

1 Sandown Planning Board
2 Minutes
3 May 19, 2015
4

5 **Date:** May 19, 2015

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown - Chairman, Matt Russell -Vice Chairman, Ed Mencis –
8 Secretary, Doug Martin, Mark Traeger, Steven Meisner

9 **Members Absent:**, Lisa Butler – Alternate, Terry Treanor – Ex Officio

10 **Also Present:** Town Engineer - Steve Keach

11
12 **Opening:** Mr. Brown opened the meeting at 7:10 p.m.
13

14 **Review of the 5/5/15 Minutes**

15 **MOTION:** Mr. Russell made a motion to accept the 5/5/15 minutes as written. Mr.
16 Martin seconded the motion. Members voted in favor. Mr. Treager and Mr. Meisner
17 abstained. The motion passed.
18

19 **Correspondence**

20 The board received a letter from the Town of Danville notifying them that they were
21 placed on the school board agenda to discuss the student population data they need to
22 complete the impact fee study. They invited all towns in the district to attend that meeting
23 in support of the school board releasing the data to the towns so they can complete the
24 necessary study.
25

26 Ms. Cairns noted that Selectman Bucu offered to attend that meeting with a
27 representative of the Planning Board.
28

29 Mr. Keach noted it is just background data that will be used for analysis and will not be
30 published in the study.
31

32 Mr. Martin suggested having Mr. Mayberry sign a non-disclosure agreement stating he
33 would not share the data with anyone, so the school board would be more comfortable
34 giving the information to him.
35

36 Mr. Meisner suggesting asking the school board if there have been any policy changes or
37 changes in privacy laws that wouldn't allow them to give that data out now, even though
38 they have given it out in the past.
39

40 Mr. Keach suggested that maybe once the school board knows what the information will
41 be used for and who will see the information, they would be more likely to give that data
42 out.
43

44 Mr. Mencis, Mr. Martin and Mr. Brown all offered to attend the meeting.
45

46 The board received a letter from Rockingham Planning Commission regarding an open
47 position on the board for a town representative.

48

49 Mr. Traeger is already a representative for Sandown. He noted being part of the board not
50 only helps us as a town but you learn a lot and see what's going on in southern New
51 Hampshire and sometimes on a national level.

52

53 Mr. Martin offered to be the representative

54

55 **MOTION:** Mr. Traeger nominated Doug Martin to be Sandown's representative for the
56 Rockingham Planning Commission. Mr. Russell seconded the motion. Members voted
57 unanimously in favor. The motion passed.

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59 **Appointment of an alternate member**

60 Mr. Erik Dykeman expressed interest in becoming an alternate member.

61

62 **MOTION:** Mr. Traeger made a motion to appoint Mr. Dykeman as an alternate for a
63 three-year term to expire March 2018. Mr. Russell seconded the motion.

64

65 *Discussion:*

66 Mr. Mencis questioned why he chose to live in Sandown. Mr. Dykeman noted they
67 narrowed their search based on the region and the school district. Sandown was noted to
68 have a good school system.

69

70 Mr. Martin noted his experience and knowledge will bring a lot to the table. His
71 education is city management. It's fresh and encouraging to have a young person come
72 on board.

73

74 Mr. Russell added that by being on the board you meet a lot of good people in town.

75

76 Members voted unanimously in favor. The motion passed.

77

78 **Discussion regarding potential zoning changes for the business zone**

79 Mr. Keach noted the current business zone regulations, Article II, Part E, deal with
80 dimensional requirements applicable to that district. The way zone BE is configured is
81 essentially an overlay district to Zone A which is residential. One question he's always
82 had is why the lots in the BE district can presently have smaller area and smaller frontage
83 and still be used for a residential purpose even if they aren't used for business purposes.
84 He feels the dimensional requirements should be comparable to a regular residential lot.

85

86 Zone BE is a small strip along Main Street and a small section near Hampstead. If you
87 look along 121A there are several businesses that aren't in the BE district, but got there
88 through a variance. If one of those businesses outside the district wanted to expand, they
89 are expanding a non-conforming use. There is a way to change this to capture existing
90 businesses and make them conforming. The board can bring the businesses that exist, into
91 the BE district. It's somewhat spot zoning, but it's already an overlay district.

