

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

5 **Date:** May 2, 2017

6 **Place:** Sandown Town Hall

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

9 **Members Absent:** Steven Meisner, Erik Dykeman – *Vice Chairman*

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

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

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

16 **Approval of the 4/18/17 Minutes**

17 **MOTION:** Mr. Russell made a motion to accept the 4/18/17 minutes as written. Mr. Mencis
18 seconded the motion. Members voted in favor. Mr. Traeger abstained. The motion passed.
19

20 **Correspondence**

- 21 • Estimate for the performance guarantee from Keach Nordstrom for Stephen Espinola
- 22 • *Town & City* magazine
- 23 • Inspection report from Keach Nordstrom for Wells Village Estates
24

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

30 Jim Lavelle presented the application. Edwin Duston was also present. The hearing was
31 continued because they originally thought they missed an abutter notification, but they did not.
32 They used an old tax map to prepare the abutters list and some of the lots have been merged and
33 no longer exist.
34

35 **MOTION:** Mr. Mencis made a motion to accept for jurisdiction the application submitted by
36 Duston Edwin D. Trustee, Edwin D. Duston Rev. Trust for a lot line adjustment. The properties
37 are located on Holts Point Road and Birch Drive and identified as Map 3 Lot 47 and Map 28 Lot
38 91. Bill Greene seconded the motion.
39

40 *Discussion:* Mr. Russell questioned if the application would also be going before the Zoning
41 Board. Mr. Lavelle noted one of the lots would have insufficient frontage and would need a
42 variance to build a home.
43

44 All members voted in favor. The motion carried.
45

46 Mr. Lavelle reviewed the application. The large 8 acre lot will be divided into two properties
47 with the smaller one being 2 acres and having only 75' of frontage.

48
49 There was no public present.

50
51 Mr. Russell had concern with the insufficient frontage. Mr. Lavelle noted the reason for the 200'
52 of frontage is to prevent overcrowding. This is a 2+ acre lot; that area has much smaller lots with
53 homes on them.

54
55 **MOTION:** Mr. Mencis made a motion to approve the application submitted by Duston Edwin
56 D. Trustee, Edwin D. Duston Rev. Trust for a lot line adjustment. The properties are located on
57 Holts Point Road and Birch Drive and identified as Map 3 Lot 47 and Map 28 Lot 91. The
58 application proposes to adjust the lot lines between lots 3-47 and 28-91. The following
59 conditions apply:

- 60 • All final plans submitted for signature and recording are to be stamped by a Licensed
61 Land Surveyor and Certified Wetland Scientist.
- 62 • Receipt of certification by a licensed land surveyor acknowledging boundary monuments
63 noted as “to be set” on final plat have in fact been installed
- 64 • Receipt of correspondence from the Town Engineer approving the application
- 65 • Maintain positive PREA account

66
67 **Julie LaBranche – Rockingham Planning Commission**

68 Ms. LaBranche made updates to the proposed Site Plan Regulations. She will send the document
69 through email and have the Board review and suggest amendments. She added in a series of
70 actions for non-compliance to address Mr. Meisner’s previous concerns. The Southeast
71 Watershed Alliance made some minor changes to the text.

72
73 Ms. LaBranche requested that the Board review the document and provide feedback by May
74 23rd. She also requested that the document be sent to Mr. Keach for review.

75
76 Mr. Russell questioned if the EPA provided any guidelines or enforcement authority. Ms.
77 LaBranche noted it was up to the individual towns, but they had the authority to uphold and
78 enforce the Clean Water Act.

79
80 Ms. LaBranche noted the Subdivision Regulations would cover stormwater for roads only. She
81 would also provide a checklist for the application to capture the necessary data that the town will
82 be required to report.

83
84 Ms. LaBranche noted the Site Plan Regulations are more stringent than the Alteration of Terrain
85 and captures any project with a disturbance over 5,000 sq. ft.

86
87 Ms. LaBranche also put together a two page fact sheet to help educate residents and build
88 awareness.

89
90 The funding that RPC had applied for did not go through, but they are looking into other ways to
91 provide technical assistance to towns. They are coming up with a pricing list for specific items

92 the towns will be required to do in the first years including: notice of intent, stormwater systems
93 mapping, outreach programs. The cost will be a 50/50 matching grant.

94

95 **Voluntary Lot Merger**

96 *Review of Voluntary lot merger form submitted by Thomas Stachulski, Trustee and Therese*
97 *Stachulski, Trustee of the Stachulski Family Revocable Trust 2016 to merge the lots identified as*
98 *Map 26 Lot 44 located at 48 Holt's Point Road and Map 26 Lot 45 located at 50 Holt's Point*
99 *Road.*

100

101 The Board reviewed the plans and document. Mr. Russell and Mr. Traeger expressed concern
102 that the lot would still not be buildable in terms of lot size without a variance.

103

104 **MOTION:** Mr. Mencis made a motion to approve the voluntary lot merger submitted by
105 Thomas Stachulski, Trustee and Therese Stachulski, Trustee of the Stachulski Family Revocable
106 Trust 2016 to merge the lots identified as Map 26 Lot 44 located at 48 Holt's Point Road and
107 Map 26 Lot 45 located at 50 Holt's Point Road. Mr. Traeger seconded the motion. Members
108 voted in favor. Mr. Russell opposed. The motion carried.

109

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

113

114 Respectfully Submitted,

115



116 Andrea Cairns