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**Sandown Planning Board  
Minutes  
February 16, 2016**

**Date:** February 16, 2016

**Place:** Sandown Town Hall

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

**Members Absent:** Mark Traeger, Lisa Butler – *Alternate*

**Also Present:** Andrea Cairns – *Administrative Assistant*

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

Mr. Dykeman was appointed for Mr. Traeger.

**Review of the 1/19/16 Minutes**

**MOTION:** Mr. Russell made a motion to accept the 1/19/16 minutes as written. Mr. Martin seconded the motion. Members voted in favor. Mr. Treanor abstained. The motion passed.

**Tim Lavelle – Wells Village Estates**

*Tim Lavelle was representing Kasher Corporation – Wells Village Estates project*

Mr. Lavelle noted that at the recommendation of Keach Nordstrom, they went out and surveyed the existing conditions. They now have a more accurate depiction of what exists and what road work needs to be done to bring it to completion. Mr. McCarthy decided he didn't want to move forward with the single family configuration and wanted to look at a multi-family open space development. They would change the road back to a private road and construct 50 multi-family tri-plex and four-plex units. They met with Steve Keach and with his feedback are coming to the board with what they are considering.

Mr. Brown noted that Steve Keach had written an email with suggestions of what they should discuss.

Mr. Lavelle noted that they changed the secondary access after speaking to the fire chief. Chief Tapley will still need to review and approve the updated plans.

Mr. Lavelle also noted they were still interested in satisfying the recreation requirement with their proposal to build a parking lot at the conservation property off Wells Village Road and give a recreation donation per building as long as the board was satisfied with that scenario.

Mr. Brown reminded the board of Mr. Keach's last paragraph stating that their discussion was just conceptual and was without benefit of abutter notification and public notices so

45 they could not make any decisions. Mr. Lavelle was aware of that and just wanted to raise  
46 some issues for the board to think about.

47

48 Mr. Brown questioned if there was a cistern planned. Mr. Lavelle noted they had planned  
49 to sprinkler the buildings so there was no cistern planned.

50

51 Mr. Mencis noted it would be helpful if they could come to the next meeting with what  
52 the buildings would look like. Mr. Lavelle will bring full renderings.

53

54 Mr. Russell questioned if the intent was to make them rentals. Mr. Lavelle confirmed  
55 they would be at first. They will likely create condo documents so they could be sold  
56 eventually.

57

58 Mr. Russell noted his concern with all the changes. At first the plan was for 55+ which  
59 would have little impact on the schools; it changed to single family homes which from a  
60 population and concentration standpoint was less impact than 50 units. He questioned if  
61 there was a traffic study done on that road and would the new proposal impact it  
62 differently.

63

64 Mr. Lavelle noted a traffic study was done for that entire section of town for Hillside  
65 Estates and looked at the build-out of all the undeveloped land. The total number of units  
66 of the new proposal is two less than the 55+ proposal so it shouldn't impact it differently.

67

68 Mr. Martin noted the age restriction would have less impact on the road than families  
69 living there. He requested that the board get a copy of that traffic study. Mr. Lavelle  
70 noted the density is allowed under the open space development ordinance. His major  
71 question is what the fire chief will require for a second entrance.

72

73 Mr. Martin questioned if it was the same number of bedrooms as the 55+ proposal. Mr.  
74 Lavelle noted they hadn't determined that yet. Mr. Meisner noted under the OSD  
75 ordinance, they could have 50% be two-bedroom units and 50% be three-bedroom units.  
76 Mr. Lavelle noted they had not yet determined what the breakdown would be. Mr. Martin  
77 added that they could potentially yield 30% higher population by going from 104 units to  
78 125 units.

79

80 Mr. Martin also noted that they changed the wetland crossing and wondered if that would  
81 need to be addressed as well. Mr. Russell noted that changed because NHDES changed  
82 their requirements.

83

84 Mr. Russell questioned if they would notify abutters. Mr. Lavelle noted they would come  
85 back with a full application that included notification of abutters.

