

1 Sandown Planning Board
2 Minutes
3 December 1, 2015
4

5 **Date:** December 1, 2015

6 **Place:** Sandown Town Hall

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

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

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12 Mr. Brown opened the meeting at 7:04 p.m.
13

14 **Review of the 11/17/15 Minutes**

15 **MOTION:** Mr. Mencis made a motion to accept the 11/17/15 minutes as written. Mr.
16 Russell seconded the motion. Members voted in favor. Mr. Martin, Mr. Traeger and Mr.
17 Meisner abstained. The motion passed.
18

19 **Public Hearing pursuant to RSA 675:3 for consideration of the following amendment to the**
20 **Zoning Ordinance: To delete the text of Article II-Part A, General Regulations-All Zones,**
21 **Section 18-In Home Occupation Ordinance in its entirety and replace it with a new Article**
22 **II-Part A, General Regulations-All Zones, Section 18-In Home Occupation Ordinance. The**
23 **purpose of the proposed zoning amendment is to allow residents greater opportunity and**
24 **flexibility to establish a home-based business in town.**
25

26 There was no public in attendance
27

28 Mr. Keach reviewed the document and made a few recommendations:

- 29 • I recommend the word “recommended” in the text of Paragraph 18.F be replaced
30 with the word “imposed.”
- 31 • I recommend the text of Paragraph 18.F.14 be revised to strike superfluous words
32 “fronting a” between the words “property” and “fronting.”
- 33 • I recommend the text of Paragraph 18.F.15 be revised to insert a numerical value
34 where placeholder characters “xxx” remain in the draft.
35

36 The board agreed with the first two recommendations and agreed to make those changes.
37

38 Mr. Traeger proposed they allow a maximum of six customers. They are allowing three
39 cars to be parked there, which could allow two people per car.
40

41 Mr. Treanor noted a beauty parlor could attract at least 12 people with employees, and
42 customers.
43

44 Mr. Russell noted they need to include some provisions for control. If they don’t comply,
45 and complaints are filed against them, then their license will not be renewed.

46 The board agreed six would be an appropriate number for customers.

47

48 Mr. Meisner confirmed that the language of the entire section will be on the ballot and
49 not just the summary of amendments.

50

51 Mr. Treanor questioned if an existing business that currently has more parking and
52 customers would be grandfathered. Mr. Meisner noted as long as they are an existing
53 legal business, they will be grandfathered.

54

55 The board agreed to continue the public hearing to December 15, 2015 at 7:00 p.m.

56

57 Mr. Brown reminded the public, the full text of the proposed zoning amendment is on the
58 website for review.

59

60 **Other Business**

61 Mr. Mencis noted he installed solar panels at his home and questioned if it would be a
62 good option for the police station and other town buildings.

63

64 Mr. Traeger noted they had a Local Energy Commission (LEC) that has since disbanded
65 because they needed members, who tried to address energy conservation issues for all
66 government buildings and facilities. He added that they tried to figure out how to make
67 the lights at the transfer station more efficient since they are on every day whether they
68 are needed or not. The poles are owned by PSNH so they aren't able to make changes to
69 those poles, but they could install their own and possibly put solar lights or timers on
70 them. He noted it would be great to get the LEC up and running again to start looking at
71 those issues again. Solar energy wasn't as popular or available a few years ago.

72

73 Mr. Mencis noted it is something that should be looked into and noted there are grants
74 available for such things.

75

76 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Traeger seconded the motion. All
77 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
78 7:45 p.m.

79

80 Respectfully Submitted,



81

82 Andrea Cairns