

Sandown Planning Board  
Minutes  
July 17, 2018

**Date:** June 19, 2018

**Place:** Sandown Town Hall

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

**Members Absent,** Mark Traeger – *Alternate*, Matthew Russell – *Alternate*, Steve  
Finnegan

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

**Opening:** Mr. Brown opened the meeting at 7:04 p.m.

Mr. Brown led the pledge of allegiance.

Mr. Brown performed the roll call.

**Review of the 6/19/18 Minutes**

**MOTION:** Mr. Mencis made a motion to approve the 6/19/18 minutes as amended. Mr.  
Martin second the motion. All in favor. Mr. Brown abstained. The motion passed.

**Correspondence**

- **Letter from The Sandown Fire Department stating that they have no special requirements for Map 18 Lot 1-3 located on Pheasant Run Road.**
- **Letter from James M. Lavelle Associates requesting to withdraw, without prejudice, their December 5, 2017 conditionally approved application regarding the Subdivision of Land of Nordic Lincoln Realty Trust.**
- **Letter from James M. Lavelle Associates certifying that all required monuments have been set for Map 23, Lot1 Nordic Lincoln Realty Trust.**
- **Letter from The Department of Environmental Services, Notice of Acceptance of Permit Application for Tax Map 23 Lot 1 Subdivision of Land on North Road in Sandown.**
- **Letter from the Sandown Conservation Commission informing the Board at a noted public meeting to give a favorable recommendation to the Planning Board regarding the Conditional Use Permit submitted by Eversource.**
- **Letter from Keach-Nordstrom Associates stating that the subdivision application submitted by Nordic Lincoln Realty Trust for Tax Map 23, Lot 1 has meet all the conditions for approval have been meet.**
- **Keach-Nordstrom Associates Inspection Report for Lewis Builders Kelly Green Estates project on Wilkele Road.**
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- 45 • **Keach-Nordstrom Associates Inspection Report for Lewis Builders Kelly**
- 46 **Green Estates project on Wilkele Road.**
- 47 • **Letter from The Department of Environmental Services Approval for**
- 48 **Subdivision of Land for Map 23 Lot 1 Nordic Lincoln Realty Trust.**
- 49 • **Letter from The Department of Environmental Services requesting**
- 50 **additional information relative to the application submitted by Gary Barnes**
- 51 **for Tax Map 9 Lot 14.**
- 52 • **New Hampshire Town and City Magazine for July/August.**
- 53 • **Pamphlet from New Hampshire Department of Environmental Services**
- 54 • **Letter from New Hampshire Division of Historical Resources request for**
- 55 **Project Review for Sandown Culvert Replacements on Reed Road, Sandown.**

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57 **Public Hearing for review of a Conditional Use Permit application for an additional**  
58 **wetland impact required for the proposed H141 Line Structure Replacement**  
59 **Project. The application was submitted by Eversource. Thee proposed impact is in**  
60 **various locations in Sandown. Eversource is replacing 6 wooden poles damaged by**  
61 **woodpeckers and replacing them with steel poles.**  
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63 Ryan Fredette and Sherrie Trefry from Vanasse Hangen Brustlin, Inc present to go over  
64 Eversource's request for a Conditional Use Permit. There are 6 structures Eversource will  
65 be replacing 1 of them is in Danville. They are replacing the wooden poles that have been  
66 damaged by woodpeckers with weathering steel poles. The weathering steel poles will  
67 have a rust color look on them which will blend into the landscape. The poles they are  
68 replacing are 60 feet high and the poles they are replacing the wooden ones with will be  
69 between 70 to 80 feet high with 10 feet of the pole placed in the ground. Eversource is  
70 waiting on the Dredge and Fill permit and Wetlands Permit for DES which they should  
71 receive by the middle of August. They already have a driveway permit for the work they  
72 will be doing off Main Street in Sandown.

73 They will be putting timber matting down over the wetland areas and will be putting up  
74 erosion control fencing. VHB has gotten a permit to use the Rockingham Recreation Trail  
75 to access some of the poles they are replacing. Using the Rockingham Recreation Trail to  
76 access some of the poles will reduce the wetland impact. The cumulative area of  
77 temporary wetland impacts permitted under this application is estimated at 51,787 square  
78 feet.

79 VHB will be out at the work site throughout the entire project, because they are working  
80 around wetlands and if VHB comes across any endangered species they must record the  
81 findings and send them into New Hampshire Fish and Game.

82 With the wetlands permit from DES there are some conditions VHB needs to follow.  
83 One of the requirements of the permit is that the wetland vegetation needs to grow back  
84 to 75% health. Eversource will be doing work from September to November which is the  
85 end of the growing season. VHB is lay down a wetland seed mixture before October 15<sup>th</sup>  
86 which is the end of the growing season. They will send a report over to DES at the end of  
87 the project and another report next year when it's the start of the growing season. If the  
88 area has not reached the 75% that DES requires. VHB will be out doing work until the  
89 areas are restored. Mr. Keach the Town's Engineer had a few conditions for Eversource  
90 to abide by for the Board to grant them their Conditional Use Permit.

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**Motion**

Mr. Mencis made a motion to grant Eversource their Conditional Use Permit which is subject to the following precedent and/or subsequent conditions. Mr. White second the motion. All in favor. The motion passed.

The conditions are:

1. Receipt of a NHDES Wetlands Permit for the same series of impacts.
2. Receipt of a surety, in an amount and form acceptable to the Town, to serve as a performance guarantee for proper installation and maintenance of erosion and sedimentation controls throughout the duration of the work, as well as removal of such controls upon project completion.
3. Work authorized under this Permit shall be subject to periodic inspection by the Town Engineer. The owner shall reimburse the Town of Sandown for all costs associated with the Town Engineer's services. To that end, the owner shall maintain a positive PREA account balance with the Planning Board throughout the duration of the project.

**Old Business**

Tim Lavelle from James M. Lavelle Associates present to represent Nordic Lincoln Realty Trust. Mr. Lavelle is here to have the Board sign the Mylars for recording. Mr. Keach stated that Nordic Lincoln Realty Trust has followed all their conditions for approval and sees no problem that would prevent the Board from signing the Mylars.

**Adjournment**

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

Respectfully Submitted,

Melyssa Tapley