

1 Sandown Planning Board
2 Minutes
3 October 7, 2014
4

5 **Date:** October 7, 2014

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown - Chairman, Matt Russell -Vice Chairman, Ed Mencis –
8 Secretary, Mark Traeger, Doug Martin, Steven Meisner, Cynthia Bucu – Ex Officio,
9 Lisa Butler – Alternate

10 **Also Present:** Recording Secretary - Andrea Cairns

11 **Absent:** Town Engineer - Steve Keach

12
13 **Opening:** Mr. Brown opened the meeting at 7:05 p.m.

14
15 Mr. E. Brown introduced Ms. Bucu as the new Ex-Officio for the Selectmen and thanked
16 Mr. S. Brown for his time on the board.

17
18 **Review of Subdivision Regulations for Fire Suppression**

19 *Chief Tapley was present for the meeting*

20
21 Mr. Tapley reviewed Mr. Keach’s suggested changes. He noted Mr. Keach made very
22 few changes and he was comfortable with his suggestions.

23
24 Mr. E. Brown questioned item “vii – *Cistern structures shall be rated for H-20 highway*
25 *loading.*” He questioned why that was in there. Chief Tapley wasn’t sure, but assumed it
26 was a system that would withstand the weight of their trucks if the cistern was placed
27 under a road. He would prefer a fiberglass cistern--they should be out of the right-of-way
28 and he would not likely have one under a road.

29
30 Mr. Mencis questioned the item “*cisterns shall be required for any major subdivision*
31 *creating more than three lots*” Mr. Traeger clarified that it was one of the options—a
32 cistern, sprinkler system or other source. Chief Tapley noted each subdivision should
33 have a review so they can determine the best option.

34
35 Chief Tapley noted H-20 loading is likely in there if there is limited space and the cistern
36 needs to be driven over, but probably wouldn’t be a requirement if it was not under a
37 road.

38
39 Mr. Mencis asked how many cisterns were in town. Chief Tapley noted there were five of
40 them. The fire department pumps them and makes sure they are functional on a monthly
41 basis.

42
43 Mr. E. Brown questioned “*xv - Complete cistern installations shall be guaranteed, via*
44 *maintenance bond, for one year from the date of public acceptance by the Town of*
45 *Sandown. In instances where cisterns are located in subdivisions having public streets,*

46 *the date of public acceptance shall be the date of public roadway by the Board of*
47 *Selectmen pursuant to RSA 674:40-a. This maintenance guarantee shall cover water*
48 *tightness of the cistern as well as all appurtenances associated with cistern operation.*
49 *Completed cistern installations shall be inspected for compliance by the Fire Chief or*
50 *his/her designee prior to the release of the maintenance bond, and a report to that effect*
51 *will be submitted to the Board of Selectmen.”*

52

53 He questioned how much the bond would be and if the bond would be a percentage of the
54 overall cost.

55

56 Mr. Mencis noted that whoever buys the cistern would likely have a warranty on it. It
57 could be turned over to the town and the town could hold the warranty.

58

59 Mr. Traeger noted that if something were to go wrong, the warranty wouldn't cover the
60 cost of digging out the cistern, they would just replace whatever part isn't working. So
61 the bond would cover all that work.

62

63 Mr. Russell questioned who would do all the inspections—the backfilling, the materials,
64 and the system after its backfilled. The board felt it would likely be the town engineer.

65

66 Mr. E. Brown questioned section “*xvi – All backfill material shall be screened gravel*
67 *with no stones larger than 1 ½ inches and shall be compacted to 95% of maximum,*
68 *ASTM 1557.”* He feels it should be to manufacturer specifications. Each one has its own
69 specifications.

70

71 Mr. Meisner questioned the date of acceptance and wondered if they would prefer to have
72 the cistern in place and working before the first occupancy permit was in place instead of
73 waiting until the road was accepted which could be years later if it was a multi-phased
74 development.

75

76 Mr. Russell added that if the road isn't accepted by the town or is part of phase 2 of a
77 development, the fire department may not be able to access the cistern.

78

79 Members agreed they should remove “*In instances where cisterns are located in*
80 *subdivisions having public streets, the date of public acceptance shall be the date of*
81 *public roadway by the Board of Selectmen”* and add language that states that before a
82 certificate of occupancy can be issued, the cistern must be installed and accepted by the
83 town.

