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

**Date:** July 21, 2015

**Place:** Sandown Town Hall

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

**Members Absent:** 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.

**Review of the 6/16/15 Minutes**

**MOTION:** Mr. Traeger made a motion to accept the 6/16/15 minutes as written. Mr. Mencis seconded the motion. Mr. Russell abstained. The motion passed.

**Correspondence**

- A notice that the book “A Hard Road to Travel” has been updated and is available for purchase. The board felt it has been a good resource and agreed they should purchase it.
- Town & Country Magazine

**7:15 p.m. – Public Hearing for review of an application for a major subdivision submitted by the Kasher Corporation for a 25-lot open space development. The subject property is located on Wells Village Road and is identified on Map 13, Lot 1. The proposal is to amend a previous approval for a 26-unit over 55 development.**

David & Sandra Bishop, 92 Wells Village Road, were present. Mr. and Mrs. Bishop own the property that the emergency access road will connect to.

Tim Lavelle presented the application. Mr. Lavelle gave an overview of the project. He noted the Wetlands Scientist recommended changing the culvert that is replacing the bridge from a plastic culvert to a concrete culvert because it is more wildlife friendly. The second change they are proposing is a change to the secondary access. It was originally proposed as being a major upgrade to the driveway and putting in an access road. The fire chief noted they didn’t need to go that route and could keep the access as is.

They received a letter from DES stating that the alteration of terrain permit didn’t need to be updated because of the extent of construction that has occurred on site.

Mr. Lavelle noted they will be meeting with conservation to file a conditional use permit to discuss the wetland crossing.

45

46 **MOTION:** Mr. Mencis made a motion to accept the application for jurisdiction for a  
47 major subdivision submitted by the Kasher Corporation for a 25-lot open space  
48 development. The subject property is located on Wells Village Road and is identified on  
49 Map 13, Lot 1. Mr. Traeger seconded the motion. All members voted in favor. The  
50 motion passed.

51

52 Mr. Keach walked the board through his review letter dated July 21, 2015.

53

54 Mr. Keach noted they will need to amend the wetlands impact permit. The earlier  
55 proposal had a con/span bridge which is getting changed to 48" pipe.

56

57 Mr. Keach added no additional permitting through DES will be necessary other than  
58 modification to the state subdivision approval.

59

60 The fire chief reviewed and approved the plans and the board has his letter of approval.

61

62 Mr. Keach noted they would need to base conditional approval on the submission of a  
63 performance guarantee. That amount would need to be determined.

64

65 Mr. Keach noted in terms of zoning, the former proposal was approved under a different  
66 article of zoning. It was granted under the elderly housing ordinance and is now under the  
67 open space ordinance. Most items under zoning have been taken care of other than the  
68 CUP for the wetland impacts.

69

70 Mr. Keach asked Mr. Lavelle to provide more data that properly demonstrates the yield  
71 meets the requirements of the open space ordinance so they can prove there are 25 lots of  
72 record. He also wants the calculations of open space added to the plan in the notes to  
73 demonstrate compliance of the ordinance.

74

75 Mr. Keach noted the homeowners' association documentation outlining what the  
76 responsibilities are in terms of ownership and governance of the open space will need to  
77 be drafted and submitted for town council to review. The emergency access will also be  
78 maintained by the association.

79

80 Impact fees will be applicable and he wants that noted on the plans

81

82 The plans indicate that there is a 50' ROW for the road but calculations show it is only a  
83 40' ROW so that will need to be adjusted.

84

85 Excavation cannot occur within 25' of a burial ground without consent of the Board of  
86 Selectmen and the Cemetery Trustees. They might want to consider moving the road so  
87 they don't come within 25' of the cemetery. Mr. Lavelle noted they already gained  
88 permission to have the road there. Mr. Keach suggested they get permission again since  
89 so much time has gone by.

90

91 Mr. Keach would like them to show exactly what is going to be built for the road. He  
92 would like a construction document that can be referred to by whoever is inspecting the  
93 work.

