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**Sandown Planning Board  
Minutes  
June 20, 2017**

**Date:** June 20, 2017

**Place:** Sandown Town Hall

**Members Present:** Ernie Brown – *Chairman*, Ed Mencis – *Secretary*, Steve Meisner, Bruce Cleveland – *Ex Officio*, Matthew Russell – *Alternate*, Doug Martin – *Alternate*

**Members Absent:** Erik Dykeman – *Vice Chairman*, Bill Greene, John White, Mark Traeger – *Alternate*

**Also Present:** Steve Keach – *Town Engineer*, Andrea Cairns – *Administrative Assistant*

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

**Review of the 6/6/17 Minutes**

The Board deferred approval until more members that attended that meeting could be present.

**Correspondence**

- Inspection report from Keach Nordstrom regarding Eagle Ridge Road
- Legal notice from the Town of Bedford regarding a cell tower

**Continued public hearing for design review of an application submitted by Gary Barnes for a major subdivision. The property is located on Wells Village Road and is identified on Map 9 as Lot 14.**

Tim Lavelle presented the application.

Mr. Lavelle noted Mr. Barnes settled the lot line dispute with the abutter. Per Mr. Keach’s recommendation, they provided a new perimeter plan and corrected boundary plan; both will be recorded at the Registry of Deeds.

They are working on addressing all of Mr. Keach’s comments in his June 14, 2017 review letter.

Mr. Lavelle noted they would be going before the Zoning Board because the Open Space Development regulations require frontage on a Class V town road or highway. This development accesses Wells Village Road through an easement over Schoolhouse Road. Once the development is complete, the entire development will have frontage on a Class V town road, but in its current state, does not.

Mr. Lavelle added that they believe the open space development is the best use of the property. He requested that the Planning Board make a favorable recommendation to the Zoning Board on their behalf.

46 Mr. Martin questioned if they could connect the two proposed roads instead of having  
47 two separate cul-de-sacs. Mr. Lavelle indicated that they did consider that, but there is  
48 about 100' of elevation between the two roads and it would result in a large amount of  
49 disturbance to the property and the potential for the open space development would go  
50 away. It would also result in a significant wetland crossing.

51

52 Mr. Barnes added concern that drivers would use the neighborhood as a cut through to  
53 avoid sections of Wells Village Road and it would add tremendous traffic through the  
54 neighborhoods.

55

56 Mr. Lavelle noted they would likely be built as two different developments—Phase 1  
57 would be McKensie Road and Phase 2 would be Lantern Lane. The development would  
58 be planned for all three and four bedroom homes.

59

60 Mr. Russell did not want to make a recommendation to ZBA. If it is a good plan, then the  
61 Zoning Board should make its own decision. Mr. Brown and Mr. Martin agreed the  
62 application should stand on its own merits.

63

64 Mr. Barnes expressed frustration around the timing of the project and had hoped to have  
65 approvals long before now. He also expressed frustration that the zoning issue was not  
66 brought forward until now. He could have gone before the Zoning Board several months  
67 ago.

68

69 **MOTION:** Mr. Mencis made a motion to close design review for the application  
70 submitted by Gary Barnes for a major subdivision. The property is located on Wells  
71 Village Road and is identified on Map 9 as Lot 14. Mr. Brown seconded the motion.

72

73 *Discussion:* Mr. Russell and Mr. Martin expressed concern about closing design review  
74 before the application went before the Zoning Board. If the variance is denied, then the  
75 applicant would need to come back with a different plan.

76

77 Mr. Martin added that if design review was closed now, the Board may be adding  
78 influence to the Zoning Board that they are in favor of the project. The application should  
79 stand on its own merits at the Zoning Board.

80

81 Mr. Mencis and Mr. Brown rescinded their motion.

82

83 Design review will be continued to the August 15, 2017 meeting.

84

85 **Public hearing for review of an application submitted by Barbara Finch for a minor**  
86 **subdivision. The property is located at 31 Main Street and identified on Map 27 as**  
87 **Lot 104. The application proposes to subdivide the original parcel into two lots.**

88

89 **Public Hearing for review of a Conditional Use Permit application for the same**  
90 **subject parcel. The application proposes to cross a forested wetland for a driveway**  
91 **in order to access the buildable area of the lot.**

92 Mr. Lavelle reviewed the application. He noted the property is 3.16 acres and fronts on  
93 Main Street. They are proposing to subdivide it into two parcels; the first being 1.54 acres  
94 with 208' of frontage and the second being 1.62 acres with 208' of frontage. The existing  
95 home will remain on the 1.62 acre lot.

