

Sandown Planning Board
Minutes
January 17, 2017

Date: January 17, 2017

Place: Sandown Town Hall

Members Present: Ernie Brown – *Chairman*, Doug Martin – *Vice Chairman*, Ed Mencis - *Secretary*, Steven Meisner, – *Alternate*

Members Absent: Mark Traeger, John White, Erik Dykeman, Terry Treanor - *Ex Officio*, Lisa Butler – *Alternate*, Matthew Russell – *Alternate*

Also Present: Andrea Cairns – *Administrative Assistant*

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

Mr. Dykeman was seated for Mr. Traeger.

Approval of the 1/3/17 Minutes

MOTION: Mr. Mencis made a motion to accept the 1/3/17 minutes as amended. Mr. Meisner seconded the motion. Members voted in favor. Mr. Martin abstained. The motion passed.

Correspondence

- Town of Bedford cell tower public hearing notification
- Town of Londonderry cell tower public hearing notification
- Town & City Magazine

Public hearing for review of an application submitted by James & Christine Buckley for an amended subdivision plan. The subject parcel is located on Showell Pond Road and identified as Map 3, Lot 38. The application proposes to change the end location of the proposed roadway, which affects the driveway serving lot 3-38-2 and the proposed culverts in that area.

Charlie Zilch from SEC Associates and James Buckley presented the application. Mr. Zilch noted that the project was conditionally approved. When they went to construct the right-of-way, they hit ledge so they moved it to the east which effected lot 3-38-2. That lot is oversized, so it still meets all the requirements and it didn't change any state approvals.

Mr. Keach reviewed his letter dated January 11, 2017. He noted that the change needs to be approved because it will effect what is recorded. He suggested the board approve it acknowledging that the conditions from the 7/19/16 approval are still applicable to this application.

Mr. Zilch added that Chief Tapley approved the changes and all the monuments have been set.

Mr. Meisner stepped down because he sat on the case when it was before the Zoning Board.

45 **MOTION:** Mr. Mencis made a motion to accept for jurisdiction the application submitted by
46 James & Christine Buckley for an amended subdivision plan. The subject parcel is located on
47 Showell Pond Road and identified as Map 3, Lot 38. Mr. Dykeman seconded the motion. All
48 members voted in favor. The motion passed.

49
50 **MOTION:** Mr. Mencis made a motion to conditionally approve the application submitted by
51 James & Christine Buckley for an amended subdivision plan. The subject parcel is located on
52 Showell Pond Road and identified as Map 3, Lot 38. The applicant is obligated to satisfy all
53 conditions from the 7/19/16 approval. Mr. Dykeman seconded the motion. All members voted in
54 favor. The motion passed.

55
56 Mr. Meisner stepped back in.

57
58 **Public hearing for review of an application submitted by Steven Espinola for a minor**
59 **subdivision. The subject parcel is located on Hampstead Road and identified on Map 2, Lot**
60 **4. The application proposes to subdivide Map 2, Lot 4 into two lots; one to be a single-**
61 **family lot, the other to be a duplex.**

62
63 Mr. Tim Lavelle presented the application. He noted the property backs up to the state recreation
64 trail. They are creating two lots, the first being 3.09 acres which will have a duplex on it. The
65 second lot will be 2.16 acres which will have a single-family home. The existing home and barn
66 on the property will be raised. There is a ROW (Old Griffin Road) that goes through the
67 property. He researched it and it was discontinued in 1929 at town meeting. That does not make
68 it go away entirely. The property in the back will still be able to access it. They received state
69 subdivision approval.

70
71 He added they addressed most of the concerns in Mr. Keach's review letter. They redid the lot
72 sizing calculations. There is a small section of lot 2-4-4 that is in Hampstead. He questioned
73 whether or not he needed to go to the Hampstead Planning Board for that or if he could add a
74 statement on the plans stating no new property lines were created. Mr. Keach noted RSA 674:53
75 requires that Hampstead needs to approve the plans.

76
77 Mr. Keach reviewed his letter dated 1/12/17. He noted that they need to remove the structure on
78 the property before recording the plans. They also need to add the status of the ROW on the
79 plans so there are no issues for future title searches.

80
81 Mr. Keach noted he has not spoken to Mr. Genualdo, the Public Works Director regarding the
82 road shoulder improvements and what would be required, if anything. He suggested that Mr.
83 Lavelle contact Mr. Genualdo for input.

84
85 Mr. Meisner stepped down because the application will go to the ZBA for the duplex.

86
87 **MOTION:** Mr. Mencis made a motion to accept for jurisdiction the application submitted by
88 Steven Espinola for a minor subdivision. The subject parcel is located on Hampstead Road and
89 identified on Map 2, Lot 4. Mr. Martin seconded the motion. All members voted in favor. The
90 motion passed.

91
92 Mr. Lavelle submitted a waiver request for section 9.23 of the Sandown Subdivision Regulations
93 requiring on-site recreation. In lieu of on-site recreation, they will make a donation of \$500 per
94 lot. They feel the proximity to the state recreation trail serves as recreation for the lots.

95
96 **MOTION:** Mr. Mencis made a motion to accept the waiver request for section 9.23 of the
97 Sandown Subdivision Regulations. In lieu of on-site recreation, the applicant will make a \$500
98 donation to the Recreation Revolving Fund for each lot. Mr. Martin seconded the motion. All
99 members voted in favor. The motion passed.

100
101 Mr. Brown noted the hearing would be continued to February 21, 2017.

102
103 Mr. Meisner stepped back in.

104
105 **Public hearing for review of an application submitted by Richard E. Lord and Rocco**
106 **Piccirilli, Jr. for a lot line adjustment. The subject parcels are located on Balsam Lane and**
107 **identified on Map 6 as lots 18 and 18A. The purpose of the plan is to show a lot line change**
108 **between lots 6-18A and 6-18 and also lots 6-18A and 6-20-1.**

109
110 Mr. Tim Lavelle presented the application. He noted Balsam Lane is a private road. They are
111 doing the lot line adjustment because the existing septic system on lot 6-18 is too close to the lot
112 line and they are trying to clear that issue up so they wouldn't require a waiver if they ever had to
113 replace the system. All of the properties are undersized. They will need to go to the zoning board
114 because they are further reducing the area of lot 6-18.

115
116 **MOTION:** Mr. Mencis made a motion to accept for jurisdiction the application submitted by
117 Richard E. Lord and Rocco Piccirilli, Jr. for a lot line adjustment. The subject parcels are located
118 on Balsam Lane and identified on Map 6 as lots 18 and 18A. Mr. Dykeman seconded the motion.
119 All members voted in favor. The motion passed.

120
121 Mr. Keach noted that Balsam Lane exists in the form of an easement. He would like a note added
122 to the plans to make sure it was not misconstrued that rights to pass over it were not being
123 changed. The right-of-way is not platting distinctly from lots, it just gives the right to pass over
124 property.

125
126 *Jessica Fowler, 5 Balsam Lane*

127 Ms. Fowler was present, but only had a question regarding a ROW she believed she had to
128 access the water. The board noted they didn't have any knowledge of that ROW and it was not in
129 their purview. She would need to do research on the deeds to determine where that ROW was
130 and whether she had access.

131
132 Mr. Brown noted the hearing would be continued to March 21, 2017.

133
134 **Other Business**

135 The board signed the mylars for the Montana Realty lot line adjustment that was approved on
136 1/3/27.

137

138 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Meisner seconded the motion. All
139 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at 8:20
140 p.m.

141

142 Respectfully Submitted,

143 

144 Andrea Cairns