

1 **Sandown Planning Board**
2 **Minutes**
3 **September 20, 2016**

4
5 **Date:** September 20, 2016

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown – *Chairman*, Steven Meisner, Ed Mencis - *Secretary*,
8 Terry Treanor - *Ex Officio*, Erik Dykeman – *Alternate*

9 **Members Absent:** Doug Martin – *Vice Chairman*, John White, Mark Traeger,
10 Matthew Russell - *Alternate*, Lisa Butler – *Alternate*

11
12 Mr. Brown opened the meeting at approximately 7:03 p.m.

13
14 Mr. Dykeman was seated for Mark Traeger.

15
16 **Review of the 8/16/16 Minutes**

17 **MOTION:** Mr. Treanor made a motion to accept the 9/6/16 minutes as amended.

18 Mr. Mencis seconded the motion. All members voted in favor. The motion passed.

19
20 **Linda Meehan - Discussion regarding a potential proposal to construct residential**
21 **care facilities for the developmentally impaired on a 7+ acre parcel on North Road.**
22

23 Debra DeScenza from Farmsteads of New England was also present.

24
25 Ms. Meehan noted she has a grandson Michael who has autism and is going to be 20
26 years old in November. They knew they would need to look for a residence for him
27 when he turned 21 since the school district will no longer be responsible for his
28 education at that age. She was looking at a place for him to live close to his family.
29 Ms. Meehan has a 7 acre parcel that could potentially be used. The state referred her
30 to NH Housing Authority where they have a loan program that assists people who
31 want to develop residential facilities. They referred her to Ms. DeScenza. Farmsteads
32 of New England had a search committee review the property. They met with a
33 surveyor and determined that M23 L1 is a buildable lot. She would like to go before
34 the planning board with a site plan to build residences on that property.

35
36 Ms. Meehan added that an issue for people with disabilities is where they can live.
37 The state is anxious to see small residences throughout the state where the ever
38 growing list of people becoming adults can reside. Some people go to foster homes.
39 That doesn't always work out when foster families can no longer care for that
40 individual. They would prefer to find a forever home. The staff may change but the
41 person can stay there as long as they want.

42
43 Mr. Treanor noted they opened one of those facilities in Salem and it has been very
44 successful.

45

46 Ms. DeScenza noted she founded Farmsteads of New England in 2000 because she
47 has a son in the population. She wanted to provide him an opportunity to live a
48 meaningful and stable life. In 2003 they purchased a farm in Hillsborough and built
49 6 residences and have made it a working farm. They provide each person with a
50 one-bedroom apartment but also the chance to socialize with others with a common
51 area and staff support based on the individual needs. They have a waiting list of
52 about 60 people. They are trying to grow and develop additional residences around
53 the state.

54

55 Ms. Meehan noted the property is adjacent to other properties they own where
56 there are recreation facilities (pond, fields, band shell). They are a good match for
57 what both parties want to do.

58

59 Ms. DeScenza noted most buildings have three individuals each with their own
60 apartment and one apartment for a staff member. There is always 24-hour coverage.
61 They disconnect the stoves when people are unable to use them, but NH Housing
62 Authority requires the apartments have them. For this property, they are going to
63 propose three buildings approximately 2,000 sq. ft each.

64

65 Mr. Brown noted they consulted with Mr. Keach who provided information on other
66 similar projects they have worked on. The facilities are allowed by state law, the
67 town can't prevent them from going in but the town can evaluate site plans.

68

69 Mr. Meisner requested that the board consult with the town attorney to determine
70 what the process is. He feels they should protect the planning board from an abutter
71 that may not want the project in their neighborhood. They need to make sure it is ok
72 for the board to continue with this and bypass zoning.

73

74 Mr. Meisner noted they will likely still need to meet life, fire and safety requirements
75 and they may need sprinkler systems. Ms. DeScenza noted the NH Housing
76 Authority requires them to have sprinkler systems and have other safety
77 requirements that must be met. If these are built and funded through the state, then
78 it will be required to be used as low income special needs housing for 30 years.

79

80 The board agreed Ms. Cairns should contact the town attorney to get her feedback
81 on how to proceed.

82

83 **Correspondence**

84

- 85 • NH Association of Conservation Commissions Annual Meeting to be held on
86 November 12th
- 87 • Letter from RPC requesting their support for a grant to protect the Pow Wow
88 River Watershed. Ms. Cairns explained that Angle Pond, Cub Pond, Punch
89 Pond and another small water body were part of that watershed. It wouldn't
90 require any financial obligation from the town, but they would need a
representative to attend a few workshops. The Selectmen would sign the

91 letter of support. **MOTION:** Mr. Brown made a motion to recommend that the
92 Board of Selectmen send a letter of support for the project. Mr. Mencis
93 seconded the motion. All members voted in favor. The motion passed.

- 94 • RPC is holding a n Accessory Dwelling unit workshop on 9/29/16 in Exeter
- 95 • DES provided BMPs for groundwater protection

96

97 **Impact Fees**

98 Ms. Cairns noted the cost for moving forward with Mr. Mayberry was \$5,000. They
99 would need to decide if they would move forward this year or if they would put that
100 in the budget for next year.

101

102 The board discussed whether the school district would give them the information
103 they needed. They suggested they should request that Mr. Mayberry request the
104 information and receive a written denial so they have a paper trail proving they did
105 attempt the get the most accurate information.

106

107 Mr. Meisner suggested they have the town attorney review the contract.

108

109 The board also felt they should bring the Selectmen up to date that we were looking
110 into it.

111

112 The board felt they should move forward with the project this year and use
113 remaining funds

114

115 **Accessory Apartments**

116 Ms. Cairns presented a draft of the ordinance with proposed changes based on input
117 from documents provided by the Rockingham Planning Commission, the NH
118 Municipal Association, and Mr. Keach. The board agreed with the changes. Mr.
119 Dykeman suggested adding in language limiting the number of bedrooms to two
120 bedrooms. The board agreed that was appropriate.

121

122 **Sign Ordinance**

123 Ms. Cairns didn't see any real issues with the way the ordinance was written, but
124 questioned if they could specify what kind of temporary signs could be displayed
125 (e.g.; real estate, contractors). She asked the board to review the ordinance with the
126 information provided to them from Local Government Center and see if they saw
127 anything that needed to be changed. Ms. Cairns suggested having the town attorney
128 review it. The board agreed that would be appropriate.

129

130 Mr. Meisner noted if they do have changes, they may want to consider looking at
131 what is allowed in terms of sizes. Ms. Cairns questioned the discrepancy between
132 signs not being allowed with in-home occupations but having regulations that allow
133 them.

134

135 **Town Engineer's Report**

136 Mr. Keach wasn't present, but Ms. Cairns noted she spoke with him and he wanted
137 to inform the board that good progress was being made at Wells Village Estates with
138 the infrastructure.

139

140 **MOTION:** Mr. Brown made a motion to adjourn. Mr. Mencis seconded the motion. All
141 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
142 8:45 p.m.

143

144 Respectfully Submitted,



145

146 Andrea Cairns