

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

5 **Date:** October 2, 2018

6 **Place:** Sandown Town Hall

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

9 **Members Absent,** Mark Traeger – *Alternate*, Matthew Russell – *Alternate*, Steve Keach-
10 *Town Engineer*

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

13 **Opening:** Mr. Brown opened the meeting at 7:02 p.m.

14 Mr. Brown led the pledge of allegiance.

15 Mr. Brown performed the roll call.
16

17 **Review of the 9/4/2018 Minutes**

18 **MOTION:** Mr. Mencis made a motion to approve the 9/4/18 minutes as amended. Mr.
19 Meisner second the motion. All in favor. The motion passed. Mr. Martin abstained.

- 20 • Amendment- Line 34 change merger to merge.
21

22 **Correspondence**

- 23 • **Letter from the Department of Environmental Services notifying the Board**
24 **that NHDES Wetlands Bureau approved Eversource’s request to**
25 **temporarily impact a total of 568,586 square feet of palustrine wetlands for**
26 **Eversource’s pole replacement work.**
27 • **Letter from the Rockingham Planning Commission letting the Board know**
28 **the dues for 2019.**
29 • **Request for Project Review by the New Hampshire Division of Historical**
30 **Resources for Hampstead Area Water Company Inc. for their work on**
31 **Geisser Lane, Sandown Tax Map 5, Lot 18.**
32 • **Wetlands Permit Application submitted by Hampstead Area Water**
33 **Company Inc. the project is an intermittent stream crossing to gain access to**
34 **an upland area on the north side of the stream to install a community well. A**
35 **24-inch culvert is proposed which will pass the 50-year flood frequency**
36 **storm. To minimize the wetland, impact a stone headwall/retaining wall is**
37 **proposed as well as the narrowest point along the stream. The total wetland**
38 **disturbance is 138 sq. Ft.**
39

40 **Agreement and Release regarding Building Permit for Class VI Highway. Hersey**
41 **Road, Sandown Tax Map 12, Lot 3-3. Matthew and Jessica Manning**
42

43 Matthew and Jessica Manning present. The Manning’s came before the Planning Board
44 at their last meeting on September 18th. but the Board did not have a quorum and the
45 application had to pushed off until this meeting. The Manning’s are looking for approval

46 to build on a Class VI Highway. A Class VI Highway is not maintained by the Town.
47 The Residents of a Class VI Highway are responsible to maintain the road. The residents
48 of a Class VI Highway must sign an agreement stating that the residents are made know
49 that they must maintain the road to allow Emergency Vehicles to get through and that it
50 may take Emergency Services some time to get there. The Manning's did go before the
51 Board of Selectman to get their approval. The Board of Selectman approved their
52 application contingent on Planning Boards approval. The Planning Board and the
53 Manning's where also waiting on any recommendations from the Fire Chief. The Fire
54 Chief has no recommendations currently.

55

56 **John White joins the meeting at 7:12 p.m.**

57 **Motion**

58 Mr. Brown made a motion to approve the Manning's request to build on a Class VI
59 Highway and for the Board of Selectman to approve the Building Permit. Mr. Mencis
60 second the motion. All in favor. The motion passed. Mr. Meisner abstained

61

62 **Agreement and Release Regarding Building Permit for Class VI Highway. Hersey
63 Road, Sandown Tax Map 12, Lot 8, Mark Calledare.**

64

65 Mark Calledare present. Mr. Calledare also came before the Planning Board on
66 September 18th. Mr. Calledare knows that the Town is not responsible to maintain Hersey
67 Road and that the residents are to keep the road clear for Emergency personnel to get
68 through. Mr. Calledare was also waiting on any recommendations from the Fire Chief
69 which the Fire Chief has no recommendations currently. Mr. Calledare also went before
70 the Board of Selectman to get their approval contingent up the Planning Boards approval.

71

72 **Motion**

73 Mr. Mencis made a motion to approve Mr. Calledare's request to build on a Class VI
74 Highway and for the Board of Selectman to approve the Building Permit. Mr. White
75 second the motion. All in favor. The motion passed. Mr. Meisner abstained.

76

77 **58 and 60 Tenney Road, Lynn Perkins**

78 Mr. Perkins not present. Mr. Perkins had request to come before the Board to discuss
79 possible adjustment of the lines of an existing driveway easement depicted on the
80 approved/recorded subdivision plan. Mr. Perkins provided Mr. Keach with a copy of the
81 new survey he had done by a Licensed Land Surveyor to confirm the current alignment
82 of the Genest driveway on 58 Tenney Road. The recent survey confirms no portion of the
83 Genest driveway at 58 Tenney Road encroaches on 60 Tenney Road.

