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**Sandown Planning Board
Minutes
January 16, 2018**

Date: January 16, 2018

Place: Sandown Town Hall

Members Present: Ernie Brown – *Chairman*, John White – *Vice Chairman*, Ed Mencis – *Secretary*, Steven Finnegan, Steve Meisner,

Members Absent, *Bruce Cleveland*, Mark Traeger – *Alternate*, Matthew Russell – *Alternate*, *Doug Martin-Alternate*

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

Opening: Mr. Brown opened the meeting at 7:06 p.m.

Mr. Brown led the pledge of allegiance.

Mr. Brown performed the roll call.

Review of the 12/19/17 Minutes

MOTION: Mr. Meisner made a motion to approve the 12/19/17 minutes as written. Mr. Finnegan seconded the motion. Mr. Mencis abstained. Members voted in favor. The motion carried (3-1-0).

Correspondence

- **Letter from the Town of Bedford regarding the final site plan approval to construct a telecommunications facility within a new 75-foot tall silo at 5 Wallace Road, Lot 39-45, Zoned R&A.**
- **Town of Pelham letter for Site Plan Review for a proposed 150’ monopole and associative facilities, also seeking Special Permit to access drive through wetland buffer.**
- **Town of Hudson letter notifying of the purpose of plan to Propose a 155-foot Monopole Wireless Telecommunication Tower with antennas associated; 50x50’ fenced crushed stone or gravel compound with shelter, landscaping, and new driveway.**
- **Pamphlet from National Seminars Training on How to Communicate with Tact, Professionalism and Diplomacy.**
- **Letter from The State of New Hampshire Department of Environmental Services requesting for more information for the Vantage Point Subdivision located on Wells Village Road Tax Map 9, Lot 14.**

Continued public hearing for an application submitted by Gary Barnes for a major subdivision. The property is located on Wells Village Road and is identified on Map as Lot 14. The application is an open space development and proposes to create 44 single family building lots. It also comes in off Lantern lane.

Mr. Meisner recused himself from the board currently at 7:15 pm.

46 Tim Lavelle from James M. Lavelle Associates here to represent Mr. Barnes. Mr. Barnes
47 was also present.

48
49 Waiting on the Well Site Approval from Little River Water Services. There is some more
50 work to do before finalizing the application.

51
52 Mr. Barnes is waiting on four project permits; NH DES Subdivision Approval, NH DES
53 Wetland Permit, NH DES Alteration of Terrain permit, and NH DES Water System
54 Approval of all will take some time to approve.

55
56 Lantern Lane will need a shim and overlay in the next 5 to 6 years. Lantern Lane was
57 constructed approximately 15 years ago. The increased volume of traffic and construction
58 vehicles will accelerate the wear and tear of the road.

59
60 Mr. Keach proposed that the Planning Board consider relying on Rational Nexus
61 Methodology to assess the applicant an apportioned fare-share of the Town's anticipated
62 future cost of improvements to Lantern Lane. For the Town to repair the road it will cost
63 around 40 Thousand dollars.

64
65 The Board approves the Rational Nexus Methodology for Lantern Lane Road
66 improvements as there will be damage done and the road will need to be fixed at the
67 completion of the Vantage Point Subdivision.

68
69 Mr. Barnes CUP Application has not been submitted and needs to be. When it is
70 submitted the Conservation, Commission needs to approve it.

71
72 **Section 9.23 Subdivision Recreation Facilities**

73 Mr. Barnes has proposed instead of building a playground like he did at his Waterford
74 Subdivision that he put Hiking Trails around the Vantage Point Subdivision which will
75 connect to the Town Trails.

76
77 Mr. Barnes did go before the Conservation Commission for suggestions and ideas
78 regarding the hiking trails.

79
80 Mr. Barnes will be adding a passive recreation area, with picnic tables and will be adding
81 picnic tables along the hiking trail, all of which fall under Section 9.23 Subdivision
82 Recreation Facilities.

