

1 Sandown Planning Board  
2 Minutes  
3 February 21, 2017  
4

5 **Date:** February 21, 2017

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown – *Chairman*, Doug Martin – *Vice Chairman*, Steven Meisner,  
8 Mark Traeger, John White, Erik Dykeman, Terry Treanor - *Ex Officio*, Lisa Butler – *Alternate*

9 **Members Absent:** Ed Mencis – *Secretary*, Matthew Russell – *Alternate*

10 **Also Present:** Andrea Cairns – *Administrative Assistant*

11  
12 **Opening:** Mr. Brown opened the meeting at 7:00 p.m.  
13

14 Ms. Butler was seated for Mr. Mencis.  
15

16 **Approval of the 1/17/17 Minutes**

17 **MOTION:** Mr. Traeger made a motion to accept the 1/17/17 minutes as written. Mr. Martin  
18 seconded the motion. Members voted in favor. Mr. Traeger, Mr. White and Ms. Butler abstained.  
19 The motion passed.

20 **Correspondence**

- 21 • Notice for the Town of Hampstead cell tower public hearing to be held on March 6, 2017  
22 at 7:00 p.m.
- 23 • Wetland notification for Fremont Road  
24

25 **Granite Village – Chuck and Laura Ashford**

26 Mr. Ashford had revised plans for Granite Village. Keach Nordstrom is doing the subdivision  
27 and there was a letter from Mr. Keach reviewing the project. Mr. Ashford noted that the  
28 subdivision is almost entirely in Hampstead, but there is a small area with a leach field is that is  
29 located in Sandown. They are adding two additional units that will utilize that leach field. The  
30 leach fields are more than adequate to handle the additional bedrooms.  
31

32 Mr. Martin questioned if the leach field was in failure and whether or not they did a test. Mr.  
33 Ashford noted they did do a test that was performed by Mr. Mencis, Sandown’s Heath Inspector.  
34 The system is not in failure and is working very efficiently.  
35

36 Mr. Ashford noted that Hampstead approved the plans with the condition they be signed by the  
37 Town of Sandown.  
38

39 **MOTION:** Mr. Traeger made a motion to have the Chairman and Vice Chairman sign the plans  
40 for Granite Village. Mr. Meisner seconded the motion. All members voted in favor. The motion  
41 passed.  
42

43 **Lynne Blaisdell – Regarding Potential Sale of Town Property**

44 Ms. Blaisdell noted the town was approached by individuals interested in purchasing a lot on  
45 Birch Road. In order for the Town to sell the parcel, they need to get favorable recommendations

46 from both Conservation and the Planning Board. The parcel is at 21 Birch Drive and identified  
47 on Map 28 as Lot 92. The lot is 0.48 acres. The Town has owned it since 1991. The purchase  
48 price, after some negotiations is \$45,000. They didn't obtain an appraisal but relied on the  
49 expertise of the assessor for a fair ballpark number. The property is undersized so they will need  
50 to obtain a variance from the Zoning Board to build. There will be a public hearing where  
51 abutters are notified as part of the process.

52

53 **MOTION:** Mr. Traeger made a motion to favorably recommend the Board of Selectmen move  
54 forward with the sale of 21 Birch Drive, Map 28, Lot 92. Mr. Treanor seconded the motion.

55

56 *Discussion:* Mr. Martin felt it was a fair price and it would be better to put the property back on  
57 the tax record.

58

59 Members voted in favor. Mr. Meisner abstained. The motion passed.

60

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

65

66 Mr. Meisner stepped down because the case may go to ZBA. Mr. Dykeman was seated in his  
67 place.

68

69 Mr. Lavelle noted they received the signatures required from the Hampstead Planning Board but  
70 will need to have the mylars resigned once the plans are finalized.

