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**Sandown Planning Board
Minutes
August 18, 2015**

Date: August 18, 2015

Place: Sandown Town Hall

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

Members Absent: Mark Traeger, Lisa Butler – Alternate, 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. Dykeman was appointed as a voting member in for Mark Traeger.

Review of the 7/21/15 Minutes

MOTION: Mr. Martin made a motion to accept the 7/21/15 minutes as written. Mr. Mencis seconded the motion. All members voted in favor. The motion passed.

Correspondence

- RCCD Annual Report
- Flyer for the Municipal Law Lecture Series
- Legal Notice from town of Stratham regarding a cell tower
- Legal Notice from town of Bedford regarding cell tower

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.

The applicant asked for a continuance. The hearing will be held on September 1, 2015

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

Joe Wichert, Chris Nickerson and Eric Nickerson were present.

Mr. Wichert gave an overview of the project. He noted the infrastructure for the 55+ development was built. Four of the 24 units were constructed and one of the units was sold to Mr. Raitt. The other three units are rentals. They would like to finish the rest of the units. They feel they would be more successful with single family homes. They are proposing to go from 24 to 16 units. The infrastructure would remain with minimal

45 changes, but they would change where the homes would be. They've especially reduced
46 the density near the entrance of the road. They aren't looking to change any of the
47 conditions except those related to sewage loading. There are four leach fields. The one on
48 the north side of Maple Grove isn't constructed yet. Mr. Wichert passed out printouts of
49 the proposed units. All the proposed houses would easily fit inside the building
50 envelopes. They will need to get state approval for system B which hasn't been
51 constructed yet. They may increase the size of system B if they can avoid having to cut
52 into the road. If they are going to have to cut an area anyway, then they will likely stay
53 with the old system.

54

55 **MOTION:** Mr. Mencis made a motion to accept for jurisdiction the plan submitted by
56 Autumn Hills Development for a 16-lot open space development. The subject property is
57 located at 93 Odell Road and is identified on Map 12, Lot 3 for jurisdiction. Mr. Martin
58 seconded the motion. All members voted in favor. The motion passed.

59

60 Mr. Wichert noted they received approval from the Fire Chief and they received the final
61 review letter from Mr. Keach and they made the appropriate changes.

62

63 In terms of recreation, they have a passive recreation area with picnic tables near Odell
64 Road, and they will put something in for hiking or walking in the back of the property
65 near the open space.

66

67 Mr. Keach reviewed his letter dated 8/17/15.

68

69 Mr. Keach recommended the board let them utilize the infrastructure that is there. In
70 terms of the surety, since the majority of the infrastructure is completed, the only thing
71 they would need to do is wearing course of asphalt and miscellaneous items like shoulder
72 leveling. The performance guarantee will not be a large sum.

73

74 In terms of zoning, the old ordinance the subdivision was approved under didn't have a
75 50' landscape buffer requirement. The current ordinance (open space) does require a 50'
76 buffer. He would like the board to approve the four existing homes as built within the 50'
77 buffer so there is no question that they are conforming. It would help clear up any title
78 issues in the future that those homes are in compliance.

79

80 Mr. Brown opened the meeting to the public.

81

82 Mr. Russell joined the meeting.

83

84 **MOTION:** Mr. Mencis made a motion to approve the 50' perimeter landscape buffer
85 encroachment as shown on the plan for existing units 1, 2 and 3 pursuant to Article II,
86 Part D, Section 6, C.1. Mr. Dykeman seconded the motion. Members voted in favor. Mr.
87 Meisner and Mr. Russell abstained. The motion passed.

88

89 *William Raitt, 5 Autumn Lane*

90 Mr. Raitt submitted a letter to the board with concerns about surface drainage. Any kind
91 of rain usually leaves standing water. The way it is set up now, it doesn't drain properly.
92 Mr. Keach was aware of the area where there was a problem. That ditch that was there
93 was never finished. When they build the homes, they will grade that properly.
94

95 **MOTION:** Mr. Mencis made a motion to conditionally approve the application for a
96 major subdivision submitted by Autumn Hills Development, LLC. The property is shown
97 on Sandown Tax Map 12, Lot 3 and is located at 93 Odell Road.
98

99 *Conditions of approval:*

- 100 • Receipt of a performance guarantee in and amount and form acceptable to
101 the town.
- 102 • Receipt of correspondence from town council that the homeowner's association
103 documents are satisfactory.
- 104 • Add a note to the final plat indicating that a motion was made to approve the 50'
105 perimeter landscape buffer encroachment as shown on the plan for existing units
106 1, 2 and 3 pursuant to Article II, Part D, Section 6, C.1.
- 107 • Maintenance of positive PREA account balance.
108

109 Mr. Russell seconded the motion. All members voted in favor. The motion passed.
110

111 **Other Business**

112 Mr. Buckley noted he is exploring the idea of carving out two building lots for his
113 children. They would have a shared 50' ROW with a shared driveway. He was interested
114 in getting the board's initial reaction and/or recommended steps before he goes too far
115 with the plans.
116

117 Mr. Russell had concerns that he should submit an application and go through a formal
118 design review process. Mr. Keach thought the informal discussion was fine as long as no
119 decisions were made.
120

121 Mr. Keach noted the road they would use to access the shared driveway would end up
122 being a private road. They would need to get a variance for the frontage requirement. He
123 thought he may need to get a CUP if there were any wetland crossings. He suggested that
124 Mr. Buckley speak with Chief Tapley regarding his requirements for the road and
125 hammerhead at the end.
126

127 Mr. Keach also recommended that Mr. Buckley go to ZBA for the variance first, since if
128 he doesn't get the variance, there is no reason to move forward. He also suggested he
129 speak with Chief Tapley before going to ZBA.
130

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132

133 Ms. Cairns noted there were two old bond accounts that needed to be released to Mr.
134 Vilella. The amounts are very small and the accounts are so old there is no record of

135 what they are for. Mr. Keach thought there were cash bonds posted for portions of
136 Riverbend, Tammy Lane and Hillside Estates. When they were released, it was likely for
137 the original deposit amount and didn't include interest which is why the small dollar
138 amounts remain.

139

140 **MOTION:** Mr. Russell made a motion to release the balances plus accrued interest for
141 subaccount ending in 1416 and subaccount ending in 1424 to Mr. Villella. Mr. Mencis
142 seconded the motion. All members voted in favor. The motion passed.

143

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145

146 Mr. Brown noted that budget season was coming up and they would be reviewing the
147 budget at the next meeting. Mr. Russell suggested having the entire board attend the
148 budget meetings so they could help answer any questions collectively.

149

150 **MOTION:** Mr. Russell made a motion to adjourn. Mr. Martin seconded the motion. All
151 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
152 8:12 p.m.

153

154 Respectfully Submitted,



155

156 Andrea Cairns