

1 Sandown Planning Board
2 Minutes
3 March 7, 2017
4

5 **Date:** March 7, 2017

6 **Place:** Sandown Town Hall

7 **Members Present:** Doug Martin – *Vice Chairman*, Ed Mencis – *Secretary*, Steven Meisner, John
8 White, Erik Dykeman, Lisa Butler – *Alternate*

9 **Members Absent:** Ernie Brown – *Chairman*, Mark Traeger, Terry Treanor - *Ex Officio*, Matthew
10 Russell – *Alternate*

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

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13 **Opening:** Mr. Martin opened the meeting at 7:00 p.m.

14
15 Mr. Dykeman was seated for Mr. Traeger.

16
17 **Approval of the 2/21/17 Minutes**

18 **MOTION:** Mr. White made a motion to accept the 2/21/17 minutes as written. Mr. Meisner
19 seconded the motion. Members voted in favor. Mr. Mencis abstained. The motion passed.

20 **Correspondence**

- 21 • Letter from FEMA to the Selectmen informing the town they are doing flood research in the
22 area and the impact it has on local rivers
23

24 **Recreation Commission – Discussion regarding on-site recreation requirement within the
25 Sandown Subdivision Regulations**

26 *Deb Brown – Recreation Director, and John Donahue – Recreation Commission Member were
27 present.*
28

29 Mr. Mencis noted that they wanted input from the Recreation Commission on what they would prefer
30 in terms of the recreation requirement for new developments.
31

32 Ms. Brown noted that when developers provide playground equipment or fields within a subdivision,
33 it doesn't help the town. Those facilities support the neighborhood, but any children living in that
34 development will still have an impact on recreation programs and facilities. Any donations they
35 receive as part of developments are used for facility improvements that would benefit the public at
36 large.
37

38 Mr. Meisner noted that they have also had developers build parking areas at conservation properties.
39 Ms. Brown noted, in her opinion, recreation and conservation are different. Conservation has other
40 avenues for funding.
41

42 Mr. White noted he has seen different dollar figures for donations and questioned what the
43 appropriate amount should be. Mr. Mencis noted they have generally used \$1,000, but was unsure
44 where that amount originated.
45

46 Ms. Brown noted that in her experience, developers don't want to put recreation facilities within
47 neighborhoods because it becomes a maintenance issue for the developers and future residents.
48

49 Mr. Meisner questioned the status of the fields and whether or not there were enough fields for the
50 demand in town. Ms. Brown and Mr. Donahue both agreed they were in need of a Babe Ruth Field
51 for baseball and possibly one other baseball field. Ms. Brown believed there was enough field space
52 for soccer, but that may change down the line.

53

54 **Julie LaBranche – Discussion regarding stormwater management**

55 Ms. LaBranche presented maps of impervious cover and all water bodies in Sandown. The
56 impervious cover is about 5%; 10% is the threshold where water quality starts to degrade. The new
57 regulations will make sure new impervious coverage will not add any additional pollutants.

58

59 All lakes and ponds in town are marginally impaired with two water bodies being highly impaired.
60 The town will need to do future studies to determine where the pollutants are coming from and look
61 at discharges to the ponds to get a handle on the loading. The town will need to do water quality
62 testing as part of the MS4 requirements.

63

64 The state is developing an on-line tracking tool that MS4 towns will be able to use to satisfy their
65 reporting requirements for water quality testing. Towns will also need to report on changes to
66 impervious coverage. The town can require that information be provided by the developers. Ms.
67 LaBranche will suggest language to add to the subdivision application and the building permit to
68 enable the collection of that data.

69

70 Ms. LaBranche noted the first requirement of the permit is to update the stormwater regulations for
71 site plans and subdivisions. She presented updated site plan regulations for stormwater. She noted
72 that the Board needed to identify a minimum threshold where the regulations would apply. She
73 suggested they have them apply to a project of 2,500 sq. ft. or more. That would capture even small
74 site plans. The lower the threshold the more pollution you address.

75

76 Subdivision regulations would apply when a roadway was constructed. The standards she is
77 suggesting will meet MS4 requirements.

78

79 Mr. White questioned what would happen with the current administration and the future of the EPA
80 being in question. Ms. LaBranche noted the MS4 permit came out prior to the new administration
81 and is an effort to have all water bodies comply with the Clean Water Act. They don't know for sure
82 what the future will be for the permit but does not think it will be affected.

83

84 **Other Business**

85 Mr. Mencis noted there were two positions open for the Planning Board and only one person was
86 running and encouraged the public to volunteer and get involved.

87

88 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Meisner seconded the motion. All members
89 voted unanimously in favor. The motion passed. MEETING ADJOURNED at 9:00 p.m.

90

91 Respectfully Submitted,

92 

93

93 Andrea Cairns