

1 Sandown Planning Board
2 Minutes
3 April 4, 2017
4

5 **Date:** April 4, 2017

6 **Place:** Sandown Town Hall

7 **Members Present:** Erik Dykeman – *Vice Chairman*, Ed Mencis – *Secretary*, Steven Meisner, John
8 White, Bruce Cleveland – *Ex Officio*

9 **Members Absent:** Ernie Brown – *Chairman*, Bill Greene, Matthew Russell – *Alternate*

10 **Also Present:** Andrea Cairns – *Administrative Assistant*
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12 **Opening:** Mr. Dykeman opened the meeting at 7:00 p.m.
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14 **Approval of the 3/21/17 Minutes**

15 **MOTION:** Mr. Mencis made a motion to accept the 3/21/17 minutes as written. Mr. White seconded
16 the motion. Members voted in favor. Mr. Cleveland abstained. The motion passed.
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18 **Correspondence**

- 19 • Letter from Mark Traeger requesting to be appointed as an Alternate.

20 **MOTION:** Mr. Mencis made a motion to appoint Mark Traeger as an alternate for a 3-year
21 term. Mr. White seconded the motion. Members voted unanimously in favor. The motion
22 passed.

- 23 • Letter from Doug Martin requesting to be appointed as an Alternate.

24 **MOTION:** Mr. Mencis made a motion to appoint Doug Martin as an alternate for a 3-year
25 term. Mr. White seconded the motion. Members voted unanimously in favor. The motion
26 passed.
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28 **Mylars for Granite Village**

29 Jason Lopez from Keach Nordstrom was present. He noted the Board previously signed the mylars
30 for Granite Village, but they were not accepted by the Registry of Deeds because some lines of text
31 were too close to lines. They corrected plans and had a new set of plans to be signed. There were no
32 other changes to the plans.
33

34 **MOTION:** Mr. Mencis made a motion to sign the updated mylars for Granite Village identified on
35 Map 9 as Lot 24. Mr. White seconded the motion. Members voted in favor. Mr. Cleveland abstained.
36 The motion passed.
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38 **Julie LaBranche, Rockingham Planning Commission**

39 Ms. LaBranche presented an updated model stormwater ordinance to go into the site plan regulations.
40 She noted they presented the model ordinance to the SouthEast Watershed Alliance. There were
41 several engineers that are part of that organization that wanted time to review the proposal and have
42 an opportunity to make comments. She is hoping that Board will adopt the ordinance in May.
43

44 Mr. Meisner read through the ordinance and noted he didn't see anything about enforcement. What if
45 the developer is not in compliance during construction? What is the course of action to be taken for
46 enforcement? Ms. LaBranche noted that the Board had the authority to rescind approvals on plans
47 but ultimately it would be up to the Board of Selectmen to police the ordinance. She added that

48 inspections by the Town Engineer may red flag any issues that could be reported back to the town.
49 Mr. Mencis noted that they could not release the bond if there were issues.

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51 The regulations Ms. LaBranche presented would go into the site plan regulations, when adapting
52 them for the subdivision regulations the biggest change--and when the stormwater regulations would
53 be in effect--is when a new road was constructed or new road frontage drainage needed to be added.
54 If someone were building road frontage lots, they would not be subject to stormwater regulations.

55
56 She added that these regulations would capture stormwater management for smaller projects that
57 would not be required to file an Alteration of Terrain permit with the State. The EPA has reviewed
58 the draft and confirmed it would be complaint with MS4 requirements.

59
60 Mr. Mencis questioned what else they needed to do right away and if they would be provided with an
61 outline of projects that needed to be completed to be in compliance with the permit. Ms. LaBranche
62 noted that she did provide that outline last year. RPC is working on creating a "roadmap" of projects
63 based on the new permit that they would distribute to towns affected.

64
65 The Board discussed other projects that would be required by the permit including mapping all of the
66 town's stormwater systems.

67
68 Ms. LaBranche noted that she would add in language that addressed the issue of compliance. She
69 offered to meet with the Board of Selectmen to go over the regulations and discuss what fines would
70 be reasonable and what actions would be appropriate. She will also look at the applications and add
71 in the information that developers needed to report for the tracking requirement of the permit. Ms.
72 LaBranche will also put together a fact sheet to explain to the public what MS4 means.

73
74 **Correspondence Continued**

- 75 • Notification of cell tower in Raymond
- 76 • *Town & City Magazine*
- 77 • FEMA notice of monitoring the Spicket River
- 78 • Letter from RPC requesting payment of dues.

79 **MOTION:** Mr. Dykeman made a motion to pay \$6,192 in dues to Rockingham Planning
80 Commission. Mr. Mencis seconded the motion. All members voted in favor. The motion
81 passed.

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83 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Meisner seconded the motion. All members
84 voted unanimously in favor. The motion passed. MEETING ADJOURNED at 8:30 p.m.

85
86 Respectfully Submitted,

87 

88 Andrea Cairns