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**Sandown Planning Board
Minutes
June 16, 2015**

Date: June 16, 2015

Place: Sandown Town Hall

Members Present: Ernie Brown - Chairman, Ed Mencis - Secretary, Doug Martin, Steven Meisner, Mark Traeger, Lisa Butler - Alternate, Erik Dykeman - Alternate

Members Absent: Matt Russell -Vice Chairman, Terry Treanor - Ex Officio

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

Opening: Mr. Brown opened the meeting at 7:00 p.m.

Mr. Brown appointed Lisa Butler in place of Matt Russell and Erik Dykeman in place of Ed Mencis.

Review of the 6/2/15 Minutes

Add Erik Dykeman as being present

L16 change to “Dykeman”

L65 change to best “foot” forward

MOTION: Mr. Martin made a motion to accept the 6/2/15 minutes as amended. Mr. Traeger seconded the motion. Ms. Butler, Mr. Mencis and Mr. Traeger abstained. The motion passed.

Mr. Mencis joined the meeting. Since Mr. Dykeman was a voting member last time, he would just observe this meeting.

Tim Lavelle – Wells Village Estates

Mr. Lavelle was representing Kasher Corporation and presented the application. He noted Wells Village Estates was approved as an over 55 development in 2007. They started construction in 2009, they constructed the roadways, all the drainage structures, retention ponds, wells and water lines. The economy took a turn and the project has been stagnant. They were before the board to change the development from over 55 age restriction to single-family homes with no age restriction, but still utilize the existing infrastructure. They would like to reduce the number of units; there were originally 26 units and they would like to go down to 25. It would be an open space development. The open space would be around the entire perimeter. There would be additional buffers from the outside property lines than what exists. There was a proposed clubhouse which will not be included in the new plans.

Mr. Lavelle added there was also an emergency access road off a driveway of neighboring property that they are proposing to eliminate. They are still proposing to have the homes with sprinklers. They tried to get access to Wells Village Pond for a fire retention pond, but due to the height of the road they couldn’t get it to work for the fire department to utilize.

46

47 There was a bridge proposed at the entrance for wildlife. The bridge was a requirement of
48 the state. The state has changed their requirements so they do not need to construct the
49 bridge. They are proposing to just put a culvert under the road. There is a break in the
50 wetland complex that goes under the proposed road and the area where they are
51 proposing to put the road is mostly dry.

52

53 Each lot will have its own septic system. There are two community wells, the pump
54 house is also installed. The water supply has been tested for volume.

55

56 Fran McCarthy, Kasher Corporation joined the meeting.

57

58 Mr. Brown questioned the removal of the emergency access road. Mr. Lavelle noted it
59 was proposed off of Lot 13-3 to 92 Wells Village Road. It has not been constructed yet.

60

61 Mr. Traeger questioned if they were planning on going to Conservation to get a new CUP
62 for the revised crossing. Mr. Lavelle noted they were on the agenda for Conservation. Mr.
63 Traeger suggested doing a site walk for both Planning and Conservation. Mr. Lavelle
64 thought that would be an excellent idea.

65

66 Mr. Keach noted that there was a policy through DES to create critter crossings. Those
67 policies changed in 2010. The road was originally proposed to be a private road, but since
68 it is now proposed to be a class V town-owned road, he's glad to see the bridge gone. He
69 wouldn't want the town to maintain that piece of infrastructure when a culvert would be
70 adequate. Conservation and DES might have some input on the type of culvert to go in.
71 He can't imagine there would be a free-span structure similar to what was proposed
72 before. That's a piece of infrastructure he would rather not have the town assume
73 ownership of because of the cost of maintenance.

74

75 Mr. Mencis questioned what the next step would be and wondered if there would be a full
76 design review or if they would just approve the application.

77

78 Mr. Keach noted he thought the consultation review would be good because most of the
79 board wasn't members when the original application was approved. He felt it was
80 important for those members to familiarize themselves with the project and have input
81 before the plans were brought to fruition. The other reason was open space development
82 didn't exist in 2007.

