

1 Sandown Planning Board  
2 Minutes  
3 April 18, 2017  
4

5 **Date:** April 18, 2017

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown – *Chairman*, Ed Mencis – *Secretary*, Steven Meisner, John White,  
8 Bruce Cleveland – *Ex Officio*, Matthew Russell – *Alternate*

9 **Members Absent:** Erik Dykeman – *Vice Chairman*, Bill Greene

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

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

14 **Approval of the 4/4/17 Minutes**

15 **MOTION:** Mr. White made a motion to accept the 4/4/17 minutes as written. Mr. Mencis seconded  
16 the motion. Members voted in favor. Mr. Brown and Mr. Russell abstained. The motion passed.  
17

18 **Correspondence**

- 19 • Rockingham Planning Commission is doing a training session for new and experienced  
20 members on May 11, 2017 from 6:30p.m.-9:30p.m.  
21 • Supply Lines newsletter from NHDES Source Drinking Water Protection Division  
22 • Annual drinking water source protection conference  
23 • Signature sheets for appointing Mr. Traeger and Mr. Martin as alternates  
24

25 **Public hearing for review of an application submitted by Duston Edwin D. Trustee, Edwin**  
26 **D. Duston Rev. Trust for a lot line adjustment. The properties are located on Holts Point**  
27 **Road and Birch Drive and identified as Map 3 Lot 47 and Map 28 Lot 91. The application**  
28 **proposes to adjust the lot lines between lots 3-47 and 28-91.**  
29

30 Mr. Keach indicated in his review letter that there were abutters left off the notification list. The  
31 Board could not take the plans into jurisdiction until all notifications were sent out.  
32

33 Mr. Jim Lavelle reviewed the application for the abutters that were present. He noted M3 L47 is an  
34 8.23 acre lot and M28 L91 is a 0.26 acre lot. The proposal is to reduce M3 L47 to 6.4 acres and  
35 increase M28 L91 to 2.09 acres. The intent is to create a larger buildable area. M3 L47 has 216' of  
36 frontage, M28 L91 will have 74.91' of frontage. There are fairly large buildable areas around the  
37 wetlands.  
38

39 Mr. Lavelle requested a continuance to the next meeting.  
40

41 *Scott Peters, 13 Holts Point Road*

42 Mr. Peters noted they have always had water problems in that area and had concern that increasing  
43 the impervious surface area with homes and driveways might increase the issues they are having.  
44

45 Mr. Lavelle noted the water problems stem from the culvert under Holts Point Road. The culvert has  
46 not always been properly maintained.  
47

48 Mr. Keach added that it is an existing problem. The application is for a lot line adjustment and any  
49 issues with drainage would be addressed by the Building Inspector. He added the culvert has been  
50 enlarged so it would pass a 50 year storm. The current Road Agent is diligent about cleaning it out  
51 yearly. He suggested that if Mr. Peters sees the culvert is getting blocked by debris or beavers, he  
52 should contact the road agent to have it addressed.

53  
54 The Board continued the hearing to May 2, 2017 so the two abutters that were not notified could be  
55 notified.

56  
57 **Public hearing for review of an application submitted by Steven Espinola for a minor**  
58 **subdivision. The subject parcel is located on Hampstead Road and identified on Map 2, Lot**  
59 **4. The application proposes to subdivide Map 2, Lot 4 into two lots; one to be a single-**  
60 **family lot, the other to be a duplex.**

61  
62 Mr. Meisner and Mr. Russell stepped down.

63  
64 Mr. Jim Lavelle noted that they were taking a 5.25 acre lot and subdividing it into two lots—M2  
65 L4 will be 2.16 acres with 558.59' of frontage and the second M2 L4-4 will be 3.09 acres with  
66 250' of frontage. The plan is to put a duplex on M2 L4-4, so they will need to go before the  
67 Zoning Board for that approval.

68  
69 They were able to find the record of closure for Old Griffin Road. It was done correctly so they  
70 do not need to file a petition to have it reclosed.

71  
72 The driveway plans and road shoulder improvement plan were reviewed and approved by Mr.  
73 Genuardo, the Road Agent.

74  
75 They received state subdivision approval and the monuments have been set.