84 Ms. Tapley read the email that Mr. Keach sent with his recommendations on this case.

85 Mr. Keach states that there is no longer appears to be a need to adjust the lines of a
86 common driveway easement since there will be no common driveway nor need for either
87 party to rely on such easement. Mr. Keach also states that with his understanding that the
88 Director of Public Works issued a permit for the driveway now serving 58 Tenney Road,
89 eliminates need for construction of a common driveway, in any alignment, to serve these
90 two properties as long as the Director ultimately issues a permit for construction of a

91 driveway at 60 Tenney Toad and that future driveway is built so that it does not encroach
92 upon 58 Tenney Road.

93 Mr. Martin would like the Board to look back over the subdivision plans and to have Mr.
94 Perkins come in at the next meeting on October 16th to discuss the driveway easement
95 before the Director of Public Works issue a driveway permit for 60 Tenney Road.

96

97 **Lynne Blaisdell, Discussion regarding the sale of Town Owned Property**

98 Lynne Blaisdell present. Ms. Blaisdell came before the Board to discuss the sale of 10
99 and 12 Birch Drive which are Town Owned properties. Ms. Blaisdell came before the
100 Board under RSA 41:14-a which states that one of the provisions is for both the Planning
101 Board and the Conservation Commission to review and make a recommendation on the
102 sale which is the purpose of Ms. Blaisdell's request to be on the agenda. Richard Moussa
103 went before the Board of Selectman to negotiate a price for the two properties. Mr.
104 Moussa and the Board of Selectman negotiated a purchase price of \$30,000.00 for both
105 the lots. The two lots are separate lots right now. Mr. Meisner brought to the Boards
106 attention that with the two lots still being separated Mr. Moussa could potentially build
107 two homes provided the lots meet the Zoning Ordinances. Mr. Meisner mentioned that
108 before the Town sells the property to either combined the two lots or have Mr. Moussa
109 agree to combine the two lots after purchase.

110

111 **Motion**

112 Mr. Martin made a motion to approve the sale of 10 and 12 Birch Drive two Town
113 Owned Properties contingent up the two lots be merged. Mr. Mencis second the motion.
114 Mr. Martin recants his motion. Mr. Mencis recants his second.

115

116 **Motion**

117 Mr. Meisner made a motion to approve the sale of 10 and 12 Birch Drive two Town
118 Owned Properties contingent that the two lots be merged at the owner's expense through
119 a lot merger. Mr. Mencis second the motion. All in favor. The motion passed.

120

121 **New Alternate Member. Patricia Edris**

122 Patricia Edris present. Ms. Edris came before the Board expressing her interest in joining
123 the Planning Board as an Alternate.

124

125 **Motion**

126 Mr. Mencis made a motion to appoint Patricia Edris as a new alternate member for a 2-
127 year term. Mr. Martin second the motion. All in favor. The motion passed.

128

129 **Old Business**

130 **Capital Improvement Plan**

131 Mr. White has taken charge of working on the Capital Improvement Plan. Mr. White has
132 touched base with Police, Fire, DPW and the Library Directors. The Police have nothing
133 right now to put on the CIP. The Director of the DPW has expressed to Mr. White that he
134 needs new vehicle and a salt shed. The Library Director sent over a list of stuff the library
135 would like to have. Mr. White is hoping to have a meeting with the Fire Chief in the next
136 few days to discuss what the Fire Department needs.

137

138 **New Business**

139 **Illicit Discharge and Connection Ordinance**

140 Ms. Tapley mentioned that Mr. Keach the Town's Engineer provided the Board with a
141 copy of Atkinson's Illicit Discharge and Connection Ordinance as a guide to follow. Ms.
142 Tapley mentioned she had spoken with Mr. Keach and Mr. Keach stated that if the Board
143 approves it him and Ms. Tapley with draft an Ordinance and present it to the board.

144

145 **Town Report**

146 Mr. Tapley mentioned that the page in the Town Report for Planning Board will be due
147 soon. Ms. Tapley mentioned she has started working on a draft and when she is done she
148 will bring it before the Board.

149

150 **Heritage Commission Member**

151 The Heritage Commission is a new Commission in Town and they are looking for a
152 member from the Planning Board to join the Commission. The Board agreed to discuss
153 this at the next meeting.

154

155 **Adjournment**

156 Mr. Mencis made a motion to adjourn. Mr. Brown second the motion. All in favor. The
157 motion passed. Meeting ADJOURNED at 9:10 p.m.

158

159 Respectfully Submitted,

160

161 Melyssa Tapley

162