83

84 Mr. Traeger questioned if they could move the road away from the wetland on page 2 and
85 if the road couldn't be moved, maybe give some thought on how to divert the water. Mr.
86 Lavelle noted they could take a look at it. Mr. Keach noted that they would need to file a
87 new alteration of terrain permit and with the new DES site specific requirements for
88 stormwater treatment, there will need to be significant changes that they will need to
89 comply with. Mr. Lavelle noted the road was designed with catch basins and there are
90 retention ponds. There are no roadside ditches. It's a curbed road.

91

92 Mr. Traeger questioned if they would need to comply with the new stormwater
93 ordinance. Mr. Keach confirmed they would. Mr. Lavelle noted a site walk would be a
94 great idea.

95
96 Mr. Traeger noted he would be interested in what the fire chief had to say.

97
98 Mr. Traeger noted they did reduce the variable road width regulations so they could
99 reduce the area of the road. Mr. McCarthy noted the width was approved at 24' plus a
100 sidewalk. Mr. Keach felt since it was approved at a width of 24' and the drainage
101 structures were set at that width then they should keep it that way.

102
103 *Artie Genualdo, Public Works Director*

104 Mr. Genualdo questioned if it needed to be curbed or could they just put the curbing in
105 certain areas where the water would flow. He would also prefer no sidewalks. He doesn't
106 have the manpower or the equipment to take care of sidewalks. Mr. Keach suggested they
107 could use a lower reveal on the curbing so plows could go over it, but it would still
108 control the water.

109
110 Mr. Martin questioned who would maintain the well. Mr. Lavelle noted the well will be
111 owned by a water company and will be taken care of by them.

112
113 *Bill Tapley, Sandown Fire Chief*

114 Chief Tapley noted he was happy with sprinkling the houses. He would prefer to keep the
115 emergency access road so in an emergency they would have a secondary road to get
116 people out the neighborhood if he needs to. Mr. Lavelle noted the original proposal was
117 to upgrade the driveway at 92 Wells Village Road and have a strip of road that connected
118 to the parcel in Wells Village Estates. Chief Tapley noted it could be gated and marked
119 emergency access only so no one could use it. If they have to evacuate the neighborhood,
120 they would like a secondary exit. It would be plowed and kept passable.

121
122 Mr. McCarthy noted he has an easement for the access road which could be conveyed to
123 the town. If they didn't need to disrupt the neighbors, he would prefer to eliminate it if
124 possible. Chief Tapley noted there would be no traffic up and down the driveway unless
125 there was an emergency.

126
127 The board was open to doing a site walk, a date will be coordinated.

128
129 Mr. Treager questioned what kinds of homes would be built in the neighborhood. Mr.
130 McCarthy noted they would be 2-3 bedroom, colonials—starter homes.

131
132 **Jim Hughes – Timberlane Regional School District**

133 Mr. Hughes noted that with the consolidation of the schools, there were some concerns
134 about increased traffic. They were exploring the possibility of utilizing the fire access
135 road that is off the back of the building; they are looking to pass five buses over that road
136 twice a day. They've looked at different ways of entering the property and feel going

137 down Royal Range Road and Rangeway Ave. was a good option. The car traffic would
138 still go around the front of the building and back out through Stagecoach Rd.

139

140 *Bill Tapley, Sandown Fire Chief*

141 Chief Tapley noted the emergency access road was built with the intent of only using it
142 for emergencies. The abutters didn't fight the road going in because it was to be used for
143 just emergency vehicles. He would like a second entrance/exit for emergency use only.

144

145 *Artie Genualdo – Public Works Director*

146 Mr. Genualdo noted Rangeway Ave. would not be able to handle the buses because of the
147 condition of the road. All his catch basins are completely disintegrated and cannot handle
148 the additional impact. Mr. Keach added that he doesn't feel the pavement condition on
149 Hunt Pond Rd. is good either.

150

151 *Dave Cheney, 8 Rangeway Ave.*

152 Mr. Cheney added that Hunt Pond Road is oil graveled, not paved, so that is all chewed
153 up as well and could not sustain the increased impact.

154

155 Mr. Traeger questioned if there were deed restrictions that limited the access. Mr. Cheney
156 noted there was a 50'x150' right of way that is part of the Rangeway Ave. deeded road,
157 so the town owns that property right up to the schools property line. It would be an
158 extreme investment in infrastructure. Stagecoach Rd. was built for the traffic. The
159 beginning of Royal Range Road has a steep incline and a blind area.

