

1 Sandown Planning Board
2 Minutes
3 October 16, 2018
4

5 **Date:** October 16, 2018

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown- Chairman, John White- Vice Chair, Steve Meisner,
8 Doug Martin Bruce Cleveland- Selectman Liaison

9 **Members Absent,** Mark Traeger – *Alternate*, Matthew Russell – *Alternate*, Steve Keach-
10 *Town Engineer*, Ed Mencis- *Secretary*, Trisha Edris

11 **Also, Present:** Melyssa Tapley- *Administrative Assistant*
12

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

14 Mr. Brown led the pledge of allegiance.

15 Mr. Brown performed the roll call.
16

17 **Review of the 10/2/2018 Minutes**

18 **MOTION:** Mr. White made a motion to approve the 10/2/18 minutes as written. Mr.
19 Martin second the motion. All in favor. The motion passed.
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21 **Correspondence**

- 22 • **Partial Road Bond Release letter from Keach-Nordstrom Associates, Inc for**
23 **CMS Sullivan Subdivision, Tax Map 25, Lot 74, Main Street Sandown, NH.**
- 24 • **Letter from Rockingham Planning Commission notifying the Board that they**
25 **will be holding a Legislative Forum on Wednesday November 7th from 6-9 at**
26 **Unitil Headquarters, 6 Liberty Lane West, Hampton, NH.**
27

28 **58&60 Tenney Road, Lynn Perkins**
29

30 Lynn Perkins present.

31 The two-lot subdivision on Tenney Road was approved by the Planning Board back in
32 2015. Mr. Perkins is looking into purchasing the property at 60 Tenney Road. Mr.
33 Perkins is coming before the Board to explain what his plans are for the property and the
34 placement of the driveway. There was some confusing at the last meeting regarding the
35 driveway placements and the requirements of the driveway easement that is on the
36 property.

37 When Mr. Perkins was looking over the plans and property files for 60 Tenney Road he
38 thought he might have had to come before the Board to amend the driveway easement.
39 Mr. Perkins had the property surveyed again and that new survey showed that some of
40 the measurements for the driveway entrances on the old plans where not right. After the
41 new survey was done Mr. Perkins discovered that he did not have to come before the
42 Board to have the driveway easement amended. The original plans show that the
43 driveway at 58 Tenney Road is located on the easement and crosses over 60 Tenney
44 Road's property. The new survey plans show that the driveway at 58 Tenney Road does
45 not encroach on 60 Tenney Road's property.

46 Mr. Brown mentioned that the Board was under the impression that the two properties
47 where to share the same driveway entrance. Mr. Brown asked Mr. Perkins if he would
48 stay with in the driveway easement for his property. Mr. Perkins is planning on staying
49 with in the easement for the driveway and will need to clean up around the area.
50 Mr. Martin brought up that he thought the issue was not with 60 Tenney Road's
51 driveway, but that 58-driveway entrance did not have enough sight line distance. Mr.
52 Martin brought up that he was under the impression that 58 Tenney Road needed to
53 abandon their driveway entrance and use 60 Tenney Road's driveway entrance as their
54 own.
55 58 Tenney Road has not abandoned their driveway. Mr. Perkins mentioned that he does
56 not have a problem moving his driveway to fall in the lines of the driveway easement, but
57 he cannot make the owners of 58 Tenney Road abandon their driveway or even make
58 them move their driveway.
59 The concern the Board has now is that if 58 Tenney Road does not abandon their
60 driveway can 60 Tenney Road get a driveway permit and can the occupancy permit for
61 60 Tenney Road be held until 58 Tenney Road abandons their driveway.
62 Mr. Martin brought up that he would like to have the Town's Attorney review the
63 subdivision plans, the conditions of approval and the driveway easement for the two
64 properties. Mr. Martin would like to ask the Town's Attorney if the Board can hold the
65 occupancy permit for 60 Tenney Road because 58 Tenney Road does not have a
66 driveway located in the easement area for a shared driveway, and whether 58 Tenney
67 Road must abandon their driveway before 60 Tenney Road can obtain a certificate of
68 occupancy.
69 The Board agreed to have Ms. Tapley contact the Town's Attorney and get her
70 professional opinion on if the Board can hold the occupancy permit and driveway permit
71 until the owners of 58 Tenney Road abandon and move their driveway to follow the
72 driveway easement.

73

74 **CMS Sullivan Road Bond Release**

75

76 Chet Sullivan present.

77 Mr. Brown read the letter from Keach-Nordstrom Inc regarding partial Road Bond
78 Release for Mr. Sullivan's Subdivision on Main Street in Sandown. The subdivision has
79 one lot in Sandown and the rest in Danville the access to the subdivision is in Sandown.
80 On of the conditions of approval for this subdivision was for Mr. Sullivan establish a
81 Road Bond to be held by the Town of Sandown until the road work is complete. The
82 Road Bond for this subdivision was in the amount of \$109,362.20. The request is to
83 release \$95,027.45 of the road bond and to leave a balance of \$14,334.75 to support the
84 completion of the remaining work.

85

86 **Motion:**

87 Mr. Martin made a motion to approve the partial road bond reduction in the amount of
88 \$95,027.45 leaving a balance of \$14,334.75 to support the completion of the
89 improvements within Sandown. for CMS Sullivan Subdivision, Sandown Tax Map 25,
90 Lot 74, Main Street. Mr. Meisner second the motion. All in favor. The motion passed.

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92 **Adjournment**

93 Mr. Martin made a motion to adjourn. Mr. Brown second the motion. All in favor. The
94 motion passed. Meeting ADJOURNED.

95

96 Respectfully Submitted,

97

98 Melyssa Tapley