

46

47 The application is a minor subdivision so it does not represent an application of regional
48 stature.

49

50 They will need to obtain local driveway permits before obtaining building permits.

51

52 They have not received any comments from the fire department. Mr. Russell questioned
53 what potential issue would there be? Mr. Keach stated given the history of the fire
54 suppression in that neighborhood, he would want the fire department to review the
55 application. Mr. Lavelle added that if driveways are longer than 300' there are certain
56 requirements they have to meet.

57

58 Mr. Keach added that section 9.19 of the subdivision regulations requires road shoulder
59 improvement occur to bring the condition of the shoulder to town standards on an
60 existing road. The road was just rebuilt so he does not feel this is necessary.

61

62 Overall, the plan is pretty clean.

63

64 Mr. Russell questioned what the original developer did for recreation. Mr. Keach noted
65 the recreation funds went to the Phillips Pond Association.

66

67 *Daniel Cifelli, 64 Phillips Pond Road*

68 Mr. Cifelli lives directly across from one of the proposed lots. He doesn't have any
69 concern with putting in two lots, but does not want to see three. The road is already
70 getting congested and losing the rural character. He also had concerns about water
71 quality. There is another home being built and since construction began on that home,
72 they developed issues with water quality and had to install a filtration system.

73

74 *Mike Skora, 61 Phillips Pond Drive.*

75 Sent a notarized letter. Mr. Brown read his letter into the record. Mr. Skora expressed
76 concerns with the proposal. He feels strongly that dividing the property will create homes
77 that are too close in proximity. They will also require extensive vegetation removal and
78 will negatively affect the view and properties. They feel it would be reasonable to divide
79 the property into two. That would maintain the look feel and view of the original
80 subdivision. He is not for three homes but would not be opposed to two homes.

81

82 Mr. Russell understands where the abutters are coming from. He has seen a lot of
83 development where he lives but these lots exceed the size standards of most lots in town.

84

85 Mr. Meisner stated he isn't voting on the case, but wanted it noted that when the
86 applicant came before the zoning board with the application, ZBA did not feel it seemed
87 out of character for the neighborhood because of the size of the lots. They could
88 potentially put a small road in there and put 4-5 lots in there as an alternate. This is a
89 comfortable situation for the property versus what could potentially be there.

90

91 Mr. Lavelle noted the smallest lot is 2 acres which is twice the size of the lot next to it.
92 The lots are large so it is not a tight situation. Only one home is going on the 5 acre lot.
93 They added a 250' shoreland protection line on those plans so if they develop within that
94 they have to go through the state.

95
96 Mr. Brown stated he appreciated the feedback from the abutters. He noted that the
97 applicant was within regulations, it is his property and he has the right to develop it.
98

99 Members discussed whether the recreation donation should go to the Phillips Pond
100 Association for recreation. Mr. Meisner noted the three lots would have frontage on the
101 pond. The pond is having more issues with milfoil.

102
103 Mr. Lavelle noted donating the funds to the Phillips Pond Association would be
104 acceptable to the applicant.
105

106 **MOTION:** Mr. Russell made a motion to waive subdivision regulation 9.23 to accept a
107 \$1,000 per lot donation made to the Phillips Pond Association to be used for treatment of
108 Phillips Pond in lieu of on-site recreation. Mr. Treanor seconded the motion. All
109 members voted in favor. The motion passed.

110
111 The board acknowledged that section 9.19 of the subdivision regulations is not applicable
112 given the current condition of Phillips Pond Road so no shoulder improvements are
113 needed on that property.

114
115 **MOTION:** Mr. Russell made a motion to grant conditional approval for the application
116 submitted by Raymond and Sandra Marchetti for a minor subdivision to subdivide the
117 subject parcel into three single-family residential building lots for the property is
118 identified on Map 6 as Lot 11-7 and located on Phillips Pond Drive. The following
119 conditions will apply:

- 120
- 121 • Receipt of correspondence from licensed land surveyor acknowledging that all
122 boundary monuments identified as to be set have in fact been installed
 - 123 • Receipt of correspondence from town engineer acknowledging all comments and
124 recommendations offered in his letter report of August 11, 2016 have been
125 satisfactorily addressed
 - 126 • Add a note to plan acknowledging waiver of section 9.23 was granted on 8/16/16
 - 127 • Maintain positive PREA account balance

128
129 Mr. Treanor seconded the motion. All members voted in favor. The motion passed.
130

131 Mr. Meisner stepped back in.
132

133 **Correspondence**

- 134
- 135 • State subdivision approval for Marchetti
 - 136 • Citizen emailed with opposition to the Wells Village Estates subdivision and
included newspaper clippings about Kasher Corp.

- 137 • NH SFI Implementation Committee having a sawmill field day on
- 138 September 23, 2016
- 139 • NH Timber Harvesting Law Lecture on Tuesday August 23, 2016
- 140 • Notification from town of Hampstead for cell tower
- 141 • 2017 Budget Schedule
- 142

143 **Other Business**

144 Mr. Brown noted that the public has expressed some concern over the open space
145 development ordinance and wondered if they should take a look at it. He questioned if the
146 town was allowing too much.

