

1 Sandown Planning Board
2 Minutes
3 December 5,2017
4

5 **Date:** December 5, 2017

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown – *Chairman*, Ed Mencis – *Secretary*, Bruce Cleveland –
8 *Ex Officio*, Steve Meisner, Steven Finnegan

9 **Members Absent,** Mark Traeger – *Alternate*, Matthew Russell – *Alternate*, Doug
10 *Martin-Alternate*, John White- *Vice Chairman*

11 **Also Present:** Steve Keach – *Town Engineer*, Melyssa Tapley- *Administrative Assistant*
12

13 **Opening:** Mr. Brown opened the meeting at 7:03 p.m.

14 Mr. Brown led the Pledge of Allegiance.

15 Mr. Brown called the roll.

16 **Announcements:**

17 Ed Mencis announced that the Sandown Food Pantry did a fantastic job with
18 Thanksgiving and the Christmas season is upon us and the food pantry is getting ready.
19 Donations are always welcomed.
20

21 **Review of the 11/21/17 Minutes**

22 **MOTION:** Mr. Mencis made a motion to approve the 11/21/17 minutes as amended. Mr.
23 Cleveland seconded the motion. Members voted in favor. The motion carried (5-0-0).
24

25 **Continued public hearing for public hearing to review an application submitted by**
26 **CMS Sullivan, INC, for a subdivision. The property is located at 11 Main Street and**
27 **identified on Tax Map 25 as Lot 74. The project proposes to consolidate land in**
28 **Sandown and Danville (56.1 acres in total) and subdivide into 12 single family**
29 **residential building lots. The application proposes to utilize the 4.3 acres in**
30 **Sandown for the frontage/access and one building lot.**
31

32 Mr. Charlie Zilch represented CMS Sullivan, Inc.

33
34 He came before the board to ask for a continuation, with no major changes to the road,
35 there will be some changes to the drainage.
36

37 Mr. Zilch came with the applicant's letter requesting continuance of application review to
38 and sixty-day extension until January 16,2017.
39

40 Mr. Brown announced the public hearing continued until 1/16/18 agenda.
41

42 **Public hearing for a subdivision plan application submitted by Nordic Lincoln**
43 **Realty Trust. The property is located on North Road and is identified on Map 23 as**
44 **Lot 1. The application proposes a subdivision for residential use.**
45

46 Jim Levelle from James M. Lavelle Associates presented the application for the minor
47 subdivision at 68 North Road.

48

49 Mr. Menics and Mr. Meisner both recused themselves from the board currently at 7:20
50 pm.

51

52

53 Mr. Levelle presents a letter to the board to waiver the Subdivision Regulation Section
54 9.23 which requires recreation facilities for new subdivisions. The property and owners
55 offer several different recreation activities for Sandown Resistant's to enjoy. Mr. Menics
56 came forward and noted that the property includes a football field, a swimming pond,
57 basketball hoops, and swing sets. The fire works for Old Home's day are held on the
58 football field.

59

60 **Motion:** Mr. Finnegan made a motion to waiver the recreation fee. Mr. Brown seconds
61 the motion. All in favor. 2-0-1. One opposed.

62

63 **Road Improvements:** Motion not applicable there is no need for unnecessary cutting of
64 the road. All in favor.

65

66 Mr. Keach reviewed his letter dated 12/5/17. It is a simple approval and see no issues
67 coming up. Mr. Keach made changes to his letter and only has six conditions that the
68 applicants need to follow.

69

70 **Motion:** Mr. Finnegan made a motion to grant conditional approval for a subdivision
71 application submitted by Nordic Lincoln Realty Trust for the property location on 68
72 North Road identified on Map 23, Lot. The following conditions to apply:

73

- 74 • Receipt of NHDES Subdivision Approval.
- 75 • Receipt of Correspondence from Town Engineer confirming that comments and
76 recommendations offered in his letter.
- 77 • Receipt of Correspondence from Licensed Land Surveyor specified on final plan.
- 78 • Preparation and execution of Easement Deeds for the purposes of providing
79 access and utility accommodations to both proposed lots.
- 80 • Note waiver of section 9.23 on Final Plan.
- 81 • Maintain positive PREA account balance.

81

82 Mr. Cleveland seconded the motion. The Board voted in favor. The motion carried.

83

84 Mr. Meisner and Mr. Mencis rejoined the meeting. 8:05 PM

85

86 **Correspondence**

87

88 Welles Village Estates requested a full bond release.

89

90 The Board reviewed a letter submitted by Keach-Nordstrom Associates, Inc
91 recommending a release of the bond in the amount of \$ 130,306.00 with a remaining

92 balance of \$ 6,407.00 to stay in the account until all the requirements are met according
93 to the letter submitted by Keach-Nordstrom Associates, Inc

94

95 Mr. Meisner motioned that the bond should be released except for \$ 6,407.00 as
96 recommended by Keach- Nordstrom Associates, Inc. Mr. Finnegan seconded the motion.
97 The Board voted in favor. 5-0-0.

98

99 **Motion:** Mr. Mencis made a motion to adjourn. Mr. Brown seconded the motion. All
100 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at
101 9:05 pm.

102

103 Respectfully Submitted,

104

105

106 Melyssa Tapley

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