94

95 Mr. Keach would like the plans to have the easement for the fire road specified, detailing  
96 the specifications to which it is going to be built and have Chief Tapley review and  
97 approve those plans.

98

99 Mr. Lavelle noted that at the site walk, Conservation proposed they build a parking lot to  
100 satisfy their recreation requirement that could be used for parking for the Wells Village  
101 Road Town Forest. They were hoping to create a parking lot immediately to the left of  
102 the road. That will be added to the plans once they find out exactly what conservation is  
103 looking for. They have a few sketches that they will be reviewing with conservation  
104 when they meet with them.

105

106 Mr. Traeger noted on the fire chief's letter, he did not want the word "pond" in any of the  
107 road names. Mr. Lavelle noted they would change that.

108

109 Mr. Russell noted that he was at the Conservation meeting when they were discussing the  
110 parking area. He has some concerns about site lines on Wells Village Road. Mr. Keach  
111 recalled that they did identify the road as being plausible in terms of the site distance  
112 requirements that were in the regulations at that time. There was some clearing that  
113 needed to be done to achieve the 335'. In his review letter, he asked that those site line  
114 requirements be demonstrated. Mr. Russell noted that he's concerned about pedestrian  
115 crossing, there is a substantial dip in the road and it could make it hard to see people  
116 crossing. He thought there was some discussion about cutting the grade of the road there  
117 to help with site lines.

118

119 Mr. Mencis suggested putting the parking area across the street. Mr. Traeger noted it  
120 would be ideal to have the parking area across the street on conservation property. Mr.  
121 Keach though it might be safer to have people come in and park off the entrance to the  
122 development than have them back out onto Wells Village Road directly. Wells Village  
123 Road is a very busy road.

124

125 Ms. Butler questioned, since the open space is going to be behind every lot, will the  
126 homeowners association keep them from cutting trees. Mr. Keach noted that it would be  
127 the intent to provide the homeowners' association the obligation and opportunity to keep  
128 that from happening. They all have interest in that property. He added that under RSA  
129 674:21, not only the landowners, but the municipality has the right of enforcement to that  
130 property.

131

132 Mr. Martin noted that in the original plans for the emergency access, the Bishop's  
133 driveway was going to be reconstructed and raised so the grade would be better to get fire  
134 trucks in. Can the fire trucks still get in that driveway in its current condition if they don't  
135 reconstruct it? Mr. Keach noted that is why he wanted the chief to see exactly how it's  
136 going to be constructed and get him to sign off on it.

137

138 Mr. Brown suggested Mr. Lavelle speak with the fire chief and get his approval and all  
139 the other permits needed, for the next meeting.

140

141 Mr. Russell noted that Mr. and Mrs. Bishop had expressed concern about the current  
142 condition of their driveway. Mr. Bishop noted that all the construction vehicles have used  
143 their driveway for access and it is chewed up. Mr. McCarthy noted he would work with  
144 them to improve their driveway and would take care of any damage they have caused.

145

146 Mr. Keach noted he would like to have updated plans at least a week before the next  
147 meeting so he could have his review letter out by Thursday before the meeting so the  
148 board can review it ahead of time.

149

150 Mr. Brown noted the hearing will be continued to August 18, 2015.

151

152 **Public hearing for review of an application for a major subdivision submitted by**  
153 **Autumn Hills Development LLC for a 16-lot open space development. The subject**  
154 **property is located at 93 Odell Road and is identified on Map 12, Lot 3. The**  
155 **proposal is to amend a previous approval for a 24-unit over 55 development.**

156

157 The board received a letter from Joe Wichert regarding Autumn Hills Development  
158 asking that the hearing be continued to August 18, 2015. The board agreed they would  
159 continue the hearing to that date.

160

161 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Traeger seconded the motion. All  
162 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at  
163 8:11 p.m.

164

165 Respectfully Submitted,

166



167

Andrea Cairns