71

72 They did extensive research into the disposition of Old Griffin Road. The road was discontinued  
73 at a town meeting in 1929. At that time, the courts needed to officially discontinue roads, but the  
74 town never pursued that, so the road was never correctly discontinued. Today, the Board of  
75 Selectmen have the authority to discontinue roads and they have a meeting scheduled with them  
76 on 2/27/17. There will also need to be a public hearing. They will remove the public rights to use  
77 the road, but the abutters will always maintain rights to use it. All setback lines end at the limits  
78 to the roadway and the roadway cannot be encumbered by any structures.

79

80 Mr. Lavelle was able to connect with Artie Genualdo, the Public Works Director to determine  
81 what needed to be done for roadside shoulder improvements. There is a steep embankment that  
82 goes right up to the pavement that Mr. Genualdo would like removed and a 3' should be created for  
83 the length of the property. Mr. Genualdo and Mr. Keach both need to review and approve the  
84 plans.

85

86 Mr. Martin had concerns about creating a cloud on the title with the removal of the right of way.  
87 He would like for the town attorney to review the process to make sure it is done correctly so  
88 there are no issues for any future owners.

89

90 Mr. Lavelle noted they will expand the notes on the plans to be recorded and the Board of  
91 Selectmen will likely create a document that will get recorded at the Registry of Deeds. The  
92 plans will refer to the book and page number of that document.

93  
94 Mr. Lavelle requested the Board continue the hearing and jurisdiction to April 18, 2017.

95  
96 **MOTION:** Mr. Traeger made a motion to continue the hearing and extend jurisdiction to April  
97 18, 2017. Mr. Treanor seconded the motion. All members voted in favor. The motion passed.

98  
99 Mr. Meisner stepped back in.

100  
101 **Impact Fee Discussion**

102 Ms. Cairns noted the School Board is working with Bruce Mayberry to provide him with the  
103 information he needs to perform the study, but still maintain the confidentiality of the students.  
104 The School Board is meeting again on March 9, 2017 where they will determine whether or not  
105 they will be able to provide the information.

106  
107 A draft of the impact fees was provided to the Board for review. Some sections will change if  
108 they are able to get the information from the School Board.

109  
110 Mr. Meisner noted that in the report, Mr. Mayberry suggested that they may discontinue impact  
111 fees when the bond for Sandown North is paid off. Mr. Meisner noted that at the school  
112 deliberative session many members of the School Board and the public spoke of the High School  
113 and Middle School both needing major repairs and because of that, did not believe they should  
114 discontinue collecting impact fees.

115  
116 The Board reviewed the invoice from Mr. Bruce Mayberry for the work done to date.

117  
118 **MOTION:** Mr. Traeger made a motion to pay the invoice from BCM Planning for \$3,150. Mr.  
119 Martin seconded the motion. All members voted in favor. The motion passed.

120  
121 **Other Business**

122 The Board reviewed the final mylars for the Buckley application.

123  
124 **MOTION:** Mr. Traeger made a motion for the Chairman and Vice Chairman to sign the final  
125 mylars for the application submitted by Jim and Christine Buckley for 33 Showell Pond Road,  
126 Map 3 Lot 38. Mr. White seconded the motion. All members voted in favor. The motion passed.

127  
128 Ms. Cairns noted that at a previous meeting, the Board signed mylars for the application  
129 submitted by Montana Realty, M18 Lot 1. The last two pages required signature but did not have  
130 signature blocks. Those last two pages needed to be signed.

131  
132 **MOTION:** Mr. Traeger made a motion for the Chairman and Vice Chairman to sign the final  
133 two pages of the mylars for the application submitted by Montana Realty, Map 18 Lot 1. Mr.  
134 White seconded the motion. All members voted in favor. The motion passed.

135

136 Mr. Traeger noted that his term was up this year, but decided to not run again because of his  
137 schedule. He would like to be considered for an alternate position. Mr. Martin noted he term was  
138 also up and he did not run again and he would also like to be considered for an alternate position.

139

140 **MOTION:** Mr. Traeger made a motion to adjourn. Mr. Martin seconded the motion. All  
141 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at 8:50  
142 p.m.

143

144 Respectfully Submitted,

145 

146 Andrea Cairns