prohibiting the storage of parts, tires and
- 263 unserviceable vehicles on the northerly and easterly sides of the expanded
- 264 building unless screened.


265
266 All members voted in favor. The motion passed.

267
268 **Correspondence**

269 The board received The Source Drinking Water Newsletter

270
271 **MOTION:** Mr. S. Brown made a motion to adjourn. Mr. Mencis seconded the motion.
272 All members voted unanimously in favor. The motion passed. MEETING ADJOURNED
273 at 8:35 p.m.

274
275 Respectfully Submitted,

276 
277 Andrea Cairns