

1 Sandown Planning Board
2 Minutes
3 June 19, 2018
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5 **Date:** June 19, 2018

6 **Place:** Sandown Town Hall

7 **Members Present:** John White- Vice Chair Ed Mencis – *Secretary*, Steve Meisner, Doug
8 Martin, Steve Finnegan Steve Keach- Town Engineer, Bruce Cleveland- Selectman
9 Liaison

10 **Members Absent,** Mark Traeger – *Alternate*, Matthew Russell – *Alternate*, Ernie Brown-
11 *Chairman*

12 **Also, Present:** Melyssa Tapley- *Administrative Assistant*
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14 **Opening:** Mr. White opened the meeting at 7:00 p.m.

15 Mr. White led the pledge of allegiance.

16 Mr. White performed the roll call.
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18 **Review of the 5/15/18 Minutes**

19 **MOTION:** Mr. Mencis made a motion to approve the 5/15/18 minutes as amended. Mr.
20 Finnegan second the motion. All in favor. Mr. White abstained. The motion passed.
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22 **Correspondence**

- 23 • **Letter received from the Department of Environmental Services for**
24 **Vantage Point Subdivision Tax Map 9, Lot 14. Issuing Alteration of**
25 **Terrain Permit.**
- 26 • **Letter from Keach-Nordstrom regarding the Subdivision of the Land of**
27 **Nordic Lincoln Realty Trust 68 North Road Map 23- L1 in Sandown.**
- 28 • **Letter from The Department of Environmental Services Approval for**
29 **Subdivision of Land for Montana Realty Trust Map 18, L 1-3 Pheasant**
30 **Run Drive and Mallard Lane in Sandown.**
- 31 • **Notice from the Board of Adjustment from the Town of Pelham. A**
32 **hearing will be held at 7:00 p.m. on Monday June 11,2018 at the Pelham**
33 **Town Hall, to hear Case #ZO2018-00015 KLECZKOWSKI, Charles Jr.**
34 **(site owner) and American Towers, LLC. Seeking a variance to construct**
35 **and maintain a Wireless Communications Facility.**
- 36 • **Department of Transportation Driveway Permit for CMS Sullivan**
37 **located on Tax Map 25, Lot 74, NH 121 A in Sandown.**
- 38 • **Letter from New Hampshire Division of Historical Resources Request for**
39 **Project Review by the New Hampshire Division of Historical Resources.**
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41 **CMS Sullivan**

42 Chet Sullivan present to have the Planning Board sign the Mylars for his project on Route
43 121A shown on Tax Map 25 Lot 74 in Sandown, Tax Map 3 Lot 140 in Danville. Mr.
44 Sullivan needed the Board to sign the Mylars first before he goes and post a Bond in
45 Danville and have the Danville Planning Board sign the mylars for recording.

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47 **Public hearing for review of an application submitted by Montana Realty Trust for**
48 **a minor subdivision. The application proposes to subdivide the subject parcel into**
49 **new lots. The subject parcel is located on Pheasant Run Drive and Mallard Lane**
50 **identifies as Map 18, L-1-3.**

51

52 Tim Lavelle present to represent Bob Villella. The application is to divide the subject
53 parcel which is 3.04 acres into two new lots. One lot will have 1.3 acres and the other lot
54 will be 1.72 acres. The lot on Mallard Lane has enough frontage on it to build on. Mr.
55 Lavelle presented the Board with a formal letter requesting to waive Subdivision
56 Regulation Section 9.23 which requires recreation facilities for new subdivisions. In lieu
57 of the recreation facility Mr. Lavelle asked the Board if they will accept a \$1,000.00 per
58 new lot donation be made to the Town Recreation Department.

59 Mr. Lavelle stated to the Board that for Subdivision Regulation Section 9.19 Road
60 Shoulder Improvement. Mallard Lane and Pheasant Run Drive are new roads so there is
61 no need for any shoulder work improvement. Mr. Lavelle present a letter to the Board
62 certifying that all required monuments have been set for the above-named project.

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64 Doug Martin joined at 7:31p.m.

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66 **Motion to accept subdivision application for formal consideration.**

67 Mr. Mencis made a motion to accept the subdivision application for formal consideration.
68 Mr. Finnegan seconded the motion. All in favor. The motion passed.

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70 **Motion to Waiver Section 9.23 of the Subdivision Regulation requiring recreation**
71 **facilities on new subdivisions in lieu of a \$1,000.00 donation to the Sandown**
72 **Recreation Department.**

73 Mr. Mencis made a motion to waiver Section 9.23 of the Subdivision Regulation in lieu a
74 donation of \$1,000.00 to the Sandown Recreation Department. Mr. Finnegan seconded
75 the motion. All in favor. The motion passed.

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77 **Motion:**

78 Mr. Mencis made a motion to Conditionally Approve the Subdivision application
79 submitted by Montana Realty Trust for a minor subdivision. The subject parcel is located
80 on Pheasant Run Drive and Mallard Lane identifies as Tax Map 18, L1-3. With the four
81 noted conditions, be address from the Town Engineer. Also that the Board can sign the
82 mylars at the Town Hall after receiving the favorable letter from the Town Engineer that
83 all conditions have been meet. Mr. Finnegan seconded the motion. All in favor. The
84 motion passed.

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The four conditions are the following

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- 87 • **Receipt of favorable report from Sandown Fire Department**
- 88 • **Receipt of correspondence from Town Engineer that all comments**
89 **and recommendations offered in his letter report of June 18, 2018**
90 **have been satisfactorily addressed.**
- 91 • **Modify text of note no. 13 on sheet 1 to acknowledge requested waiver**
of Section 9.23 was in fact granted on June 19,2018.

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- **Maintain Positive PREA account balance.**

Nordic Lincoln Reality Trust

Tim Lavelle present to represent Nordic Lincoln Reality Trust. Mr. Lavelle is requesting that the Board approve having the Mylars signed at the Town Hall after all state permits are been approved and the favorable letter from the Town Engineer stating all conditions have been meet.

Motion

Mr. Finnegan made a motion to authorize either the Chair, Vice Chair or Secretary to sign the Mylars at the Town Hall upon receipt of the favorable letter from the Town Engineer that all conditions have been meet and all permits have been approved. Mr. Martin seconded the motion. All in favor. The motion passed. Mr. Mencis abstained.

Capital Improvement Plan

Bruce Cleveland brought to the Boards attention that it is time to review and go over the Towns Capital Improvement Plan. The plan should be reviewed every 5-10 years. Mr. Cleveland stated that the Rockingham Planning Commission can help with coming up with a new plan. The Town needs to have a Capital Improvement Plan in place to have impact fees and get grants. It is the Planning Boards responsibility to come up with a plan and to talk to all the Department heads and ask what they need in each of their departments.

Adjournment

Mr. Mencis made a motion to adjourn. Mr. Martin seconded the motion. All in favor. The motion passed. Meeting ADJOUREND.

Respectfully Submitted,

Melyssa Tapley