160

161 Chief Tapley noted that the road was always indicated as an emergency access road and a
162 fire lane. Moving kindergarten and preschool will cut down on some of the mid-day
163 vehicle traffic.

164

165 *Paul Carey – 22 Rangeway Ave.*

166 Mr. Carey felt more planning was needed. He suggested they could stagger the times,
167 maybe have younger and older kids come and go at different times to decrease the traffic.
168 Mr. Carey added that Dave Cheney was instrumental in fighting for the neighborhood.
169 They were promised as abutters, there would never be a road there so they didn't fight it.
170 He has concerns about the planning and feels more thought needs to be given.

171

172 *Sandra Smith – 13 Rangeway Ave.*

173 Ms. Smith made the board aware that when there is an emergency in the building, the
174 children use that access road to exit the premises and they line up in their neighborhood
175 so that would need to be considered if the road usage was changed. She added that they
176 were told when the road was constructed that it would only ever be used for emergencies.
177 She also noted that the corner of Rangeway Ave. is very sharp and buses have a difficult
178 time making the corner.

179

180 Chief Tapley added that today, parents would get notification that there is an emergency
181 before it gets to the fire station. Parents will get up there and make it extremely difficult

182 to get emergency vehicles up there. Emergency vehicles need access that only they can
183 use to get in and out of there.

184

185 Mr. Martin suggested doing a car count to see what the actual impact is and what they are
186 dealing with.

187

188 Mr. Brown noted regardless, highway and fire do not want to use that road for buses. He
189 suggested maybe looking at staggering times and come up with a better solution. It
190 sounds like that road option is off the table.

191

192 Mr. Hughes noted they are only in the beginning stages of a plan. He came to the board to
193 get a direction to explore and now knows that access road is not an option.

194

195 **PREP Grant Update**

196 Ms. Cairns noted that the PREP Grant application was not submitted. She noted that Julie
197 LaBranche offered other grant suggestions: TBG Grant and another grant that RPC was
198 applying for that they could be a part of. Mr. Traeger noted he would contact PREP and
199 see if they could submit an application late.

200

201 **Impact Fees**

202 Mr. Brown noted he was going to ask the Selectmen to draft a letter to the school board
203 informing them of what information the board needs to do the impact fee study and to
204 begin the process of getting releases signed by parents. Mr. Brown questioned the board
205 if they felt he should wait until they know if they are moving forward with the study or
206 not.

207

208 Mr. Mencis felt they needed to do their due diligence and move forward with a study. He
209 questioned if there was an RSA that mandated impact fees be updated regularly. Mr.
210 Keach noted there was no RSA that mandated it, but there was case law that proved the
211 municipality has a responsibility to the fee payer to be current.

212

213 Mr. Traeger questioned if they did withdraw from the district and tuitioned kids to
214 another school, would they have impact fees that they would need to return. Mr. Keach
215 noted they would still have bond payments for existing infrastructure they were required
216 to pay back.

217

218 Mr. Brown noted that before he went to the Selectmen, he wanted specific information
219 requested from Bruce Mayberry that specifies exactly what he needs for Sandown.

220

221 Mr. Martin noted it's a district wide issue and questioned how long it has been since the
222 other towns have updated their impact fees. Mr. Keach noted each town collects for
223 themselves. If there is liability, it rests with the entity collecting the fee, not the entity
224 spending what is collected.

225

226 Mr. Traeger noted they know the majority of the housing type that exists in Sandown is
227 single-family, 2-3 bedrooms. Mr. Keach noted that Mr. Mayberry is trying to give the
228 town a bullet proof analysis by using the specific information.

229

230 Ms. Butler noted the bus routes would likely be more reliable because who knows how
231 many parents will participate in releasing the information.

232

233 The board agreed it would be good to contact Mr. Mayberry to get exactly what he needs
234 for information.

235

236 **MOTION:** Mr. Mencis made a motion for Ms. Cairns to contact Bruce Mayberry to get
237 the specific information he needs from Sandown. Mr. Traeger seconded the motion. All
238 members voted in favor. The motion passed.

239

240 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Traeger seconded the motion. All
241 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
242 8:55 p.m.

243

244 Respectfully Submitted,

245 

246 Andrea Cairns