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**Sandown Planning Board  
Minutes  
October 6, 2015**

**Date:** October 6, 2015

**Place:** Sandown Town Hall

**Members Present:** Ernie Brown - Chairman, Ed Mencis - Secretary, Matt Russell -Vice Chairman, Steven Meisner, Doug Martin, Mark Traeger, Erik Dykeman – Alternate, Terry Treanor - Ex Officio

**Members Absent:** Lisa Butler – Alternate

**Also Present:** Andrea Cairns - Recording Secretary

Mr. Brown opened the meeting at 7:07 p.m.

**Review the 9/15/15 Minutes**

**MOTION:** Mr. Traeger made a motion to accept the 9/15/15 minutes as written. Mr. Martin seconded the motion. All members voted in favor. The motion passed.

**Correspondence**

- Planning is your world (American Planning Association)
- NH Municipal Association Annual Planning Meeting
- Making Strides Against Breast Cancer Spaghetti Dinner at the English Muffin on Oct. 10 at 5:00 & 6:00 p.m.
- Letter from RPC thanking us for participation and making the board aware of dues for 2016
- Supply Lines Newsletter NHDES
- Seabrook Planning Board legal notice for a cell tower

**Discussion regarding zoning changes**

*In-Home Occupation*

Mr. Brown noted the intent is to make it easier for people in town to have a business in their home. We want to encourage businesses without impacting neighbors.

Mr. Mencis noted it would be nice to have additional services available in town.

Mr. Russell noted they have reviewed the draft several times and thought it should be posted on the website for public input.

Mr. Traeger suggested posting it on the community Facebook page to encourage people to read it and bring feedback.

Mr. Treanor joined the meeting at 7:30 p.m.

45 Mr. Meisner had a few suggestions for changes:

46

47 Section F.8 – take the text “(per Article III, Section 3.C.1)” and place it at the end of the  
48 section so there is no confusion. As it stands, people may think it only applies to the size  
49 of the sign. Members agreed to make that change.

50

51 Section F.8.14 – he feels there will be confusion over the text “major local road.” He  
52 feels they should cut that language out since they have already excluded cul-de-sacs and  
53 dead-end roads. He also thinks it will be too hard to determine which roads are “major  
54 roads” and perhaps they should list out specific roads so there is no grey area.

55

56 Mr. Traeger noted they had talked about allowing the visible businesses on major roads  
57 and connector roads and questioned if they should reference their variable road width  
58 standards and AASHTO recommendations for car counts to determine what roads would  
59 be considered a “major road.”

60

61 Mr. Meisner noted the applicant won’t know if they qualify as a major road, they will  
62 have to wait until the board determines they are.

63

64 Mr. Traeger suggested having it state they must be on a Class V road. The board agreed  
65 to change the language to “fronting on a state road and/or Class V road.”

66

67 The board noted the public hearing for this will be on December 1, 2015.

68

69 *Business Zone*

70 Mr. Brown questioned if the board wanted to move forward with discussing zoning  
71 changes for the business zone or table the discussion.

72

73 Mr. Traeger noted that Busby’s pit would be a great spot for potential commercial zoning  
74 once it is restored. Mr. Martin noted that Hampstead should consider requesting a change  
75 of use for that area so the entire site could be used for an industrial park. The portion in  
76 Hampstead is still zoned residential.

77

78 The board agreed to table the discussion.

79

80 **Other Business**

81

82 *Budget*

83 Mr. Brown noted the selectmen approved the budget. They meet with budget committee  
84 on October 7<sup>th</sup> at 8:15. Mr. Brown noted that Mr. Martin joined him at the meeting and  
85 was a great asset in helping answer some questions.

86

87 Mr. Brown noted that RPC provided a summary of all their services. Mr. Traeger noted  
88 they should reinforce that RPC doesn’t dictate to the towns what they need to do. The  
89 towns dictate to RPC what they need assistance with. He added that he and Mr. Martin  
90 are on the board as town representatives, so they have a say in what happens.

91 Mr. Meisner noted in addition, they should drive home that their budget is down 4.3%.

92

93 Mr. Traeger noted legal is another line item that usually is questioned, but they can't  
94 forecast how much legal advice they will need throughout the year.

95

96 Mr. Brown, Mr. Martin, Mr. Mencis and Mr. Russell all planned to attend the meeting.

97

98 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Russell seconded the motion. All  
99 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at  
100 8:17 p.m.

101

102 Respectfully Submitted,



103

104 Andrea Cairns