96  
97 The driveway will cross a forested wetland in the back of the property at the narrowest  
98 part. Bruce Gilday, the town's Wetland Scientist, reviewed the plans and did the wetland  
99 work on the property.

100  
101 The Conservation Commission reviewed and approved the NHDES Expedited Minimum  
102 Impact Wetland Permit.

103  
104 They have not received state subdivision approval or state driveway permits.

105  
106 They will need approval from the Town of Danville because a portion of the property is  
107 in Danville.

108  
109 **MOTION:** Mr. Mencis made a motion to accept for jurisdiction the applications  
110 submitted by Barbara Finch for a minor subdivision and conditional use permit. The  
111 property is located at 31 Main Street and identified on Map 27 as Lot 104. The  
112 application proposes to subdivide the original parcel into two lots. Mr. Brown seconded  
113 the motion. All members voted in favor. The motion carried.

114  
115 *Charles Lucas, 5 Cotton Farm Road*

116 Mr. Lucas was concerned about environmental impacts on his property. There are a lot of  
117 larger trees that would need to be removed. The wetland is the Bartlett Brook tributary  
118 which supplies Cotton Farm with their water supply.

119  
120 Mr. Lavelle noted they are only disturbing a small portion of wetlands. The entire  
121 wetland is 67,000 sq. ft and they would be disturbing only 5,000 sq. ft.

122  
123 There are no variances required.

124  
125 They will have a waiver request for Section 9.23 of the Subdivision Regulations in  
126 regards to recreation. They would like to do a donation in lieu of on-site recreation.

127  
128 *Brian Davern, 1 Cotton Farm Road*

129 Mr. Davern had concerns about who would provide maintenance for the culverts. What  
130 would happen if they got clogged and the water backed up behind it. His property already  
131 gets flooded in the wet season.

132  
133 Mr. Lavelle noted there was minimum water flow in the area where the culverts would  
134 go. It is also very flat.

135

136 Mr. Russell questioned if putting a culvert under the woods road would help alleviate  
137 water flow. Mr. Lavelle noted the property was so flat that he did not believe it would  
138 help.

139  
140 The hearing was continued to July 18, 2017.

141  
142 **Updated Site Plan Regulations**

143 Ms. Cairns provided the Board with the final draft of amendments to the site plan  
144 regulations for stormwater. She indicated the Board needed to make a motion to accept  
145 them and move them to a public hearing.

146  
147 Mr. Mencis and Mr. Brown had not fully reviewed them and preferred to wait until the  
148 July meeting.

149  
150 **Impact Fee Study**

151 Ms. Cairns indicated that Bruce Mayberry could attend the July 18, 2017 meeting to  
152 review the study with the Board and asked if the Board would want him to attend. The  
153 Board agreed it would be good to have him present the findings.

154  
155 **Other Business**

156 The Board reviewed the final mylars for the application approved for Duston Edwin D.  
157 Trustee, Edwin D. Duston Rev. Trust for a lot line adjustment for the properties located  
158 on Holts Point Road and Birch Drive and identified as Map 3 Lot 47 and Map 28 Lot 91.

159  
160 All conditions of approval had been met.

161  
162 **MOTION:** Mr. Martin made a motion to sign the mylars for the application submitted by  
163 Duston Edwin D. Trustee, Edwin D. Duston Rev. Trust for a lot line adjustment for the  
164 properties located on Holts Point Road and Birch Drive and identified as Map 3 Lot 47  
165 and Map 28 Lot 91. Mr. Mencis seconded the motion. The board voted in favor. The  
166 motion carried.

167  
168 Mr. Mencis and Mr. Brown signed the mylars.

169  
170 **MOTION:** Mr. Russell made a motion to adjourn. Mr. Mencis seconded the motion. All  
171 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at  
172 9:08 p.m.

173  
174 Respectfully Submitted,



175 Andrea Cairns  
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