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**Sandown Planning Board  
Minutes  
March 17, 2015**

**Date:** March 17, 2015

**Place:** Sandown Town Hall

**Members Present:** Ernie Brown - Chairman, Matt Russell -Vice Chairman, Ed Mencis – Secretary, Steven Meisner, Terry Treanor – Ex Officio

**Members Absent:** Doug Martin, Mark Traeger, Lisa Butler – Alternate,  
Town Engineer - Steve Keach

**Opening:** Mr. Brown opened the meeting at 7:10 p.m.

**Review of the 2/3/15 Minutes**

**MOTION:** Mr. Russell made a motion to approve the 2/3/15 minutes as written. Mr. Mencis seconded the motion. Members voted in favor. Mr. Treanor abstained. The motion passed.

**Robert Villella – Discussion Regarding Hillside Estates Fire Protection**

Mr. Villella informed the board that he spoke with Chief Tapley and they discussed options for the alternative to the fire pond. Chief Tapley is going to meet with his engineers and review the options and will make a recommendation to Mr. Villella. He did not want to expand on the options that were presented.

Mr. Russell questioned if the board would have the opportunity to hear the options that were presented to the fire chief. Mr. Villella noted it is likely to be a fire pond.

Mr. Russell noted that the last time, a solution was approved by the fire chief but wouldn't have been approved by this board. Out of courtesy, he thought the board should be included in the decision.

Mr. Brown noted that they want the Chief to be satisfied with the option. Mr. Russell added that DES also needs to be satisfied with what they are doing.

The board will wait to hear back from Chief Tapley.

**Tim Lavelle - Discussion Regarding Maria Lane**

Mr. Lavelle reviewed the history of the project. He noted the subdivision is not reasonable to build anymore and they are trying to come up with a solution that would work.

Mr. Lavelle noted the project was approved, bonded and recorded. A lot in the back was sold off to a separate party, but the remainder of the subdivision was never completed. The bond for the subdivision has since expired. Mr. Maroney was sent a letter that the subdivision would be revoked if he didn't reinstate the bond. He is asking for more time

46 on the deadline so he can go before the zoning board to see if the proposal will work. If it  
47 isn't approved by the zoning board, Mr. Maroney will reinstate the bond and build the  
48 road.

49

50 Mr. Lavelle noted that they met with Mr. Genest (the owner of the existing home) and  
51 they came up with a new scenario. Mr. Genest would get a bulk of the lot that would be  
52 on the left hand side of the road and keep frontage where his existing driveway is now.  
53 Then they would create one additional lot. They would likely have a shared driveway at  
54 the beginning, and then expand off to each home. They weren't looking for any kind of  
55 approval from the Planning Board that evening, they just wanted to make the board aware  
56 that Mr. Maroney wasn't ignoring the letter they sent regarding the bond and if need be  
57 he will reinstate his bond.

58

59 Mr. Mencis felt they solved the issue and wondered if they could send a letter to ZBA to  
60 recommend approval to resolve the situation since this would be the best option. Mr.  
61 Meisner noted in all the time that he has been on the zoning board, he has never seen the  
62 Planning Board do that.

63

64 **MOTION:** Mr. Brown made a motion to extend the deadline for reinstating the bond for  
65 another 90-days from the date of this meeting for M5 L7-6-2 and L7-6-3, Maria Lane  
66 Subdivision. Mr. Mencis seconded the motion.

67

68 *Discussion:* Mr. Lavelle questioned if it would be considered a consolidation plan, a lot-  
69 line adjustment or would they need to revoke subdivision approval for the original  
70 subdivision and apply for a new subdivision. Members discussed and thought Mr. Keach  
71 or the town attorney would be able to advise how to move forward.

72

73 Members agreed that the 90-days would be appropriate. Mr. Meisner thought that 90-  
74 days would be enough time to have the zoning board hearing and for the 30-day appeals  
75 timeframe to pass.

76

77 Members voted in favor. Mr. Treanor abstained. The motion passed.

78

79 Mr. Brown made Mr. Lavelle aware that Mr. Maroney did have a PREA account balance  
80 that needed to be resolved. Mr. Lavelle would make his client aware.