83
84 **Section 9.2.4 of the Subdivision Regulation**

85
86 Section 9.2.4 limits the length of permanent dead-end or cul-de-sac streets to not more
87 than 1,000 linear feet or an average daily traffic volume exceeding 250 vehicles per day.

88
89 Both proposed streets exceed the maximum permitted under 9.2.4.

90

91 Mr. Barnes seeks a waiver of Section 9.2.4. The Planning Board is in understanding that
92 the Fire Department is not opposed to the granting of the requested waiver given the
93 applicant's intent to install NFPA code compliance fire suppression systems in each
94 proposed dwelling.

95

96 **Motion to waiver Section 9.2.4 of the Subdivision Regulation**

97

98 Mr. Mencis motions to wavier Section 9.2.4 of the Subdivision Regulation. Mr. Finnegan
99 seconds the motion. All in favor. The motion passed. (3-0-0)

100

101 Mr. Barnes needs to add a backup power supply on the final plans for the water in case of
102 power outages to still pump water to the Fire Suppression System.

103

104 **Motion for Conditional Approval of the Vantage Point Subdivision. The property is**
105 **located on Wells Village Road and is identified on Map 9 as Lot 14. The application**
106 **is an open space development and proposes to create 44 single family building lots.**

107

108 The Board gives Mr. Barnes conditional approval with a compliance hearing at the end of
109 the project along with the 10 conditions Mr. Keach has brought before the Board.

110

111 **The 10 Conditions:**

112

- **Receipt of all required State Permits including: NHDES Subdivision Approval; A NHDES Wetland Permit; A NHDES Alteration of Terrain Permit; and NHDES Community Water System Approval.**

113

114

115

- **Submission of a performance guarantee in an amount as form acceptable to the Planning Board.**

116

117

- **Applicant shall submit a Fair-Share Assessment for Shim and Overlay of existing segment of Lantern Lane by Town upon completion of construction of Lantern Lane Extension. Amount of Assessment to be Determined by Town Engineer and approval by Planning Board.**

118

119

120

- **Receipt of a Conditional Use Permit for Disturbance of Land situated in Wetland Conservation District for Roadway Construction.**

121

122

123

- **Submission of Draft Copies of Articles of Association or Incorporation for creation of a Homeowners Association and Receipt of Correspondence from Town Counsel confirming sufficiency in terms of Article II-Part D-Section 7.A of Zoning Ordinance.**

124

125

126

- **Receipt of Correspondence from Town Engineer acknowledging that all comments and recommendations offered in his letter report of 1-16-18 have been satisfactory addressed.**

127

128

129

- **Note Recreational Accommodations proposed by applicant on final Plans.**

130

131

- **Note Waiver of Section 9.2.4 of Subdivision Regulations Granted by Planning Board on Final Plans.**

132

133

- **Maintenance of positive PREA account Balance.**

134

- **Planning Board shall conduct a compliance hearing for the purposes of confirming status of compliance with Conditions of Final Approval prior to signature and recording of final plans.**

135

136

137 Mr. Mencis motions to approve Mr. Barnes Conditional Approval for the Vantage Point
138 Subdivision. Mr. Finnegan seconds the motion. All in Favor. The motion passed. (3-0-0)

139

140

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

147

148 Mr. Meisner rejoins the Board at 9:00 pm.

149

150 Andy Street from S.E.C. & Associates, Inc. here to represent CMS Sullivan.

151

152 There are 12 Lots in total, 1 lot being in Sandown and 11 in Danville.

153

154 New Hampshire Fire & Game have approved putting buffers around the vernal pools on
155 the property.

156

157 Mr. Street presents the Board with a letter to waiver subdivision regulation 9.18 B (3)
158 requiring a minimum of 3' of soil cover over all proposed roadway culverts. Due to site
159 constraints (required roadway height vs. existing wetland elevation) less than 3' of cover
160 (2'+) is proposed for the culvert to be located at station 1+27 Meghan's Way. These
161 constraints include balancing the proposed roadway elevation with the elevation of the
162 onsite wetlands and providing a NHDOT compliant connection to NH Route 121 A.
163 NHDOT requirements limit the ability to further raise the elevation of the proposed
164 roadway.

