

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

5 **Date:** September 4, 2018

6 **Place:** Sandown Town Hall

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

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

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 **Public Announcement**

18 Mr. Mencis mentioned that Sandown Old Homes Day is this weakened. September 7-8.
19 Friday night there is be a chowder and chili cook-off with a beer and wine tent. On
20 Saturday there will be different events and booths at the Sandown Recreation Building
21 and to end the day there will be fireworks at Sandlots Sport on North Road.
22

23 **Review of the 8/21/2018 Minutes**

24 **MOTION:** Mr. Mencis made a motion to approve the 8/21/18 minutes as amended. Mr.
25 White second the motion. All in favor. The motion passed.
26

27 **Correspondence**

- 28 • **2018 September/October edition of Town and City Magazine.**
29

30 **Voluntary Lot Merger application submitted by Thomas and Therese Stachulski for**
31 **Sandown Tax Map 26, Lot 45 and Map 26, Lot 32, 50 Holts Point Road and 2 Beach**
32 **Road.**
33

34 Therese Stachulski present. Mr. and Mrs. Stachulski are looking to merge 2 Beach Road
35 and 50 Holts Point Road into one lot. The Stachulski's needed to come before the
36 Planning Board to get their approval for merging the two lots. The Board had Steve
37 Keach our Town Engineer review the application and give the Board his professional
38 option on the merger.

39 Mr. Keach had brought up a few concerns with the application. His first concern was
40 from RSA 674:39-a regarding the ownership of the two parcels. The Stachulski's need to
41 show to the Board that both parcels are under the same ownership before merging the
42 two. Mr. Keach's next concern is regarding any mortgages (RSA 674:39-a, paragraph II)
43 on any of the lots. The Stachulski's will have to notify any mortgage holders on the
44 property's and get their consent to merge the two lots. Mr. Keach also mentioned that

45 merging the two lots together does not appear to create any zoning violations according
46 to RSA 674:39-a paragraph III.

47

48 The Stachulski's were made aware of Mr. Keach's recommendations regarding their lot
49 merger application. The Stachulski's were able to provide the Board with the new deeds
50 for the merging lots to show that they are both under one name and they were able to
51 provide letters of consent from the mortgage companies and that they are made aware of
52 the merger.

53 Mr. Brown is stepping down before the Board votes on the merger.

54

55 **Motion**

56 Mr. Mencis made a motion to approve the Voluntary Lot Merger application submitted
57 by Thomas and Therese Stachulski for Sandown Tax Map 26, Lot 45, and Map 26, Lot
58 32, 50 Holts Point Road and 2 Beach Road. Mr. Meisner second the motion. All in favor.
59 The motion passed.

60

61 Mr. Brown rejoins the meeting.

62

63 **Old Business**

64 **Capital Improvement Plan**

65 Mr. Cleveland wanted to touch base with the Board regarding the CIP. Ms. Tapley
66 handed out a easier to read spreadsheet for the CIP. Mr. White will be taking the lead on
67 the CIP. Ms. Tapley has provided him the contact information for the Department Heads
68 and Mr. White is planning on touching base with the department heads in the next several
69 weeks.

70

71 **Adjournment**

72 Mr. Mencis made a motion to adjourn. Mr. White second the motion. All in favor. The
73 motion passed. Meeting ADJOURNED at 7:46 p.m.

74

75 Respectfully Submitted,

76

77 Melyssa Tapley