84

85 Mr. Traeger questioned if the regulation covered a large development of more than 3
86 homes. Chief Tapley noted that it states every 2,200 feet of road there needed to be
87 something in place.

88

89 Mr. E. Brown questioned “*xvii – Backfill shall extend not less than 8 feet beyond the*
90 *horizontal footprint of the cistern with a maximum slope of 3:1. All backfilled surfaces*
91 *shall be loamed and seeded. Backfill operations shall be inspected by the Town*

92 *Engineer.*” He questioned if 8 feet was sufficient. Members discussed and felt they
93 should ask Mr. Keach if it even needed to be in there.

94
95 Members noted they couldn’t mandate the sprinkler system, but it could be an option.

96
97 Chief noted that the sprinkler system was right out of NFPA 13. He will test them, but
98 someone else designs them. The homeowner is required to test it every year and send the
99 results every year.

100
101 Ms. Cairns will get all the changes to Mr. Keach and get his opinion.

102
103 Members discussed the change of use for business and whether they would need to get up
104 to code. Mr. Mencis noted they have building codes they need to comply with.

105
106 **Review Accessory Apartment Zoning Ordinance**

107 **Tom Tombarello, Electrical Inspector**

108 Mr. Tombarello noted he had concerns about in-law apartments and smoke detector
109 safety. He wanted to make sure they had protection for the apartment units.

110
111 He noted that he wanted to connect the smoke detectors through wiring. A battery will
112 not interconnect with another battery; it needs wiring and electricity to tell the other
113 smoke detectors to go off. He wants to put the apartment on a separate meter or put all
114 the smoke detectors on the owner occupied meter.

115
116 Mr. E. Brown read through the current regulation “*Separate controls for heating, cooling*
117 *and electrical service shall be accessible in each unit*” and noted their main question was
118 whether that language meant a separate meter or a separate box.

119
120 Mr. Traeger questioned what the benefit of having a separate meter was. Mr. Tombarello
121 noted if there are two meters and the homeowner left, then the apartment is still
122 protected.

123
124 Mr. Meisner gave a history and noted that they have always read that to mean separate
125 boxes, not separate meters, but a few new board members thought the language was
126 confusing and wanted clarification.

127
128 Mr. Tombarello feels they should have a separate meter for the apartment so there is
129 never an option for the tenant to lose power.

130
131 Mr. Martin noted that it could almost lead them to require a separate boiler. Where is
132 their heat source if the homeowner left?

133
134 Mr. Meisner noted they were trying to keep it from turning it into a duplex and by adding
135 in those additional things, it’s turning into a duplex and getting away from an apartment.

136
137 Mr. Tombarello noted his main concerns are fire protection and the smoke detectors.

138

139 Mr. Meisner noted he's surprised they don't require some fire rating between the
140 accessory apartment and the entire house. Mr. Mencis thought that was likely something
141 the building inspector would make sure is there.

142

143 Mr. Tombarello noted they could alleviate the smoke detector issue by having separate
144 meters and smoke detectors have to be tied into the main structure of the house.

145

146 Mr. E. Brown questioned if they needed to add that in as a requirement or is that
147 something the building inspector would take care of.

148

149 Mr. Meisner suggested they should have the smoke detectors go both ways so if there is a
150 fire in the main house, the smoke detectors go off in the apartment as well.

151

152 Mr. Martin suggested they add verbiage stating "should meet the requirements of the
153 building inspector and be to the satisfaction of the local electrical and fire chief's
154 specifications."

155

156 Members agreed it would be important to have one smoke detector tied to a smoke
157 detector in each unit so if there was a fire in the apartment, the main house fire alarm
158 goes off and vice versa.

159

160 Members agreed it would be appropriate to add "to meet local code requirements" at the
161 end of Article V, Section E8 of the zoning regulations.

162

163 Mr. Meisner noted by having one meter, it encourages the home to be owner-occupied.
164 It's a lot harder to split up utilities if both units are rented and there is only one meter.

165

166 **Review of the 9/16/14 Minutes**

167 **MOTION:** Mr. Traeger made a motion to approve the 9/16/14 minutes as written. Mr.
168 Martin seconded the motion.

