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**Sandown Planning Board
Minutes
October 3, 2017**

Date: October 3, 2017

Place: Sandown Town Hall

Members Present: Ernie Brown – *Chairman*, Ed Mencis – *Secretary*, John White, Bruce Cleveland – *Ex Officio*

Members Absent: Steve Meisner, Doug Martin – *Alternate*, Mark Traeger – *Alternate*, Matthew Russell – *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 9/19/17 Minutes

MOTION: Mr. Mencis made a motion to approve the 9/19/17 minutes as written. Mr. White seconded the motion. Members voted in favor. Mr. Cleveland abstained. The motion carried.

Correspondence

- Letter of interest to be a board member from Steven Finnegan
- Town & City Magazine

The Board invited Mr. Finnegan up to speak with them. He has been in town a few months and would like to get involved. He has public policy experience, but not board experience.

MOTION: Mr. Mencis made a motion to appoint Steve Finnegan as a full member until March 2018. Mr. Brown seconded the motion. Vote 4-0. Motion carried.

Public hearing to review an application submitted by CMS Sullivan, Inc. for a subdivision. The property is located at 11 Main Street and identified on Tax Map 25 as Lot 74. The project proposes to consolidate land in Sandown and Danville (56.1 acres in total) and subdivide into 12 single family residential building lots. The application proposes to utilize the 4.3 acres in Sandown for the frontage/access and one building lot.

Public hearing to review an application submitted by CMS Sullivan, Inc. for a Conditional Use Permit. The property is located at 11 Main Street and identified on Tax Map 25 as Lot 74. The proposed roadway impacts the wetland at an existing crossing serving the existing driveway. The total area of wetland impact is 226 sq. ft.

Charlie Zilch from SEC Associates and Chet Sullivan were present. Mr. Zilch noted the property was formerly owned by John Glover. The portion in Sandown is 4.3 acres with 280’ of frontage on Route 121A; 51.8 acres are located in Danville. The property is

46 completely wooded with some wetlands and vernal pools. They are not in a flood plain,
47 within shoreland protection or within an aquifer.

48

49 They are looking to subdivide the parcel into 12 lots with 1 in Sandown and 11 in
50 Danville. The lots will all be 2 acres with 200' of frontage. They will all have onsite
51 septic and wells. The access will be from Sandown and will be a 1,500' long 60' wide
52 right-of-way with 24' of pavement. The road will comply with Danville regulations. It
53 will terminate at 2 cul-de-sacs.

54

55 Mr. Sullivan could have done a cluster development which would have yielded 24 units,
56 but he chose to go with a conventional yield/layout. There is good contiguous upland and
57 generous building envelopes. They are proposing to build ranch style homes.

58

59 Mr. Sullivan noted he is not limiting it to the 55+ population, but that is his target.

60

61 Mr. Zilch noted they received DOT entrance approval for the roadway. The road will be a
62 straight-forward design with 2% being the steepest slope.

63

64 State subdivision was conditionally approved since they are waiting on the Alteration of
65 Terrain and Dredge and Fill permits.

66

67 They have not yet received feedback from the Danville town engineer. They received
68 input from Steve Keach and implemented his requested changes.

69

70 Mr. Cleveland questioned who would maintain the road since it would be in two towns.

71 Mr. Zilch noted they had a meeting with both Sandown and Danville police and fire
72 chiefs and both road agents. Police and fire would be whoever responded first and neither
73 chief had any issues or concerns. The road agents agreed to swap winter maintenance
74 with another neighborhood; Danville will take over a neighborhood that is more easily
75 accessed by them and difficult for Sandown to maintain and Sandown will take care of
76 winter maintenance for this neighborhood. Danville will take ownership of all summer
77 maintenance. The road agents will provide something formal to the board.

78

79 **MOTION: Mr. Mencis made a motion to accept for jurisdiction the application**
80 **submitted by CMS Sullivan, Inc. for a subdivision. The property is located at 11**
81 **Main Street and identified on Tax Map 25 as Lot 74. Mr. White seconded the**
82 **motion. Vote 4-0. Motion carried.**

83

84 Mr. Zilch indicated that the Sandown Conservation reviewed the Conditional Use Permit
85 and provided a favorable recommendation. Mr. Keach also provided a favorable letter.

86

87 Mr. Keach reviewed the reason for the CUP. It ensures minimal impact. In this case, the
88 size of the culvert will remain the same, they will just extend it to account for the
89 additional width in the road.

90

91 **MOTION: Mr. Mencis made a motion to approve the application submitted by**
92 **CMS Sullivan, Inc. for a Conditional Use Permit. The property is located at 11 Main**
93 **Street and identified on Tax Map 25 as Lot 74. The proposed roadway impacts the**
94 **wetland at an existing crossing serving the existing driveway. The total area of**
95 **wetland impact is 226 sq. ft. Mr. Brown seconded the motion. Vote 4-0. Motion**
96 **carried.**

97
98 Mr. Zilch requested a continuance to the November 7, 2017 meeting so they could finish
99 the review process with Danville and obtain the necessary state permits. The Board
100 granted the continuance.

