

1 Sandown Planning Board
2 Minutes
3 February 5, 2019
4

5 **Date:** February 5, 2019

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown- Chairman, John White- Vice Chair, Ed Mencis-
8 Secretary, Doug Martin, Steve Keach- Town Engineer, Bruce Cleveland- Ex-Officio

9
10 **Members Absent,** *Steve Meisner, Tricia Edris- Alternate*

11 **Also, Present:** *Melyssa Tapley- Administrative Assistant*
12

13 **Opening:** Mr. Brown opened the meeting at 7:03 p.m.

14 Mr. Brown led the pledge of allegiance.

15 Mr. Brown performed the roll call.
16

17 **Review of the 1/15/19 Minutes**

18 **MOTION:** Mr. Martin made a motion to accept the 1/15/19 minutes as amended. Mr.
19 Cleveland seconds the motion. Mr. Brown calls the vote. All in favor. The motion passed.
20 Mr. White and Mr. Mencis abstained. (3-0-2)

- 21 • Amendments- Lines 38- attach the letter from Bruce Gilday
22

23 **Correspondence**

- 24 • **Letter from CNA Surety. Survey about DC Development & Construction,**
25 **LLC about their property on Valerie Way.**
26

27 **Public Hearing for review of a minor subdivision application submitted by**
28 **Christopher Tammany. The property is shown on Sandown Tax Map 15, Lot 6 and**
29 **is located at 14 Cranberry Meadow Road, Sandown NH.**
30

31 Kevin Hatch from Cornerstone Survey Associates present.

32 Mr. Tammany owns 31.16 acres off Cranberry Meadow and would like to make a 5.36-
33 acre lot closest to Fremont Road and that would leave him with 25.80 acres. The lot will
34 have its onsite well and septic system. Before coming to the Planning Board for the
35 subdivision they first had to go to the Zoning Board of Adjustments to request a variance
36 because they will be building on Cranberry Meadow which is a Class VI road and not
37 maintained by the Town.

38 Mr. Hatch has a few waiver requests. One is for section 9.23 Recreation Facilities. “We
39 request a waiver from section 9.23 which requires on site recreation facilities. Due to the
40 limited scope of this subdivision, and the location of the new lot, we believe the intent of
41 the ordinance would be better met with a \$1,000 voluntary donation to the Recreation
42 Revolving Fund due at the time of getting an occupancy permit which will allow facilities
43 to be provided for the residents in a better location.”

44 The second waiver- Section 9.19- Road Shoulder Improvement. “We request a waiver
45 from section 9.19 which require road shoulder improvement along the entire frontage of a

46 subdivision. This subdivision is on a Class 6 road which is maintained by the applicant.
47 Road shoulder improvement would not benefit the public in any way.”
48 The third waiver- Section 11.16- R.C.C.D soil review- “We request a waiver from section
49 11.16 which requires RCCD to test pits and soil calculations. Since this subdivision
50 creates one new lot of 5.36 acres, and the test pits for the septic system have been
51 witnessed by the town Health Officer anyway. We request that the soil calculations and
52 test pit logs are reviewed by Keach Nordstrom for the Planning Board as part of their
53 normal review, the added expense and scheduling would serve no practical purpose in
54 this situation. Mr. Brown also had a letter from Chief Tapley stating he has no
55 recommendations or concerns at this time.

56

57 Motion- Waiver 9.23- Recreation Facilities

58 Mr. Mencis made a motion to accept the waiver of section 9.23 and to accept the \$1,000
59 donation to the Recreation Revolving Fund at the time of getting the occupancy permit.
60 Mr. White second the motion. All in favor. The motion passed. (5-0-0)

61

62 Motion- Waiver of Section 9.19- Road Shoulder Improvement

63 Mr. Mencis made a motion to accept the waiver from section 9.19 of the Sandown
64 Subdivision Regulations. Mr. Martin second the motion. All in favor. The motion passed.
65 (5-0-0)

66

67 The third waiver is not needed at the Health Inspector Ed Mencis monitors the test pits
68 for the septic system.

69

70 Steve Keach the Towns Engineer spoke up if the Board sees fit to approve this
71 subdivision, he suggests 3 conditions.

- 72 1. Revise text of Plan Notes No. 11 and 15 to reflect subject waivers were granted
73 on 2-5-19.
- 74 2. Maintain Positive PREA Account Balance.
- 75 3. Correct spelling of word “August” in text of Note NO 6 on sheet 1.

76

77 Motion

78 Mr. Martin made a motion to accept the plans for the minor subdivision. Application
79 submitted by Christopher Tammany. The property is shown on Sandown Tax Map 15,
80 Lot 6 and is located at 14 Cranberry Meadow Road, Sandown, NH. Mr. Cleveland
81 seconds the motion. Mr. Brown call the vote for taking Jurisdiction of this Plan. All in
82 favor. The motion passed. (5-0-0)

83

84 Motion

85 Mr. Martin made a motion to conditionally approve the application submitted by
86 Christopher Tammany for a minor subdivision shown on Sandown Tax Map 15, Lot 6
87 and is located at 14 Cranberry Meadow Road, Sandown, NH. Mr. Mencis second the
88 motion. Mr. Brown called the vote. All in favor. The motion passed. (5-0-0)

89

90 Old Business

91 Mr. Brown mentioned that he had gotten a request from the Building Inspector regarding
92 Mr. Mencis property on North Road. Mr. Mencis has frontage on North Road for each of
93 the lots he has on one shared driveway. The Fire Chief is concerned with the addresses of
94 those lots being a North Road address it could get confusing for Emergency Vehicles to
95 find the lots in the back of North Road. Chief Tapley's recommendations is to name the
96 shared driveway. This is a acceptable request from Chief Tapley and both Ed and Linda
97 Mencis are willing to put a name to the driveway and renumber and rename the houses on
98 the property. Ed and Linda Mencis would like to name the road Sandlots Way and will be
99 in contact with Chief Tapley about the numbering of the houses.

100

101

102 Email from Cassandra Boucher

103 Expressing her concerns about Gary Barnes property of Well Village Road about the
104 wetlands and wildlife in that area. She wants to know if there is anything to be done to
105 save the property for Conservation. Mr. Martin asked how the Board will go about
106 responding to this email. Mr. Keach sent Ms. Tapley suggestions on how to respond to
107 Ms. Boucher's email.

108

109 Mr. White mentioned that at our last meeting there was an email Ms. Tapley forwarded to
110 the Board about well issues over in Hampstead. Ms. Tapley was in contact with Charlie
111 Lanza from Hampstead Area Water Company and Abby Fopiano from NH DES. There is
112 well testing being done in the middle of February and after DES does the well testing,
113 they can hold a public hearing to discuss the water issue and what can be done. Ms.
114 Fopiano from DES and Mr. Lanza from Hampstead Area Water Company both said they
115 will be in contact with Ms. Tapley about when the testing is done and when if the
116 Hampstead Planning Board will hold a Public Hearing regarding the testing.

117

118 Public Service Announcement

119 Mr. Mencis mentioned that the School District Deliberative Session is on Thursday @ 7.

120

121 Adjournment

122 Mr. Martin made a motion to adjourn. Mr. Mencis second the motion. All in favor. The
123 motion passed. Meeting ADJOURNED at 8:20 p.m.

124

125 Respectfully Submitted,

126

127 Melyssa Tapley