165

166 Mr. Keach made mention in his letter that the waiver of 9.18 B (3) is unavoidable. Due to
167 one proposed cross culvert, situated near roadway Station 1+27, has been designed with
168 approximately 2.4 feet of soil cover due to grading constraints imposed by a combination
169 of the elevation of an adjacent wetland and compliance with applicable design standards
170 governing vertical roadway alignment contained in the Sandown Subdivision
171 Regulations.

172

173 **Motion:**

174 Mr. Mencis motions to waiver subdivision regulation 9.18 B (3) requiring a minimum of
175 3' of soil cover over all proposed roadway culverts. Mr. White seconds the motion. All in
176 favor. The motion passed. (3-0-0)

177

178 **Section 9.23 Recreational Facilities**

179

180 Mr. Street presents to the Board a letter requesting a waiver of Subdivision Regulation
181 9.23 requiring onsite recreational facilities. In lieu of, a donation in the amount of
182 \$1000.00 will be made to the Town of Sandown's Recreational Revolving Fund.

183

184 **Motion:**

185 Mr. Mencis motions to waiver Section 9.23 requiring onsite recreational facilities in lieu
186 of a donation in the amount of \$1000.00 will be made to the Town of Sandown's
187 Recreational Revolving Fund. Mr. Finnegan seconds the motion. All in favor. The motion
188 passed. (4-0-0)

189

190 **Motion for Conditional Approval of CMS Sullivan, Inc. for a subdivision. The**
191 **property is located at 11 Main Street and identified on Tax Map 25 as Lot 74. The**
192 **project proposes to consolidate land in Sandown and Danville and subdivide 12**
193 **single family residential building lots.**

194

195

196 The Board gives CMS Sullivan, Inc. conditional approval along with completion of 6
197 conditions Mr. Keach has brought before the Board.

198

- 199 • **Final plans to be signed by Danville Planning Board in addition to Sandown**
- 200 **Planning Board, prior to recording.**
- 201 • **Receipt of State permits including; NHDOT Driveway Permit; NHDES**
- 202 **Subdivision Approval; and NHDES Alteration of Terrain Permit.**
- 203 • **Applicant to provide performance Guarantee, to serve as a financial surety**
- 204 **for full improvements, in an amount as form acceptable to Planning Board.**
- 205 • **Add note to Final Plan acknowledging approval of Waiver Requested for**
- 206 **Section 9.23 and 9.18 B (3) of Subdivision Regulations.**
- 207 • **Receipt of Correspondence from Town Engineer Acknowledging all**
- 208 **comments and recommendations offered in his letter report of 1-11-18 have**
- 209 **been satisfactorily addressed.**
- 210 • **Maintain Positive PREA Account Balance.**

211

212 Mr. Mencis motions approve CMS Sullivan's Conditional Approval for a subdivision
213 located at 11 Main Street and identified on Tax Map 25 as Lot 74. Mr. White seconds the
214 motion. All in favor. The motion passed. (4-0-0)

215

216 **Continued public hearing pursuant to RSA 675:3 for consideration of the following**
217 **amendment to the Sandown Zoning Ordinance: Amendment Z-1: To amend the text**
218 **of Article VIII- Impact Fee Ordinance. To delete the existing text from Article VIII-**
219 **Impact Fee Ordinance in its entirety and replace it with a new Article VIII, to be**
220 **entitled Impact Fee Ordinance.**

221

222 Mr. Mencis motions to move to ballot. Mr. Finnegan seconded the motion. All in favor.
223 The motion passed. (4-0-0)

224 **Motion:** Mr. Mencis made motion to adjourn. Mr. Brown seconded the motion. All
225 members voted unanimously in favor. The meeting ADJOURNED at 9:30 pm.

226

227 Respectfully Submitted,

228

229 Melyssa Tapley

230

231