169

170 *Discussion:*

171 Mr. E. Brown requested that L162 be changed to read "fair housing act"

172

173 Mr. Traeger and Mr. Martin rescinded their motion and second.

174

175 **MOTION:** Mr. Traeger made a motion to approve the 9/16/14 minutes as amended. Mr.
176 Martin seconded the motion. Members voted in favor. Mr. Russell, Mr. Meisner and Ms.
177 Bucu abstained. The motion passed.

178

179 **Review of the 8/19/14 Minutes**

180 **MOTION:** Mr. Traeger made a motion to approve the 8/19/14 minutes as written. Mr.
181 Mencis seconded the motion. Members voted in favor. Mr. Traeger, Mr. Martin and Ms.
182 Bucu abstained. The motion passed.

183

184

185 **Correspondence**

186 Letter from Rockingham Planning Commission looking for an appointment to the
187 Transportation Advisory Committee. Mr. Traeger gave the board some information on
188 what the committee does.

189
190 Letter from Rockingham Planning Commission informing the board of the dues for the
191 2015 year. The dues will be \$5,937.

192
193 Mr. E. Brown noted at the budget committee meeting, Cathy Gorman requested to see the
194 dues broken out from the consulting line as a separate line item. She doesn't feel that
195 RPC is worth the money. Mr. E. Brown suggested that the budget committee come to a
196 planning board meeting the next time they discuss RPC and their dues. Mr. Traeger
197 would send the board information on the benefits of RPC and all the work they do which
198 Sandown was included in.

199
200 **Other Business**

201 Ms. Cairns noted there were several PREA accounts that could be released back to the
202 applicants since the projects were complete. Mr. Keach reviewed the list and confirmed
203 they projects were done.

204
205 **MOTION:** Mr. Russell made a motion to release the PREA accounts for:

206
207 Chestnut Hill Auto: \$886.52
208 All Japanese Auto: \$178.01
209 Compliance Properties: \$106.18
210 Hersey Highlands – lot line adjustment: \$382.13
211 Meghan's Way Fire Pond: \$389.54
212 Virginia Morris: \$631.44
213 Nordic Lincoln Realty Trust: \$176.44
214 Patricia Brown: \$333.22
215 Susan Porter – Wells Village Road: \$339.58

216
217 Mr. Traeger seconded the motion. All members voted in favor. Mr. Meisner abstained.
218 The motion passed.

219 _____
220
221 Ms. Bucu noted that James George Infill Development Partners spoke to the Selectmen
222 regarding a cell tower on town-owned property. He's looking at a 10-acre site on Snow
223 Lane. He was looking to have a warrant article put on this year for the 5-year lease. It
224 doesn't commit the town to having the tower it just leads to further negotiations. He is
225 going to come to the board to draft a warrant article for review. She noted he could not
226 give the town information as to how much revenue he will give the town but noted that
227 the revenue would likely increase each year and the lease would be for 5 years.

228
229 Ms. Cairns explained that they were still doing research to determine if there were any
230 restrictions on the property. The town is likely going to do a title search to determine how

231 the property was required. Ms. Bucu noted that Infill Development Partners would help
232 absorb some of the cost for the title search.

233

234 **Engineer Report**

235 Ms. Cairns noted that Mr. Keach wanted to make the board aware that he has done
236 several reviews at St. Matthews. Wayne Britton is doing the site work and has done an
237 excellent job. They are hoping to have the site work, including the paving, done by
238 winter. He also wanted them to be aware that he approved a field change to the lighting.
239 The original plan was reviewed by their electrician and he made an alternate
240 recommendation so they would have better lighting coverage. It didn't change the
241 fixtures, just moved them around so they lit the parking lot and front walkway better. Mr.
242 Keach approved that as a field change.

243

244 **Chairman's Report**

245 Mr. E. Brown noted that he did a walk with Mr. Vilella and Chief Tapley at Peter
246 Holmes' Driveway to determine what work Mr. Vilella needed to do. Mr. Vilella was
247 going to try and get the work done within the next few weeks.

248

249 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Traeger seconded the motion. All
250 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
251 9:14 p.m.

252

253 Respectfully Submitted,



254

255 Andrea Cairns