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**Sandown Planning Board  
Minutes  
September 6, 2016**

**Date:** September 6, 2016

**Place:** Sandown Town Hall

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

**Members Absent:** Matthew Russell - *Alternate*, Lisa Butler – *Alternate*

Mr. Brown opened the meeting at approximately 7:03 p.m.

**Review of the 8/16/16 Minutes**

**MOTION:** Mr. Traeger made a motion to accept the 8/16/16 minutes as amended. Mr. Treanor seconded the motion. Members voted in favor. Mr. Traeger, Mr. Martin and Mr. Mencis abstained. The motion passed.

**Other Business**

Mr. Jim Lavelle, James Lavelle Associates presented two sets of mylars to be signed.

*Premiere Realty Trust and Edmund and Sheila Genest Jr. The subject property is located at 58 Tenney Road and identified on Map 5, Lot 7-6, 7-6-1, 7-6-2*

Mr. Keach reviewed the plans and forwarded his recommendation to the board. There were typos that needed to be corrected so the first page needed to be revised and they didn't have a chance to have it stamped. Mr. Lavelle noted Tim Fewerda would come into the office and stamp the plans before they get recorded. The board signed the plans but noted they would not be recorded until the first page could be stamped.

*Raymond and Sandra Marchetti. The subject property is located on Phillips Pond Drive and identified on Map 6 as Lot 11-7.*

The board reviewed Mr. Keach's letter. The plans were complete and were signed.

**Correspondence**

- Small Wood Lot NH Sustainable Initiative
- NH Department of Transportation Technical Assistance Program – fostering transit oriented development grants

Mr. Traeger spoke with a woman about the impact of the future exit 4A off of 93 and the impact it would have on Sandown. The grant could potentially be used for a park and ride. It is a 20% matching grant. Mr. Martin added with the expansion of 93 and Route 111 at Exit 3, it will be much easier to get to Sandown and surrounding towns. Exit 4, 4a and 5 will be the next phase of development. It's something that needs to be addressed and could become a problem in the next 10-15 years.

46 Mr. Traeger suggesting combining it with property the town already owns. They  
47 could potentially place it next to the recreation center to create additional parking;  
48 or put something at the Eisenhower property where there is potential for recreation  
49 space. Mr. Traeger also suggested partnering with Chester.

50  
51 The board thought they should run the idea by Mr. Keach to see if he had any ideas.

52

53 **Budget Review**

54 Mr. Meisner noted that the budget currently has \$8,060 in revenue which makes the  
55 board half self-funded. That should be brought up at the meetings.

56

57 Mr. Meisner suggested keeping payroll the same since there is the potential for the  
58 board to get busier.

59

60 Mr. Brown questioned if the board felt it was worth keeping funding for  
61 Rockingham Planning Commission under dues. The board felt it absolutely was  
62 necessary. They did the town's master plan and MS4 work.

63

64 Mr. Brown noted there is \$3,500 remaining in the budget this year from consulting  
65 and legal. He questioned if the board should use that money to engage Mr. Mayberry  
66 to work on updating the impact fees vs. putting additional funding into the budget  
67 for next year to cover those costs. The board agreed that would be a good idea. Ms.  
68 Cairns will bring the impact fee proposal to the next meeting.

69

70 The board would like legal and consulting to remain the same.

71

72 Increase ads to \$1,500

73

74 Increase dues to \$6,300

75

76 Grants, mileage and education should stay the same.

77

78 **MOTION:** Mr. Traeger made a motion to recommend a 3% or maximum allowed pay  
79 increase to the Selectmen for the Administrative Assistant. Mr. Mencis seconded the  
80 motion. All members voted in favor. The motion passed.

81

82 **Zoning Amendments**

83 Ms. Cairns reviewed the potential zoning amendments the board should consider.  
84 The accessory apartment ordinance and the sign ordinance should be adjusted to  
85 comply with new state statutes. The board previously discussed amending the Open  
86 Space Ordinance to adjust the amount of bedrooms allowed in multi-unit housing.  
87 Mr. Keach recommended they look at Article II – Part A – Section 13 regarding  
88 building on pre-existing/non-conforming lots.

89

90 Mr. Meisner noted there have been cases coming in recently that sparked this. The  
91 zoning board has received conflicting advice on how to handle building on non-

92 conforming lots. He cautioned the board noting there are lots that exist in his  
93 neighborhood that are 50'x50' and likely many more in existence around the lakes.  
94 Even if they combined lots and used two lots, they could be allowing a lot of homes  
95 on very small lots.

96  
97 The board will address the accessory apartment and sign ordinances at the next  
98 meeting and then delve into the more complicated ordinances at the first meeting in  
99 October.

100  
101 **MOTION:** Mr. Traeger made a motion to adjourn. Mr. Mencis seconded the motion. All  
102 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at  
103 8:45 p.m.

104  
105 Respectfully Submitted,



106  
107 Andrea Cairns