76  
77 Mr. Lavelle questioned if the figure for bonding for the shoulder improvements would come  
78 from Mr. Keach. Mr. Keach confirmed he would do that.

79  
80 Mr. Lavelle added they did go before the Hampstead Planning Board and there is a signature  
81 block on the plans for them. They will receive those signatures prior to recording the final plans.

82  
83 The Board previously granted a waiver of a \$500/lot donation in lieu of on-site recreation.

84  
85 Mr. Keach noted that he does not need to see the final mylars for approval. He noted the  
86 applicant would need to obtain a demolition permit prior to the recording of the plans.

87  
88 **MOTION:** Mr. Mencis made a motion to conditionally approve an application submitted by  
89 Steven Espinola for a minor subdivision. The subject parcel is located on Hampstead Road and  
90 identified on Map 2, Lot 4. Mr. White seconded the motion. The following conditions to apply:

- 91
- 92 • Hampstead Planning Board to sign final plat prior to recording of final plat
  - 93 • Demolition of existing dwelling prior to recording of final plat
  - 94 • Receipt of certification by a licenses land surveyor acknowledging boundary monuments  
noted as “to be set” on final plat have in fact been installed

- 95 • Receipt of surety for road shoulder improvements in an amount and form acceptable to
- 96 the Town or completion of work to the satisfaction of the Town prior to recording of final
- 97 plat
- 98 • Maintain positive PREA account
- 99

### 100 **Other Business**

101 Mr. Jim Lavelle, Gary Barnes and Cory Barnes were present to update the Board on the status of  
102 the Vantage Point application.

103

104 Mr. Lavelle noted they reviewed the application with both the Road Agent and Fire Chief. Mr.  
105 Genualdo did not want the emergency access constructed as a roadway; Chief Tapley did not  
106 think he wanted the emergency access at all given the fact that the homes off Lantern Road  
107 would have sprinkler systems and the lots on the lower road would have access to a cistern.

108

109 Mr. Brown questioned how many homes could be on a single access road before they are  
110 required to have an emergency access? Mr. Keach noted it was 25; if the access was eliminated,  
111 the applicant would need to request a waiver. He would suggest they take the Fire Chief's  
112 recommendation for what he wants to see.

113

114 Mr. Keach noted that the previous application came in off of Wells Village Road through a small  
115 portion that had an access easement over School House Road. The previous application was  
116 going to be all private roads and this application proposes all Class V roads. With Class V roads,  
117 the town takes fee simple ownership of the land underneath the roads. If this was accessed  
118 through an easement, they could not do that.

119

120 Mr. Lavelle noted they changed the location of the entrance of the road so they no longer need to  
121 utilize that easement. They would create an entrance to School House Road off that road so those  
122 that use School House Road could continue to do so.

123

124 Mr. Keach noted at the last meeting, the Board discussed concerns about increased traffic on  
125 Wells Village Road. Mr. Keach was not concerned about the additional traffic these homes  
126 would create since there is going to be two different entrances into the development. He is  
127 however concerned about the condition of the pavement on the other roads that would be used to  
128 access the site (Lantern, Karen, etc.). He is going to work with the Road Agent to address the  
129 Town's 10-year road improvement plan and he is going to suggest they consider those roads. He  
130 is not as concerned about the residential traffic, but is concerned about the construction impact.  
131 They may be able to have the applicant pay a portion of the cost to repair those roads.

132

133 Mr. Russell questioned if they could also address the geometry of the intersection of Wells  
134 Village Road and Hampstead Road. Mr. Keach noted they do have limited ability to address that.  
135 The issues have less to do with the geometry of the intersection and more to do with the speed of  
136 the cars approaching that intersection. He suggested making two of those approaches "stop"  
137 conditions. Wells Village Road will likely be the next major through road to be addressed by the  
138 road improvement plan.

139

140 The Board will close design review and take jurisdiction of the formal application at a  
141 subsequent meeting, once the formal application is filed.

142

143 **Staff Reports**

144 Mr. Keach noted that significant progress has been made at Eagle Ridge. The roads are not in,  
145 but several buildings have been constructed.

146

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

149

150 Respectfully Submitted,

151



152 Andrea Cairns