86

87 Mr. Brown recommended they come back to the board and go through the design review  
88 process. He also noted that Mr. Keach recommended that he provide the board with intent  
89 to withdraw the previous application. He recommended that Mr. Lavelle find the old  
90 traffic study, noting it may need to be updated. He also needs to explore what the fire

91 chief wants for secondary access. He would prefer to go through a design review and  
92 have a greater discussion prior to accepting the application for jurisdiction.

93

94 Mr. Meisner suggested all the members review the OSD ordinance again especially  
95 against the plans submitted.

96

97 Mr. Lavelle noted that the traffic study took into consideration Riverbend, Hillside  
98 Estates and Vantage Point.

99

## 100 **Other Business**

101 *Brian Tammany – Petra Paving*

102 Mr. Tammany noted he purchased the property at 531 Main Street which is a 2-family.  
103 They have been thinking about subdividing that property and putting in a second multi-  
104 family unit. They are short for what they need in terms of acreage. He spoke with Steve  
105 Keach and Tim Lavelle and got some good information. He would like to hear the  
106 board's opinion on the possibly. He also noted the second option they are looking at is  
107 purchasing additional land from the Celeste family. He is new to the process and was  
108 hoping for education and guidance on what is possible what requires a variance.

109

110 Mr. Tammany noted his lot is 3.25 acres and 3.5 acres is required.

111

112 Mr. Meisner noted he could put a single-family house on there with an accessory  
113 apartment. That home would need to be owner occupied whereas the duplex does not.

114

115 Mr. Meisner noted he would not need a variance to put a single-family house on there. He  
116 would need a variance for the duplex. The problem he foresees with the five criteria  
117 questions is proving extreme hardship. It might be hard because you could possibly put in  
118 a single-family home. It would be an interpretation by a five person board.

119

120 Mr. Lavelle noted that lot was created within the last 10 years from the last piece of  
121 property owned by Vinnie Celeste so there should be lot size calculations.

122

123 Mr. Brown noted that just because he has the correct size, it's based on soils not  
124 necessarily the dimensions. He needs to look at the soils and slopes.

125

126 Mr. Brown recommended he hire a surveyor to look at the soils, water tables and slopes  
127 and from there determine if you can get a single family house. If you want to do a duplex,  
128 from there you can figure out if you need more land and how much. That is something  
129 you need to do no matter what.

130

## 131 **Correspondence**

132

- Town of Salem – Verizon Wireless Cel Tower

133

- Danville – NOD – Cotton Farm Road

134

- Plan NH help with developing a town center

135

- Notice of Decision from Danville Board of Adjustment – they approved the reconstruction of the four unit apartment

136

- 137       • Water conservation plan approval for Wells Village Estates  
138       • Letter from the Department of Environmental Services to the EPA asking for  
139           clarification on where measurements needed to be taken for the MS4 permit.  
140

141       The board thought they should contact the lake associations and get them involved and  
142       share information. Mr. Mencis will call Al Lake.  
143

144       **Impact Fees**

145       The board thought they should discuss it after the elections so they can determine if they  
146       are going to continue the process of withdrawing from the district. They can't determine  
147       impact fees until they know that.  
148

149       Members agreed impact fees needed to be addressed. They will contact Bruce Mayberry  
150       after the election.  
151

152       **MS4 Permit**

153       Ms. Cairns noted they need to start moving forward with some of the recommendations  
154       made by Julie LaBranche. They could potentially talk with her again about applying for a  
155       grant to get RPCs assistance again.  
156

157       Mr. Brown noted there were some changes in legislation that will need to be addressed in  
158       their zoning – signs and accessory apartments. They need to look at their ordinances to  
159       make sure they are in compliance. The accessory apartment ordinance will likely need to  
160       change since the new legislation does not allow it to be restricted to one bedroom.  
161

162       Mr. Mencis took a moment to thank Matt Russell for his service who has served on the  
163       board for 10+ years.  
164

165       **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Martin seconded the motion. All  
166       members voted unanimously in favor. The motion passed. MEETING ADJOURNED at  
167       8:45 p.m.  
168

169       Respectfully Submitted,



170       Andrea Cairns  
171