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**Sandown Planning Board
Minutes
May 15, 2018**

Date: May 15, 2018

Place: Sandown Town Hall

Members Present: Ernie Brown – *Chairman*, Ed Mencis – *Secretary*, Steve Meisner, Doug Martin, Steve Keach- Town Engineer, Bruce Cleveland- Selectman Liaison

Members Absent, Mark Traeger – *Alternate*, Matthew Russell – *Alternate*, John White- *Vice Chair*, Steve Finnegan

Also, Present: 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 4/17/18 Minutes

MOTION: Mr. Martin made a motion to approve the 4/17/18 minutes as amended. Mr. Mencis second the motion. All in favor. Mr. Cleveland abstained. The motion passed (4-1-0)

Correspondence

- **Letter from the Town of Goffstown. There will be a public meeting with the Goffstown Planning Board, as permitted under State Statutes, to consider the Conditional Use Permit/ Final Site Plan Review Application of: VWI Towers, LLC d/b/a Varsity Wireless& Owner Raymond G. Blondeau, for a proposal to erect a new tower with the height of 110 feet for a new telecommunication facility.**
- **Letter from the Town of Hooksett. There will be a public meeting with the Hooksett Planning Board, as permitted under State Statutes, to consider the application of Blu Sky Towers, LLC. Location 14 Mammoth Road, Map 47, Lot 27. Wireless communications facility with a 150-foot monopole tower with Verizon Wireless’ 12 panel antennas.**
- **Inspection Report from Keach-Nordstrom for DC Development over on Valerie Way.**
- **The State of New Hampshire Department of Transportation, Driveway Permit for CMS Sullivan’s subdivision identified as Map 25 Lot 74 in Sandown.**
- **May/June edition of New Hampshire Town and City newsletter.**

Public Hearing for review of a minor subdivision and lot line adjustment application submitted by Nordic Lincoln Realty Trust. The property is shown on Sandown Tax Map 23, Lot1 and is located at 56 North Road.

46 Mr. Mencis and Mr. Meisner both recused themselves from the board currently at
47 7:11p.m.

48 Tim Lavelle from James Lavelle Associates presented the application for the minor
49 subdivision and lot line adjustment. They will be moving the lot lines to the subdivision
50 away from the recreation facilities and existing parking lot that is located on the property.
51 Mr. Lavelle stated that he reviewed Mr. Keach's report letter and has started making the
52 changes that were stated in the letter. To continue forward with the subdivision, the
53 applicants need to provide a letter stating their withdrawing from the previous
54 subdivision application that was conditionally approved back in December. The applicant
55 also needs to provide a letter requesting a waiver of section 9.19 road shoulder
56 improvement since North Road had been repaved not that long ago and section 9.23 waiver
57 of the Recreation Donation the subdivision is adjacent to a large area of Recreational
58 Facilities that the Town has used for several occasions.

59
60 **Motion:** Mr. Brown made a motion to waive section 9.19 road shoulder improved from
61 the Sandown Land Subdivision Control Regulations. Mr. Martin seconded the motion.
62 All in favor. The motion passed.

63
64 **Motion:** Mr. Martin made a motion to waive section 9.23 recreational accommodations
65 from the Sandown Land Subdivision Control Regulations. Mr. Cleveland seconded the
66 motion. All in favor. The motion passed.

67
68 Mr. Keach noted that if the Board conditionally approves the subdivision application he
69 has seven conditions that need to be met.

- 70 • Receipt of correspondence from owner/applicant requesting voluntary withdrawal
71 of Subdivision Application conditionally approved by Sandown Planning Board
72 on December 5, 2017.
- 73 • Receipt of NHDES Subdivision Approval.
- 74 • Receipt of certification from Town Engineer acknowledging all comments and
75 recommendations offered in his letter report dated May 14, 2018 have been
76 satisfactorily addressed.
- 77 • Receipt of Certification from Licensed Land Surveyor acknowledging all
78 monuments specified as "to be set" on Final Plat have in fact been installed.
- 79 • Receipt of Declaration of easement documents for access and utility
80 accommodations for two proposed lots in a form satisfactory to town. Final draft
81 of easement deed to be recorded together with final plat.
- 82 • Note waivers of sections 9.19 and 9.23 on final plat.
- 83 • Maintain Positive PREA Account Balance.

84
85 **Motion:** Mr. Martin made a motion to accept the subdivision application for
86 consideration subject to the seven conditions Mr. Keach our Town Engineer provided.
87 Mr. Cleveland seconded the motion. All in favor. The motion passed.

88
89 **Motion:**

90 Mr. Martin made a motion to approve the application for the subdivision presented by
91 Nordic Lincoln Realty Trust with the stipulations Mr. Keach the Town Engineer
92 presented. Mr. Cleveland seconded the motion. All in favor. The motion passed.

93

94 Mr. Mencis and Mr. Meisner rejoined the board at 7:38 p.m.

95

96 **Discussion regarding Eversource needing a Conditional Use Permit for work they**
97 **will be doing in town**

98

99 Kristopher Wilkes the Senior Environmental Scientist for Eversource came before the
100 Board to go more in depth of the Line Maintenance Project Eversource will be doing in
101 Sandown. Eversource is repairing lines and poles from Chester through Sandown.
102 Sandown has 5 poles that need to be replaced. There are 2 poles off Main Street and 3 off
103 Fremont Road. They will be replacing the wooden poles with steel poles. The height of
104 the poles will stay the same except for one pole will be higher than the other poles due to
105 location. They will be to place timber mats down over some wetlands, so they can access
106 the poles that need to be replaced. Eversource will also be getting a State Permit for
107 Temporary Wetland Impact through DES. They are looking at the rail trail off Fremont
108 Road as access to the work site. They have preliminary approval through the State to use
109 the Rail Trail. If there is any damage done to the Rail Trail Eversource will clean the trail
110 up. Work will be starting in September and they anticipate finishing work by mid-
111 November.

112

113 **Illicit Discharge and Connection Ordinance.**

114

115 Mr. Keach the Town Engineer brought before the Board that Sandown does not have an
116 Illicit Discharge and Connection Ordinance. This came from reviewing the MS 4 Report
117 and one of the questions was does the Town have an Illicit Discharge and Connection
118 Ordinance. This Ordinance is to help prevent sewage and waste from going into the
119 Municipal storm water drainage. The Federal Government is requiring all municipalities
120 to have and Illicit Discharge and Connection Ordinance. The Board will need to come up
121 with the Ordinance to follow the government requirement. Mr. Keach offered to write up
122 a rough draft for the board to review and to be considered a warrant article to be voted on
123 at the next Town Election.

124

125 **Grounded Solutions Network**

126

127 Ms. Tapley received an email from Grounded Solutions Network requesting information
128 about the Towns "Inclusionary Housing Programs." Mr. Keach mentioned that The
129 Towns Open Space Ordinance is the Conclusionary Ordinance the Town has. Mr. Keach
130 and the Board directed Ms. Tapley to have Grounded Solutions Network talk to the New
131 Hampshire Housing Authorities.

132

133 **Motion to Adjourn**

134 Mr. Meisner made a motion to adjourn. Mr. Martin seconded the motion. All in favor.
135 The motion passed. Meeting ADJOURNED at 8:30 p.m.

136

137 Respectfully Submitted,

138

139 Melyssa Tapley