147
148 Mr. Keach noted that the original cluster development ordinance was amended to create
149 the open space development ordinance. When the workforce housing statute was
150 established, it required that towns create an opportunity for multi-family housing. By
151 establishing multi-family housing according to a yield plan, you aren't really increasing
152 the number of people that are allowed on the property. By eliminating multi-family
153 housing completely, the town would not be compliant with the statute.

154
155 Mr. Russell raised concern about that kind of potential on a road that wasn't built for that
156 kind of density. It can hurt if the town if it goes into an area that doesn't have the kind of
157 infrastructure to support it.

158
159 Mr. Keach noted there are very few rentals available in Sandown. Most rentals are
160 occupied by young couples, seniors and others that don't want a big house but want to
161 stay in town. It could be a well conceived project for the town.

162
163 Mr. White noted his concern was the change in use from elderly housing. It could now
164 potentially cost the town to send more children into the school system. Mr. Brown noted
165 that wasn't necessarily true. He built a development of 16 single-family homes and there
166 are probably 5 or 6 that don't have children. That offsets those that do in terms of
167 expenses. There are a lot of people that don't want large houses and they may or may not
168 be putting kids in school.

169
170 Mr. Meisner noted even if each unit gets \$5,000 in taxes, only one out of four units could
171 have children in order for the town to break even.

172
173 Mr. Russell added from a tax standpoint, it's a losing proposition. Mr. Keach noted that is
174 why the legislature acted the way they did. It's unlawful to prevent a certain type of
175 housing. There are no accurate demographic numbers for Sandown residents in
176 apartments, but in Merrimack, when they did a fiscal impact study, they used the school
177 systems data. The school age children multiplier for a two bedroom unit was 0.17—one
178 out of every seven units had a child.

179
180 Mr. Keach noted that currently the subdivision regulations give them the opportunity to
181 require a fiscal impact study for major subdivisions. They could start requiring that.

182

183 Mr. Meisner noted he would like to see fewer 3-bedroom units allowed. He finds 3-
184 bedrooms extremely attractive to families.

185
186 Mr. Keach noted they could do that and had originally proposed no more than 1/3 of the
187 units be three-bedroom. Workforce housing states it has to have 2 or more bedrooms.

188
189 Mr. Brown noted there are residents in town that are concerned about it so he thought the
190 board should discuss it. The board agreed it was something they should move forward
191 with.

192
193 Mr. White added that over the last five years, with the economy, building has slowed.
194 This may be the start of a building trend and if they don't address it now, it could become
195 a problem.

196
197 Mr. Keach noted he would like to see the board require any new development do a fiscal
198 impact study for any project like this. Mr. White questioned if the town could stop the
199 project if the results came up negative for the town. Mr. Keach noted they couldn't stop
200 the project, but could cause the plans to be revised.

201

202 **Ronald Frick PREA Account**

203 The project is complete and all invoices have been paid.

204 **MOTION:** Mr. Meisner made a motion to release the funds for Ronald Frick in full plus
205 accrued interest. Mr. Russell seconded the motion. All members voted in favor. The
206 motion passed.

207

208 **Agreement from RPC for the targeted block grant**

209 Mr. Brown reviewed the contract and scope of work for the board

210 **MOTION:** Mr. Russell made a motion to favorably recommend to the Selectmen that
211 they sign the agreement between Rockingham Planning Commission and the Town of
212 Sandown for the targeted block grant to fund projects to comply with the MS4 permit.
213 Mr. Meisner seconded the motion.

214

215 *Discussion:* Mr. Russell wanted to make sure they understood what the town's
216 requirements are for the MS4 permit. Mr. Treanor and the board believed they were
217 aware.

218

219 All members voted in favor. The motion passed.

220

221 **Zoning Amendments**

222 Mr. Brown noted they would need to review the Accessory Apartment ordinance to
223 comply with the change in the state statute. Mr. Keach noted he looked at the ordinance
224 and the town doesn't have many changes to make but did need to address a few items.

225

226 **Engineer Report**

227 Mr. Keach had a preconstruction conference with Fran McCarthy, owner of Wells
228 Village Estates. Mr. McCarthy hired the excavation company to start construction on the

229 road. Mr. McCarthy provided an updated letter of credit for the full amount. They will go
230 in next week to update erosion control measures. He believes they will be advancing
231 construction very quickly and will have a set of plans to be signed at the next meeting.
232 American Excavating believes the work could be completed in about 8 weeks. There will
233 be a lot of activity there in the next few weeks.

234

235 **MOTION:** Mr. Russell made a motion to adjourn. Mr. Meisner seconded the motion. All
236 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
237 9:10 p.m.

238

239 Respectfully Submitted,



240

241

Andrea Cairns