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**Sandown Planning Board
Minutes
August 15, 2017**

Date: August 15, 2017

Place: Sandown Town Hall

Members Present: Ernie Brown – *Chairman*, Erik Dykeman – *Vice Chairman*, Steve Meisner, John White, Bruce Cleveland – *Ex Officio*

Members Absent: Ed Mencis – *Secretary*, Bill Greene, Doug Martin – *Alternate*, Mark Traeger – *Alternate*, Matthew Russell – *Alternate*

Also Present: Andrea Cairns – *Administrative Assistant*

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

Review of the 7/18/17 Minutes

L230 add “abutter to the church property”

MOTION: Mr. Dykeman made a motion to approve the 7/18/17 minutes as amended. Mr. White seconded the motion. All members voted in favor. The motion carried.

Correspondence

- Legal notice for the Town of Exeter for a cel tower
- 8/6/17 Eagle Tribune article about stormwater
- Seminar about land use law
- NHSSI workshop

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.

The Board received a letter from James Lavelle Associates requesting a continuance to the September 5, 2017 meeting.

Patricia McLaughlin, Previous owner of 1 and 2 Wells Village Circle

Ms. McLaughlin was there to get an update on the current status of the approval and whether or not the current application utilized a ROW that she granted back in 2006.

Ms. McLaughlin also had questions on the variance that was granted by ZBA. Mr. Meisner explained the variance was because the lot does not have 200’ of frontage on a Class V road, which is a requirement of the Open Space Development Ordinance.

Ms. McLaughlin noted she granted Mr. Barnes a ROW in 2004 across 2 Wells Village Circle. The previous approval for Vantage Point utilized that ROW. She questioned if this proposal also utilized that ROW.

46 Mr. Brown noted that Mr. Barnes has not submitted an updated set of plans that has the
47 final road crossing, but one of the issues with a previous set of plans was that it the Town
48 Engineer would not allow a town road to cross a ROW. It was allowed on the previous
49 subdivision approval because Mr. Barnes planned to keep that road private.

50

51 Ms. McLaughlin did not believe there was width in the entrance to Wells Village
52 Road/Schoolhouse Road for the entrance he would need.

53

54 Ms. McLaughlin added that she wanted to keep current on the conditions of the easement.
55 She does not own the property anymore. If Mr. Barnes did not plan to use the easement, it
56 should not be indicated on the plans. There are issues with the ROW that have bearings
57 on some of the properties on Wells Village Circle.

58

59 Ms. McLaughlin also expressed concern with how stormwater would be mitigated.

60

61 **MOTION:** Mr. Dykeman made a motion to continue design review to September 5,
62 2017 for an application submitted by Gary Barnes for a major subdivision. The property
63 is located on Wells Village Road and is identified on Map 9 as Lot 14 to September 5,
64 2017. Mr. Brown seconded the meeting. All members voted in favor. The motion passed.

65

66 **Impact Fee Study**

67 The Board reviewed the report provided by Mr. Bruce Mayberry.

68

69 Mr. Brown was leaning towards using Alternative 1 for the fees since the second
70 Alternative was calculated based on specific school improvements that were proposed in
71 the district CIP. The Board agreed.

72

73 In terms of Accessory Dwelling Units, Mr. Meisner noted that they generally start out as
74 housing for family members but usually end up as rentals. There was a study done in
75 Salem and Manchester that 30-33% of those units have children in them. He would like
76 to make one-bedroom units more appealing and assess impact fees only on two-bedroom
77 units.

78

79 Ms. Cairns reminded the Board about Mr. Mayberry's reservations in doing that. He
80 believed the Town should keep it simple and equal across the board and not differentiate
81 between units. It could become difficult to enforce because a den or family room could
82 easily turn into a bedroom.

83

84 Mr. Cleveland noted he would be more in favor of having different dollar amounts for
85 one and two bedroom apartments but assess a fee on both.

86

87 The Board reviewed some of the zoning amendments Mr. Mayberry suggested, but
88 decided to postpone that to a later meeting when more members could be present.

89

90 **MOTION:** Mr. White made a motion to move the recommended impact fee schedule
91 from the report provided by BCM Planning, LLC dated June 9, 2017 to a public hearing,
92 with the following fee changes:

- 93
- 94 Single family detached: \$4,559
- 95 Attached and 2 or more family: \$2,567
- 96 Manufactured Housing: \$2,530
- 97 Accessory Dwelling Unit (ADU): \$1,550
- 98

99 Mr. Meisner seconded the motion. All members voted in favor. The motion passed.

100

101 **Stormwater Management**

102 Mr. Brown noted there were a few items he still had remaining questions about and
103 wanted to get input from Mr. Keach before moving forward. He had concerns about
104 putting the new requirements into the Subdivision Regulations. He had concern about
105 how it would get enforced and was also concerned about taking away property rights.

106

107 Ms. Cairns noted the Subdivision Regulations would only take effect with major
108 subdivisions that put in a road. The regulations only require that they mitigate their own
109 stormwater on their property. It is looking out for the best interests of the town because if
110 they don't mitigate their own stormwater, they town may have to take extra measures.

111

112 The Board agreed to push the discussion until more Board members could be present.

113

114 **Other Business**

115 The Board signed the mylars for Richard E. Lord and Rocco Piccirilli, Jr. Lot Line

116 Adjustment

117

118 **MOTION:** Mr. Dykeman made a motion to adjourn. Mr. Brown seconded the motion.
119 All members voted unanimously in favor. The motion passed. MEETING ADJOURNED
120 at 8:45 p.m.

121

122 Respectfully Submitted,



123

124 Andrea Cairns