

1 Sandown Planning Board
2 Minutes
3 January 19, 2016
4

5 **Date:** January 19, 2016

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*, Erik Dykeman
9 – *Alternate*

10 **Members Absent:** Terry Treanor - *Ex Officio*

11 **Also Present:** Steve Keach – *Town Engineer*, Andrea Cairns – *Administrative Assistant*
12

13 Mr. Brown opened the meeting at approximately 7:02 p.m.
14

15 Ms. Butler was appointed in place of Mr. Martin
16

17 **Review of the 12/15/15 Minutes**

18 **MOTION:** Mr. Mencis made a motion to accept the 12/15/15 minutes as written. Mr. Meisner
19 seconded the motion. Members voted in favor. Ms. Butler, Mr. Traeger, and Mr. Russell
20 abstained. The motion passed.
21

22 Mr. Martin joined the meeting. Ms. Butler stepped down.
23

24 **Correspondence**

- 25 • Supply Lines Newsletter
- 26 • Town & City Magazine
27

28 **Public Hearing for review of a lot line adjustment application to permit an equal area**
29 **exchange lot line change, to transfer area between lots 6-11-8 and 6-11-7. The total area of**
30 **exchange is approximately 10,560 sq. ft. The subject property is located on Phillips Pond**
31 **Drive and is identified on Map 6, Lot 11-7 and Map 6, Lot 11-8.**
32

33 Mr. Jim Lavelle presented the application. He noted that nothing exists on either lot. When Mr.
34 Guiffre began to clear his lot, he cut over the lot line. Mr. Marchetti who owns the 12 acre parcel
35 had no issue adjusting the lot line to include the area that was cut. Mr. Marchetti will also gain
36 road frontage that might help him subdivide the property in the future. They decided to do an
37 equal area exchange to change the lot lines.
38

39 Both lots will meet all building requirements. Steve Keach reviewed the application and there are
40 a number of housekeeping items to address but nothing significant.
41

42 Mr. Lavelle noted the solid line is proposed, the dotted line is existing and that should have been
43 clearer on the plans and that clarification will be added to the plans.
44

45 Mr. Keach reviewed his letter dated 1/18/16. He concurs there are not a lot of items to address,
46 just small housekeeping items.
47

48 Mr. Meisner questioned if they needed to do anything additional since the lots fall within the
49 shoreland protection area. Mr. Keach noted that if they do subdivide the larger lot, they may need
50 to address some items within the shoreland protection area.

51

52 Mr. Russell clarified the edges of wetland. Mr. Lavelle noted there is swampland between
53 Phillips pond and the lot. They have limited buildable area because of that large wetland.

54

55 Mr. Russell clarified that the “no cut buffer” on lot 6-11-8 didn’t go onto the other lot. Mr.
56 Lavelle confirmed that was correct.

57

58 **MOTION:** Mr. Mencis made a motion to accept the application for jurisdiction submitted by
59 Joseph and Vickie Guiffre and Raymond and Sandra Marchetti for a lot line adjustment to permit
60 an equal area exchange lot line change, to transfer area between lots 6-11-8 and 6-11-7. The total
61 area of exchange is approximately 10,560 sq. ft. The subject property is located on Phillips Pond
62 Drive and is identified on Map 6, Lot 11-7 and Map 6, Lot 11-8. Mr. Traeger seconded the
63 motion. All members voted in favor. The motion passed.

64

65 **MOTION:** Mr. Mencis made a motion to conditionally approve the application submitted by
66 Joseph and Vickie Guiffre and Raymond and Sandra Marchetti for a lot line adjustment to permit
67 an equal area exchange lot line change, to transfer area between lots 6-11-8 and 6-11-7. The total
68 area of exchange is approximately 10,560 sq. ft. The subject property is located on Phillips Pond
69 Drive and is identified on Map 6, Lot 11-7 and Map 6, Lot 11-8.

70

71 The following conditions apply:

72

- 73 • Both landowners sign the final plat
- 74 • Receipt of certification from licensed land surveyor that all required boundary
75 monuments have been installed.
- 76 • Receipt of correspondence from town engineer acknowledging comments
77 and recommendations offered in his letter report of 1/18/16 have been
78 satisfactorily resolved
- 79 • Maintain positive PREA account

79

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

81

82 **Town Engineer Report**

83

84 Mr. Keach noted that Fran McCarthy is considering a third option for the site at Wells Village
85 Road. They are contemplating using the open space development ordinance to create a hybrid
86 subdivision. They would go back to the road being private as it was originally intended, but put
87 multi-family townhouses in. The density would be determined by using the same yield plan they
88 used to convert units from age restricted to single family. Mr. Keach spoke briefly with Tim who
89 informed him that they are working on those plans. He anticipates they will contact the board
90 soon to schedule a conceptual consultation with the board.

90

91 Mr. Keach noted that Mr. McCarthy read the ordinance to see his options. He had concerns about
92 advancing 26 single-family homes and questions whether the absorption is right for that. Is it
93 going to take him a decade to build and sell those homes? Townhouse style developments, he
94 could build four units at a time, get three sold and move on to the next. That price-point hasn’t
95 been developed yet in Sandown so there is opportunity.

96

97 Mr. Traeger questioned if there would likely be families living in those spaces. Mr. Keach
98 thought there would be, but there would be fewer bedrooms. He added they cannot have more
99 than 50% of the units be 3-bedroom units, the balance can be 2-bedroom units. There is nothing
100 else like that in today's inventory in town. He feels it is likely a healthy percentage would be for
101 senior occupancy, people who don't want large yards with big homes. They would not be age
102 restricted.

103

104 **Other Business**

105 Mr. Martin noted that he and Lynne Blaisdell attended the Hard Road to Travel seminar. It
106 reviewed roads, town roads, and infrastructure within the town. It was very informative.

107

108 Mr. Brown suggested they discuss 2016 goals at the next meeting. They need to continue their
109 MS4 discussions.

110

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

113

114 Respectfully Submitted,

115 

116 Andrea Cairns