81

## 82 **Correspondence**

83

- RPC send a draft copy of the Regional Master Plan

84

- Town & City Magazine

85

- Supply Lines Newsletter

86

87 **Discussion regarding M21 L67 a property located on Allen Street. Sara Surette is**  
88 **interested in opening a daycare/preschool. The property is located in both Chester**  
89 **and Sandown**

90

Mr. Lavelle noted the property is accessed from Fremont Road in Chester. They have 5  
91 acres in Sandown, and they would like to open a school. Their home is located in

92 Chester, but the school would be located in Sandown. They need to come in to the  
93 planning board for a site plan review but wanted to discuss the project before they  
94 submitted a formal application.

95

96 Ms. Surette noted she is looking to open a nature-based preschool/kindergarten which  
97 would include before and after-care. In the future she would like to branch out to toddlers  
98 and first grade.

99

100 Mr. Russell questioned what a nature-based curriculum was. Ms. Surette noted it  
101 provided children the opportunity to connect with nature and their environment—80% of  
102 their time would be spent outside. It focuses on their communication skills and problem  
103 solving by learning their part in the natural world rather than learning from a teacher  
104 directed curriculum. Some of the nature based programs don't have any structure and  
105 they are outside 100% in all weather conditions.

106

107 Mr. Russell questioned if there were any other schools like that in the state. Ms. Surette  
108 noted that it is a model coming from Europe, Sweden and Switzerland. There is one in  
109 Nashua and Hampton. There aren't many out there. It can be challenging to get approval  
110 because there are certain state regulations that need to be met and the nature of the  
111 program doesn't include some of those restrictions—fencing, for example.

112

113 Mr. Lavelle noted the entire school would be in Sandown, other than the access. The  
114 application they submit will include plans for future expansion of the building and  
115 parking lot. Their plan is to phase the school based on attendance. The septic would  
116 include the expansion.

117

118 Mr. Russell questioned if the abutting properties had frontage in Chester as well. Mr.  
119 Lavelle noted they were all created that way.

120

121 Mr. Brown noted the regulations allow for schools, but don't put any restrictions on how  
122 big they can get.

123

124 Mr. Lavelle noted the project is unique because the entrance will be in Chester. They will  
125 also need to go through the Chester Planning Board.

126

127 Mr. Meisner thought they would likely need to submit a letter to the town releasing them  
128 of liability for fire or safety since there is no access through Sandown. He suggested they  
129 talk to Chief Tapley and Chief Gordon.

130

### 131 **Appointment of Officers**

132 **MOTION:** Mr. Mencis made a motion to appoint Ernie Brown as Chairman. Mr. Russell  
133 seconded the motion. Members voted in favor. Mr. Brown and Mr. Treanor abstained.  
134 The motion passed.

135

136 **MOTION:** Mr. Mencis made a motion to appoint Mr. Russell as Vice Chairman. Mr.  
137 Brown seconded the motion. Mr. Russell and Mr. Treanor abstained. The motion passed.

138

139 **MOTION:** Mr. Russell made a motion to appoint Mr. Mencis as Secretary. Mr. Brown  
140 seconded the motion. Mr. Treanor abstained. The motion passed.

141

142 **MOTION:** Mr. Russell made a motion to appoint Ms. Butler as alternate for two-years.  
143 Mr. Mencis seconded the motion. Mr. Treanor abstained. The motion passed.

144

145 Mr. Brown noted that the board is seeking alternates. If interested contact Andrea Cairns.

146

147 Mr. Mencis thanked Mr. Treanor for his help as Selectman.

148

149 **Other Business**

150 Mr. Treanor questioned how opening up the opportunity for in-home occupations going  
151 to benefit the town. They will not receive any additional tax revenue.

152

153 Mr. Brown noted it was meant to open up the opportunity for people to run a business in  
154 town, but still keep Sandown a more rural area. We don't have a lot of traffic to support  
155 larger businesses.

156

157 Mr. Russell noted they weren't looking at it from that perspective. The board has talked  
158 about expanding the business zone which would help benefit the town in terms of taxes.  
159 It is mean to have a certain amount of control as to what happens in an in-home business  
160 by creating black and white guidelines.

161

162 Mr. Meisner added that right now you would have to get a variance from the zoning  
163 board to operate the kind of in-home business they are proposing. What the board is  
164 attempting to do is legitimize some existing businesses and allow some other businesses  
165 in town all while adding protective measures for the abutters and neighborhood.

166

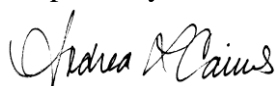
167 Members discussed and informed Terry of some of the things they were discussing in  
168 terms of changes to the ordinance.

169

170 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Russell seconded the motion. All  
171 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at  
172 8:20 p.m.

173

174 Respectfully Submitted,



175

176 Andrea Cairns