92

93 He doesn't feel anyone has ever contemplated the BE district for anything other than
94 what it is today—support businesses for the existing rooftops. The board should also take a
95 look at the permitted table of uses and see if it needs to be amended. They could review
96 the ZBA history and see what people are requesting and determine if those types of
97 businesses should be considered a permitted use.

98

99 Mr. Traeger noted that other towns have form-based zoning. We would want something
100 that's going to blend in, but wouldn't want every building to look exactly the same. He
101 thought the board should also look at how many vacant lots exist. Would extending the
102 business zone involve repurposing existing structures, combining lots or both.

103

104 Mr. Keach suggested the board think about what they want and write the regulations to
105 match that. Go back to the table of uses and see if those types of businesses are what you
106 want moving forward and what you would want to add. Would you want to make the BE
107 district a district unto itself and eliminate residential uses once a building becomes a
108 business.

109

110 Mr. Russell questioned what the difference was between mixed use and an overlay
111 district. Mr. Keach explained that a mixed use is the building is both residential and
112 business (a store on the first floor, apartment on the second floor). You could also have
113 multiple buildings on a parcel—a post office, grocery store and elderly housing. An
114 overlay district is when you can do everything you do in a residential zone and business
115 zone on the same lot.

116

117 Mr. Traeger questioned if there was a way to create zoning that might give Sandown a
118 bonus over another town when a buyer is deciding between the two (e.g.; smaller
119 setbacks).

120

121 Mr. Keach noted he's also seen affordable housing opportunities co-mingled with
122 commercial use. They could create apartments above stores. Affordable apartments are
123 something Sandown is lacking.

124

125 Mr. Keach noted just because you write an ordinance, it doesn't mean someone is going
126 to do it. It just creates the opportunity. Think about it in terms of what you really want to
127 see for Sandown.

128

129 Mr. Martin noted he would like the board to concentrate more on a downtown center.
130 Revisit the idea of putting in sidewalks. Create an appealing town for someone to want to
131 be a part of.

132

133 Mr. Traeger noted he doesn't feel we need incentive to build more houses, but it would
134 be great to encourage people to put in more businesses that don't impact our schools.

135

136 Mr. Keach noted if you were to look at traffic, there has been an increase in volume along
137 121A Part of that is because of an increase in rooftops in Sandown and all the other

138 towns that travel through. Because of that increased traffic, you have a potentially viable
139 downtown area for business. Once there is enough traffic, does the home on the busy
140 road still have value as a residential property or does it have more value by adding
141 business opportunity?

142

143 Mr. Martin added that it could potentially devalue a home that was once in a residential
144 zone if a business went in next door.

145

146 Mr. Keach noted as you pick and chose permitted uses, you don't include businesses that
147 you don't want to see, or those businesses have higher design requirements. There could
148 be two versions of zone BE and include industrial uses (Owen's Court).

149

150 Mr. Traeger suggested they could have regulations that could change if a business were
151 in the downtown zone and require measures to beautify the town center. Mr. Keach added
152 they could create a performance-based code where you can create a unified image; create
153 uniformity, but still allow flexibility.

154

155 Mr. Keach noted once you create the use you want to see, you can create the dimensional
156 requirements to achieve that. It may not be a one size fits all proposition if you want to
157 include any industrial.

158

159 Mr. Russell questioned instead of accepted uses, could we create what we don't want?
160 They have tried to create lists of permitted uses and it got very complicated.

161

162 Mr. Traeger questioned if they should include all main roads like Fremont and
163 Hampstead Road. Mr. Martin felt they were too far away and off the beaten path. Mr.
164 Keach noted they would be more appropriate for an in-home occupation.

165

166 **PREP Grant Application**

167 The board reviewed the budget to determine if they had enough for the matching portion
168 of the grant. The board determined they would have enough in the budget to cover the
169 matching requirement.

170

171 **MOTION:** Mr. Mencis made a motion to submit a proposal for the PREP grant. Mr.
172 Traeger seconded the motion. All members voted in favor. The motion passed.

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174 Mr. Brown gave the board an update on the MS4 meetings.

175

176 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Martin seconded the motion. All
177 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
178 8:51 p.m.

179

180 Respectfully Submitted,

181 

182 Andrea Cairns