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**Sandown Planning Board
Minutes
December 20, 2016**

Date: December 20, 2016

Place: Sandown Town Hall

Members Present: Ernie Brown - Chairman, Doug Martin – Vice Chairman, Ed Mencis – Secretary, Mark Traeger, Steve Meisner, John White, Matt Russell - Alternate

Also Present: Recording Secretary - Andrea Cairns

Absent: Terry Treanor, Lisa Butler, Town Engineer - Steve Keach

Opening: Mr. Brown opened the meeting at 7:00 p.m.

Approval of the 12/6/16 Minutes

MOTION: Mr. Traeger made a motion to accept the 12/6/16 minutes as written. Mr. Martin seconded the motion. Members voted in favor. The motion passed.

Correspondence

- Letter from the Superintendent in response to the data request for the impact fee study. The school offered to cross reference the housing data for us. Mr. Mayberry was unsure if this would work, but offered to generate a simplified file to send to them. The board agreed that would be appropriate.

Public hearing for review of an application submitted by Montana Realty Trust for a minor subdivision. The application proposes to subdivide the subject parcel into two lots. The subject parcel is located on Abby Lane and Pheasant Run Drive and identified as Map 18, Lot 1.

Tim Lavelle presented the application. The project is to take Map 18, Lot 1 which is 81.8 acres with frontage on Mallard Lane and Pheasant Run Drive and cut off a 3-acre house lot on the corner, leaving 78.8 acres. There is an existing drainage easement on the lot. The foundation for the home is in, and they did test pits on the 78-acre lot to ensure they are leaving behind a buildable lot. They do not have state subdivision approval yet. They also need to receive a street number to add to the plans.

MOTION: Mr. Mencis made a motion to accept for jurisdiction the application submitted by Montana Realty Trust for a minor subdivision. The application proposes to subdivide the subject parcel into two lots. The subject parcel is located on Abby Lane and Pheasant Run Drive and identified as Map 18, Lot 1. Mr. Meisner seconded the motion. All members voted in favor.

Mr. Lavelle noted the applicant would like to request a waiver for recreation in lieu of the proximity to the recreation building and prior recreation donations received for the subdivision.

Mr. Traeger had concerns with the proximity of the home to the wetlands. He noted the town has a wetland scientist that could go and verify the foundation is 50' from the wetland.

49

50 Mr. Brown noted that the plans are signed and stamped by a certified engineer that has a
51 stamp and license. Mr. Traeger noted they haven't seen foundations right on the setback
52 line before. Mr. Lavelle noted the foundation is 51' from the wetland. They had to reflag
53 the lot about 6 months prior.

54

55 Mr. Brown had no concerns about the setback. He did not feel the board could ask the
56 applicant to pay for the town's wetland scientist to review the site. The applicant already
57 paid for a certified wetland scientist to certify the site.

58

59 Mr. Russell questioned if the drainage swale would be show on the plans; he wants to
60 make sure the homeowner is aware of it and does not do anything to it that may
61 compromise it.

62

63 The board further discussed the recreation requirement and questioned whether the
64 donation of the land and the recreation center covered all future lots in the subdivision or
65 only what was approved originally.

66

67 Mr. Traeger suggested they have the Recreation Commission to a meeting to discuss how
68 the board handles recreation in the future and get their input as to what they would prefer.

69

70 Mr. Meisner suggested that Ms. Cairns do research into the minutes of the original
71 subdivision to see what was covered by the donation of the recreation building.

72

73 The board requested that Chief Tapley put in writing that he is satisfied with the plans.

74

75 **MOTION:** Mr. Brown made a motion to continue the hearing for the application
76 submitted by Montana Realty Trust for a minor subdivision for the property located on
77 Abby Lane and Pheasant Run Drive and identified as Map 18, Lot 1. Mr. Mencis
78 seconded the motion. The board voted unanimously in favor. The motion passed.

79

80 **Zoning Amendments**

81 The board agreed with the changes to the non-conforming lot proposed zoning
82 amendment recommended by Diane Gorrow.

83

84 The board agreed they needed to do more education to make the public aware of the
85 amendments. Mr. Traeger suggested the board create a Facebook page and post them.

86

87 **MOTION:** Mr. Mencis made a motion to move the non-conforming lots zoning
88 amendment to public hearing on January 3, 2016. Mr. Brown seconded the motion. The
89 board voted unanimously in favor. The motion passed.

90

91 **PREA Accounts**

92 **MOTION:** Mr. Mencis made a motion to release the remaining funds in the PREA
93 accounts for Neel Realty Trust, Devine, Marchetti, Guiffre and Holmes in full plus
94 accrued interest. Mr. Traeger seconded the motion. The board voted unanimously in
95 favor. The motion passed.

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97

98 **Correspondence Continued**

- 99 • Notice of a public hearing on January 3, 2016 for the cell tower on Kent Farm
100 Road in Hampstead.
101 • Inspection report for the Buckley project
102 • Notification that the board was able to encumber \$3,200 to pay for the impact fee
103 study

104
105 **MOTION:** Mr. Traeger made a motion to adjourn. Mr. Mencis seconded the motion. All
106 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
107 8:50 p.m.

108
109 Respectfully Submitted,



110
111 Andrea Cairns