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**Sandown Planning Board
Minutes
November 17, 2015**

Date: November 17, 2015

Place: Sandown Town Hall

Members Present: Ernie Brown - Chairman, Ed Mencis - Secretary, Matt Russell -Vice Chairman, Steven Meisner, Lisa Butler – Alternate, Erik Dykeman – Alternate, Terry Treanor - Ex Officio

Members Absent: Doug Martin, Mark Traeger,

Also Present: Andrea Cairns - Recording Secretary

Mr. Brown opened the meeting at 7:05 p.m.

Mr. Dykeman was appointed for Mr. Martin. Ms. Butler was appointed for Mr. Traeger.

Review of the 10/6/15 Minutes

MOTION: Mr. Russell made a motion to accept the 10/6/15 minutes as written. Mr. Mencis seconded the motion. Members voted in favor. Ms. Butler and Mr. Treanor abstained. The motion passed.

Tim Lavelle, Bob Villella – M18 L1 – Discussion regarding a potential open space, multi-family development

Mr. Lavelle noted they have a 57.5 acre piece of property at the end of Pheasant Run Drive. He would like to utilize the multi-family, open space development regulation. They did a yield plan and determined they could fit 16 lots in a conventional subdivision, so they could have 32 units in a multi-family open space development. They would have 5-fourplexes, 6 duplexes and a building that would have a Laundromat to be used by the residents. Most of the development would be clustered next to the recreation center with the open space near the power lines. They were there just for discussion purposes.

Mr. Mencis noted it would be allowed under the regulations. It may equate to affordable housing.

Mr. Lavelle noted they would be rentals, not condos.

Mr. Mencis questioned the road. Mr. Lavelle noted it was shown at 22’ wide, but they would be considered driveways. He added that 20’ is the required width for a fire truck.

Mr. Brown questioned if each unit had its own septic system. Mr. Lavelle noted they would likely share systems. They haven’t done test pits yet, but it is all sand so it is favorable soil. They would look into doing a community well, but may have individual wells for each building.

45 Mr. Lavelle noted they have not worked out how many units would be 2 or 3 bedrooms.
46 The regulations specify that for them.

47
48 For the yield plan, they used two lots on Mallard, each lot would have 200' of frontage.
49 Some of the lots are on the other side of the power lines.

50
51 Mr. Keach has not reviewed the plans yet.

52
53 Mr. Lavelle noted they could put a dry hydrant into Hunt Pond for fire protection with
54 proper access for the fire trucks.

55
56 Mr. Brown reminded Mr. Lavelle that only a certain portion of the open space could
57 include the power lines and wetlands.

58
59 Mr. Meisner questioned if there was a limit on how many units could be on a cul-de-sac
60 without having a secondary access. The board didn't know the answer to that.

61
62 Mr. Russell noted they will have to read up on duplexes and multi-family developments
63 since they have never done one as an open space development.

64
65 Mr. Brown suggested that Mr. Lavelle consult with the Fire Chief as well as the Town
66 Engineer.

67
68 **Acceptance of Twitchell's Way and Valerie Way**

69 Mr. Brown stepped down. Mr. Russell took over chairing the meeting.

70
71 Mr. Russell reviewed the two letters dated November 9, 2015 from Keach Nordstrom.
72 The first was addressed to Mr. Devine, Chairman of the Board of Selectmen, the other
73 was addressed to Mr. Russell, Vice Chairman of the Planning Board. The letters were
74 recommending that the town accept Twitchell's Way and Valerie Way as town roads and
75 the full release of Mr. Brown's performance guarantee for Twitchell's Way.

76
77 **MOTION:** Mr. Mencis made a motion to release the performance guarantee in full plus
78 any accrued interest, being held by the town on behalf of Ernest Brown for Twitchell's
79 Way. Mr. Treanor seconded the motion. All members voted in favor. The motion passed.

80
81 **MOTION:** Mr. Mencis made a motion to make a favorable recommendation to the
82 Board of Selectmen for public acceptance of Twitchell's Way. Mr. Treanor seconded the
83 motion. All members voted in favor. The motion passed.

84
85 **MOTION:** Mr. Mencis made a motion to make a favorable recommendation to the
86 Board of Selectmen for public acceptance of Valerie Way. Mr. Treanor seconded the
87 motion. All members voted in favor. The motion passed.

88
89 Mr. Brown stepped back in.

90

91 **Other Business**

92 Mr. Russell noted that members of the planning board went to the budget meeting and it
93 was approved. He thanked everyone for attending and felt the presence of the board made
94 a big difference in helping to answer questions.

95

96 **Correspondence**

- 97 • Newsletter from RCCD
- 98 • *Town and City Magazine*
- 99 • RPC Legislative Forum – November 18th.

100

101 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Russell seconded the motion. All
102 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
103 7:45 p.m.

104

105 Respectfully Submitted,



106

107 Andrea Cairns