

1 Sandown Planning Board
2 Minutes
3 January 15, 2019
4

5 **Date:** January 15, 2019

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown- Chairman, Steve Meisner, Doug Martin, Bruce
8 Cleveland- Ex-Officio, Melyssa Tapley-Administrative Assistant

9
10 **Members Absent,** *John White- Vice Chair Trisha Edris-Alternate, Matthew Russell –*
11 *Alternate, Ed Mencis- Secretary*

12 **Also, Absent:** Steve Keach- Town Engineer
13

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

15 Mr. Brown led the pledge of allegiance.

16 Mr. Brown performed the roll call.
17

18 **Review of the 11/20/2018 Minutes**

19 **MOTION:** Mr. Cleveland made a motion to approve the 11/20/18 minutes as written.

20 Mr. Meisner second the motion. All in favor. The motion passed. Mr. Martin abstained
21

22 **Review of the 12/18/2018 Minutes**

23 **MOTION:** Mr. Meisner made a motion to approve the 12/18/2018 minutes as amended.

24 Mr. Brown second the motion. All in favor. The motion passed. Mr. Martin abstained.
25

26 **Correspondence**

- 27
- 28 • **Notice from the Town of Londonderry Zoning Board of Adjustment. They**
29 **will be holding a Public Hearing on January 16th. Request for a special**
30 **exception pursuant to LZO 5.10.2.A.2 to allow a wireless communications**
31 **facility that does not meet the performance criteria of Section 5.10.3 which**
32 **requires the proposed 140' tower to be set back 150' from street rights-of-**
33 **way or site boundaries. The proposed tower is located 128',39' and 40' from**
34 **the southerly, westerly and northerly site boundaries, 11 Mohawk Drive,**
35 **Map 6, Lot 35-5, Zoned C-I, Tahoe Realty Holding LLC (owner) and Bay**
36 **Communications III, LLC (applicant).**
 - 37 • **Inspection Report from BAG Land Consultant, Bruce Gilday Certified**
38 **Wetland Scientist. First Monitoring Report for Boemark Construction. This**
39 **is the first of three reports to show the restoration process. See attachment**
40 **for the letter.**
 - 41 • **January/ February 2019 Edition of New Hampshire Town and City.**
 - 42 • **CAN Surety Company requesting a survey for the work DC Development is**
43 **doing at Valerie Way in Sandown, NH**

44 **Review of Town Report Rough Draft**

45 Ms. Tapley asked the board to review the rough draft of the Planning Boards page for the
46 Town Report and if they see anything missing or if there is anything that needs to be
47 taken out. Mr. Cleveland stated to add the Voluntary Lot merger the Planning Board had
48 approved before the Board of Selectmen sold the Town Owned properties at 10 and 112
49 Birch Street. Mr. Brown mentioned that the section where the Board Conditionally
50 approved Gary Barnes Vantage point subdivision to add Lantern Lane in the description
51 of where the property is located. Once Ms. Tapley makes those changes, she can send the
52 page over to Paula Gulla to get printed in the Town Report.

53

54 **Capital Improvement Plan**

55 The Capital Improvement Plan is a living document. Mr. White oversaw contacting all
56 the department heads to see what they will need in the next 10 years. Ms. Tapley plugged
57 all the information Mr. White had received into the CIP spreadsheet. Mr. Cleveland
58 suggested that the Board review the Plan every few months. The first spreadsheet Ms.
59 Tapley gave the Board is just a rough draft and will need more work to iron things out.
60 Mr. Cleveland would like to see the CIP to show what new things the department heads
61 have requested and another spreadsheet for the finished projects as to not confuse anyone
62 looking at the plan. Mr. Brown found an article in an old Town and City Magazine about
63 the CIP. The article had some suggestions to what should be on the CIP. Not only does
64 the CIP show the need for new vehicles or equipment but it should also show other work
65 that needs to be done. For example, the town has some bridge work and road work that
66 will need to be done soon. The Planning Board would like to see projects like the road,
67 bridge and even tree work on the CIP. Having this information on paper and seeing what
68 the cost of the project will help show what the Tax Impact will be on the Town.

69

70 **New Business**

71 Ms. Tapley had received and forward an email about Hampstead Area Water Company's
72 Large Groundwater Withdrawal Permit Application for a new source well at the Angle
73 Pond well field. There are parts of Hampstead that are experiencing well running dry for
74 some reason. After forwarding the email to the Planning Board several members
75 expressed their interest and concerns about what is happening over in Hampstead. Ms.
76 Tapley asked the Board if they would like someone either from Hampstead Area Water
77 Company or DES come in and talk to the Board about the well problems. The Board
78 would like Ms. Tapley to set something up with Hampstead Area Water Company
79 coming to a meeting.

80

81 **Adjournment**

82 Mr. Martin made a motion to adjourn. Mr. Meisner second the motion. All in favor. The
83 motion passed. Meeting ADJOURNED at 8:15 p.m.

84

85 Respectfully Submitted,

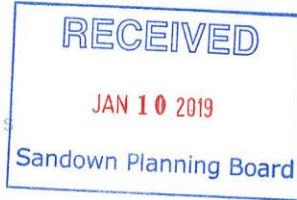
86

87 Melyssa Tapley



LAND CONSULTANTS

January 9, 2019



Eben M. Lewis, Chief Inspector
NHDES Wetlands Bureau
222 International Drive, Suite 175
Portsmouth, NH 03801

RE: **FILE # 2013 – 01658**
Boemark; Sandown, NH


Dear Eben:

First Monitoring Report (w/ as-builts)

We read your restoration plan approval letter of Sept. 25th and met with the contractor supervisor onsite in early October and went over the conditions of that letter and proposed construction sequencing, and water turbidity zero tolerance importance. We recorded the hand removal of pond pipe and dry-hydrant pipe with no degradation to pond water quality or clarity. The existing rip-rap stones were hand removed and 6" straw wattles were staked at water's edge. All erosion control (bmp) measures were in-place prior to start of construction.

The last week of October with dry working conditions – Boemark contractor (within 3 days) established final finished slope grades with loam, seed, and 100% straw mulch cover. A very healthy red maple sapling (2" caliper) has been planted (with trunk protection from field mice damages). Site was stable & secure during all restoration work activity efforts. We performed a site inspection on November 6th and the site was stable and secure.

Attached photos document the construction sequencing events that led to a very successful restoration project. We understand that two (2) more monitoring reports are required during the next two growing seasons with reports due on August 1, 2019 & August 1, 2020. We trust this report will testify that the restoration was performed as per approved plan. A copy of this letter report will be forwarded to Sandown Conservation Commission.

Sincerely,

Bruce Gilday
Certified Wetland Scientist



2955: BAG: Attachments