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**Sandown Planning Board
Minutes
April 21, 2015**

Date: April 21, 2015

Place: Sandown Town Hall

Members Present: Ernie Brown - Chairman, Matt Russell -Vice Chairman, Ed Mencis – Secretary, Steven Meisner, Doug Martin, Lisa Butler – Alternate, Terry Treanor – Ex Officio, Town Engineer - Steve Keach

Members Absent: Mark Traeger

Opening: Mr. Brown opened the meeting at 7:06 p.m.

Ms. Butler was appointed for Mr. Traeger who was absent.

Review of the 4/7/15 Minutes

MOTION: Mr. Russell made a motion to accept the 4/7/15 minutes as written. Mr. Mencis seconded the motion. Members voted in favor. Mr. Brown, Mr. Treanor and Ms. Butler abstained. The motion passed.

Joe Wichert – Autumn Hills

Mr. Wichert gave a history of the project. The property is located at M12 L3, Odell Road. There are four existing homes, one of which is privately owned, the others still owned by Autumn Hills. They have owned the property for 6 years and are trying to figure out how they can move forward with development. The lot is currently one large lot. They would like to go from the currently approved 24-units over 55 age restriction to a 16-unit open space development with no age restriction. They showed the board plans for a 16-unit conventional subdivision with all lots meeting frontage and acreage requirements. Mr. Keach previously reviewed the plans and gave his input. They are trying to propose keeping all the conditions in tact other than changing where the units are going. They are planning to maintain it as a private road and maintain it as a private association. The current owner of the one lot has been made aware of the proposal. They haven't finalized footprints of the homes.

They want to modify it because the old plan had a clubhouse with several units down by the road. That road is fairly steep and to put houses in there would be more challenging so they reduced the number of homes.

They are looking for feedback as to whether the board likes the proposal and any other constructive criticism.

Mr. Mencis feels it is a great idea and makes great use of the land. They would still be subject to the impact fees.

45 Mr. Russell questioned if the existing properties were shown on the yield plan. Mr.
46 Wichert noted they were. Mr. Keach noted they retain those buildings as part of their
47 overall density moving forward. The new build is limited to 12 instead of 16.

48
49 Mr. Russell asked for confirmation that all the units would be single-family and the roads
50 would remain private. Mr. Wichert confirmed that was correct.

51
52 Mr. Keach noted the four existing units would remain the same. They would not
53 deconstruct or reconstruct any of the roads that are built. They are taking advantage of the
54 existing infrastructure. Keach Nordstrom will inspect the condition of the road as it is
55 today. The roads are in binder, the drainage and utilities are in and the community water
56 system is in and functioning. The underground utilities are also in place. The roads have
57 wintered over in binder for several years and will likely need some work before they are
58 topped. They are essentially swapping out the ability to build 20 restricted dwellings to
59 12 unrestricted dwellings that would meet the density of the OSD including the allocation
60 of open space.

61
62 Mr. Keach added that by nature, it will be a condominium complex and lends itself to
63 being an association with a private road but the plans are clear that there are 16 lots
64 represented in terms of lot size and building setbacks.

65
66 Mr. Russell questioned if they would match the look of the existing buildings. Mr. E.
67 Nickerson noted they are hoping to vary them a bit so it looks like a nice subdivision.
68 They have not finalized the design of the homes yet.

69
70 Mr. Martin questioned if they would be four-bedroom homes. Mr. E. Nickerson noted
71 they would likely be 2-3 bedrooms and that would be based on what the different septic
72 systems could support.

73
74 Mr. Wichert noted that with the new DES regulations that don't allow them to add
75 additional systems, they will try and match the loading to what is already approved--
76 originally they had 48 bedrooms plus the clubhouse.

77
78 Mr. Martin questioned how many linear feet of road there was. Mr. Wichert noted it was
79 approximately 3400. Mr. Martin noted that would require a review from the fire chief.
80 Mr. E. Nickerson noted there is an existing cistern. Mr. Keach confirmed it would
81 definitely need to be reviewed by Chief Tapley.

82
83 Mr. Martin questioned if there was there a feasibility plan done to see if it could work as
84 a 55+. Mr. E. Nickerson noted he doesn't feel it is right for this piece of property,
85 especially given the hardship of the land. He feels 24 units would be too much with the
86 land and the market conditions. He feels most of the people buying there would end up
87 qualifying as an active adult.

88
89 Members reviewed the original plans that were approved.

90

91 Mr. Russell questioned if there were any additional wetland crossings created. Mr.
92 Wichert noted there were not. The septic permit will be the only DES permit they will
93 need to apply for.

94

95 Mr. Mencis questioned what they would do in terms of recreation. Mr. Wichert noted
96 they would prefer to do some sort of passive recreation as opposed to a designated
97 playground. They will have open space available. Right now they hadn't talked about
98 anything designated. They will go through it and look at options.

99

100 Mr. Russell noted he had a slight concern. The town has a number of approved 55+
101 communities that were never built and are now being converted to residential homes. It's
102 not a huge number, but worries that the town hasn't planned appropriately for it.

103

104 Mr. Wichert noted that's a valid point. The only answer they had was to propose
105 something that was an even slate. They could bring in some of the historical data from
106 other developments they've done, that can give some data on who is moving into these
107 units.

108

109 Mr. E. Nickerson noted it will be run as an association. The attractions are open space,
110 limited common areas, yard maintenance, plowing, trash pick-up are all taken care of.
111 Those services attract an older buyer. They are planning on doing ranches with first floor
112 masters that will also attract a more mature buyer.

113

114 Mr. Martin questioned if they had a target market. Mr. E. Nickerson noted they've done
115 some analysis, but haven't completed a full marketing plan for the project yet. They will
116 be part of the next phase of the project. They are thinking the homes would start around
117 \$350,000.