101
102 **Public hearing to review an application submitted by Monagham Sandown Realty**
103 **Trust for a minor subdivision. The property is located on Powderhouse Road and**
104 **identified on Tax Map 9 as Lot 10-7. The application proposes to subdivide the**
105 **original parcel into three lots.**

106
107 Jim Lavelle presented the application. He noted they are proposing to take a 5.8 acre lot
108 and subdivide it into three parcels. One lot will have the existing home and will be 2.54
109 acres. The other two lots will be 1.64 acres and 1.63 acres.

110
111 They received a variance from the zoning board for the insufficient frontage. In that
112 meeting they established a front setback of 75' for the two new lots; a 40' building
113 setback from the shared property line with M9 L10-5 and 30' no cut zone from the shared
114 property line with M9 L10-5.

115
116 There will only be one new driveway. Lot 10-7-1 and the existing home will share a
117 driveway at the entrance and split off to the two homes.

118
119 Mr. Lavelle noted that Mr. Pauli, 8 Powderhouse Road had concerns with the location of
120 the driveway so they placed it in a location that he approved.

121
122 Mr. Lavelle noted they received state subdivision approval. They addressed the
123 comments in Mr. Keach's letter dated 10/3/17. Mr. Gilday did the wetland mapping. He
124 had specific notes that he wanted to add to the plan which Mr. Lavelle will take care of.

125
126 Mr. Lavelle provided a waiver request from Section 9.23 of the Sandown Subdivision
127 Regulations requiring on-site recreation. He proposed a \$500 total donation to the
128 Recreation Fund.

129
130 **MOTION: Mr. Mencis made a motion to accept for jurisdiction the application**
131 **submitted by Monagham Sandown Realty Trust for a minor subdivision. The property is**
132 **located on Powderhouse Road and identified on Tax Map 9 as Lot 10-7. Mr. White**
133 **seconded the motion.**

134
135 *Discussion:* Mr. Cleveland requested clarification on where the septic systems would go.
136

137 Vote 4-0. Motion carried.

138

139 The Board discussed whether a \$500 donation was agreeable to them. Mr. Cleveland
140 questioned how much is typically given. The Board indicated it was typically \$1,000 per
141 lot.

142

143 **MOTION:** Mr. Mencis made a motion to accept the waiver request from Section 9.23 of
144 the Sandown Subdivision Regulations requiring on-site recreation and in lieu a \$500 total
145 donation. Mr. Brown seconded the motion. Vote 3-1. Mr. White opposed.

146

147 Mr. Brown opened the meeting to the public.

148

149 *Michael Costanzo, 7 Powderhouse Road*

150 Mr. Costanzo noted he was the abutter adjacent to Lot 10-7-2 and wanted to review the
151 updated plans.

152

153 **MOTION:** Mr. Mencis made a motion to grant conditional approval for the application
154 submitted by Monaghan Sandown Realty Trust for a minor subdivision. The property is
155 located on Powderhouse Road and identified on Tax Map 9 as Lot 10-7 with the
156 following conditions:

157

- Receipt of correspondence from Town Engineer acknowledging that all
158 comments and recommendations offered in his correspondence of October 2,
159 2017 have been satisfactorily resolved.

160

- Receipt of certification from licensed land surveyor acknowledging that all
161 required boundary monuments have been installed prior to signature and
162 recording of final plat.

163

- Add note to final plat acknowledging a waiver of the requirements of Section 9.23
164 of the Sandown Subdivision Regulations was granted on October 3, 2017.

165

- Maintenance of positive PREA account balance.

166

167 Mr. White seconded the motion. Vote 4-0. Motion carried.

168

169 **Public hearing for an application submitted by Gary Barnes for a major**
170 **subdivision. The property is located on Wells Village Road and is identified on Map**
171 **9 as Lot 14. The application is an open space development and proposes to create 44**
172 **single family building lots.**

173

174 Mr. Lavelle noted that Mr. Keach did not have time to do a thorough review of the plans.

175

176 They did receive a letter from the fire chief stating he did not require the secondary
177 access road.

178

179 They would like time to have a thorough review of the plans and finalize all remaining
180 pieces and would like to have the hearing continued.

181

182 The Board agreed to continue the hearing to November 21, 2017.

183

184 **MOTION:** Mr. Mencis made a motion to accept for jurisdiction the application
185 submitted by Gary Barnes for a major subdivision. The property is located on Wells
186 Village Road and is identified on Map 9 as Lot 14. Mr. White seconded the motion. Vote
187 4-0. Motion carried.

188

189 *Kevin Hoyt, 8 Ammy Lane*

190 Mr. Hoyt questioned why they split the subdivision into two roadways. The Board
191 explained it had to do with the topography of the land. It was less invasive on the
192 property. Mr. Keach explained the Open Space Development approach.

193

194 **Other Business**

195 **MOTION:** Mr. Mencis made a motion to appoint John White as Vice Chairman. Mr.
196 Brown seconded the motion. Vote 4-0. Motion carried.

197

198 The Board reviewed and signed the mylars for the Barbara Finch application. The plans
199 needed to be signed by Bruce Gilday before they could be recorded.

200

201 The Board reviewed and signed the mylars for DJV Properties.

202

203 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Brown seconded the motion. All
204 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
205 8:54 p.m.

206

207 Respectfully Submitted,



208

209 Andrea Cairns