118

119 Mr. C. Nickerson noted they have a development called The Pond on Villages in Chester
120 that has a model home open. The price points are a bit different but if anyone is interested
121 in driving through, they are more than welcomed to do so. The other property is The
122 Villages at Windham Meadows on Mammoth Road.

123

124 Mr. Russell noted that when keeping in mind the requirements for recreation, they can be
125 geared towards that market.

126

127 *Donna Green, Cranberry Meadow Road*

128 Ms. Green noted if the market they are targeting is 55+ then there shouldn't be any
129 difficulty accepting a designation of 55+. She feels the board could have it both ways and
130 the developer could still have the development they envisioned.

131

132 Mr. E. Nickerson noted that buyers may qualify for 55+ but they don't like the aura of
133 that designation.

134

135 Impact Fees

136 *Donna Green and Kelly Ward were present. Both are members of the school board but*
137 *were not there representing the school board.*

138

139 Mr. Russell noted that Ms. Green sent an email to the board regarding impact fees. She
140 noted that Danville was undertaking a re-evaluation of their impact fees and thought it
141 might be a good idea for Sandown to do the same. Mr. Russell thought it would be good
142 to invite Ms. Green and Mr. Ward to the meeting to have a conversation.

143

144 Ms. Green noted that a member of the Danville Board of Selectmen made a request of the
145 school board to obtain specific information (grades and addresses of students from
146 Danville) so they could review their impact fee structure. They are trying to update and
147 rationalize their current fees. Their consultant needs that information because if you
148 know the grade and type of housing of your students, you can project how many students
149 that kind of housing unit will project over the next several years. Since Danville is doing
150 this, she realized it's been a while since Sandown has reviewed their impact fees and it
151 might be a good idea to collaborate and work with them to do that.

152

153 Ms. Green noted that the impact fees need to be related to specific capital expenses for
154 the school. The School Board has taken up to rewriting their CIP, but that process has not
155 gotten off the ground yet. Updating the CIP is a necessary first step in figuring out what
156 the town's liability is going to be.

157

158 Ms. Green noted that Danville estimated it would cost approximately \$3,500 to complete
159 the update.

160

161 Mr. Keach noted that the timing is great because the board just finished the master plan
162 and the population chapter is critical input data for updating the fee schedule.

163

164 Mr. Keach added that the court system hasn't been kind with the mismanagement of
165 impact fees. The town of Londonderry had to refund several million dollars because
166 impact fees weren't collected appropriately.

167

168 Mr. Keach feels that after 13 years, the fee schedule should be revisited. His guess is that
169 unless there are unmet CIP needs from the school, the number is going to go down. A
170 CIP has a shelf life of six years. When they are done with their CIP work, it would be a
171 perfect time to get Mr. Mayberry in. The impact fee schedule is part of the subdivision
172 regulations so it doesn't have to go to town meeting.

173

174 Ms. Green noted that it would be a bit premature to begin a study because the school
175 board hasn't started on the CIP yet. She noted the CIP will also be important since the
176 town voted to do a withdrawal study and they need to make sure the town isn't liable for
177 any future share of the districts improvements.

178

179 Mr. Martin questioned the timeframe for the CIP. Ms. Green didn't have an estimate for
180 timing.

181

182 Mr. Keach noted that what Ms. Green is suggesting is good input for the board because it
183 has been 13 years since the figure has been reviewed and it likely has changed.

184

185 Mr. Martin personally feels the board need to look at it.

186

187 Mr. Keach noted that the change would only be relevant for subdivisions approved after
188 it is changed. Subdivisions that are vested would pay the amount that was in place when
189 the subdivision was approved. Members discussed the vesting of subdivisions.

190

191 The board agreed to have Ms. Cairns get in contact with Bruce Mayberry, the consultant
192 that performed the original studies.

193

194 Ms. Green questioned why the town doesn't have impact fees for things like roads and
195 buildings.

196

197 Mr. Mencis noted they talked about it a lot in terms of the town's infrastructure. He noted
198 the amount collected wasn't going to be worth the administrative fees.

199

200 Mr. Keach noted that Pelham has impact fees for their new fire station and they figure it
201 costs 50% of what they collect to administer.

202

203 Mr. Martin questioned if it was economically feasible to do in conjunction with Danville
204 or do they need to be separated. Mr. Keach noted the school might be able to pull some of
205 the information at the same time, but overall the two towns would need to do their reports
206 separately. Ms. Green noted if two towns are very interested in the progress of the CIP
207 that might help move it along.

208

209 The board thanked Ms. Green and Mr. Ward for attending the meeting.

210

211 **MS4 Permit Review**

212 The Board reviewed the MS4 permit. There were very minor changes.

213

214 CS-3 – Put planning board/town engineer

215 #plans reviewed last year – zero

216

217 PC-1 change date to 2014

218 PC-3 change date to 2014

219

220 **Correspondence**

- 221 • Letter from Chief Tapley regarding the subdivisions on Wells Village Road and
222 Hillside Estates requiring a cistern for fire protection.

223

224 For Hillside Estates, the cistern can be built on a road that is slated for the next phase of
225 development. Mr. Russell noted there is no driving force to compel it to happen.

226

227 Mr. Brown noted that the subdivision is vested, but the developer needs to bond the road
228 before he can begin the next phase. Mr. Keach added that when they amend the bond
229 estimate, they will add in a 30,000 gallon cistern. That's how it gets covered financially.

230

231 **Engineer's Report**

232 They are going to start paving the next phase of Fremont Road from Odell to Sergeant.
233 Hopefully that will start once school is out.

234

235 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Martin seconded the motion. All
236 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
237 9:32 p.m.

238

239 Respectfully Submitted,



240

241 Andrea Cairns