

1 Sandown Planning Board
2 Minutes
3 April 16, 2019
4

5 **Date:** April 16, 2019

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown- Chairman, John White- Vice Chair, Ed Mencis-
8 Secretary, Leo Reynolds, Bill Gannon, Tricia Edris-Alternate, Steve Keach- Town
9 Engineer

10
11 **Members Absent,** *Bruce Cleveland- Ex-Officio*

12 **Also, Present:** *Melyssa Tapley- Administrative Assistant*
13

14 **Opening:** Mr. Brown opened the meeting at 7:05 p.m.

15 Mr. Brown led the pledge of allegiance.

16 Mr. Brown performed the roll call.

17 Mr. Brown appoints Tricia Edris as a voting member in the place of Mr. Cleveland.
18

19 **Review of the 3/19/19 Minutes**

20 **MOTION:**

21 Mr. Mencis made a motion to accept the 3/19/19 minutes as written. Mr. White second
22 the motion. Mr. Brown called the vote. All in favor. The motion passed.
23

24 Mr. Mencis recuses himself from the Board.
25

26 **Public hearing for review of a minor subdivision application submitted by Nordic**
27 **Lincoln Realty Trust. The property is shown on Sandown Tax Map 22, Lot 55 and is**
28 **located at 56 North Road, Sandown, NH**
29

30 Tim Lavelle from James Lavelle & Associates present. They are dividing the 22.5-acre
31 lot into 2 lots leaving a 1.3-acre lot in the front. They received a variance for the 75 feet
32 of road frontage for the back lot. The plan is to give Playmates Learning Center its own
33 lot in the case that the owners decide to sell the daycare but keep the rest of the property
34 under Sandlot Sports. Mr. Lavelle and the applicants have requested two waivers. One
35 waiver is for section 9.19- Road Shoulder Improvement from the Zoning Ordinance. The
36 reason for this request is that North Road had been repaired not to long ago and there is
37 no shoulder improvement work to be done. The second waiver request is for section 9.23-
38 On site Recreational Accommodations of the Zoning Ordinance. The reason for the
39 request is that there are already existing recreational facilities on the property, Sandlot
40 Sports, and the daycare that already has its own play area, that the Town has access to
41 and has used for several Town Events and Sport Events.
42

43 **Motion**

44 Mr. Brown made a motion to take jurisdiction of the plans. Mr. Reynolds second the
45 motion. Mr. Brown calls the vote. All in favor. The motion passed. (6-0-0)

46

47 **Motion to waiver section 9.19- Road Shoulder Improvement**

48 Mr. Brown made a motion to accept the waiver request for section 9.19- Road Shoulder
49 Improvement of the Zoning Ordinance. Mr. White seconds the motion. Mr. Brown calls
50 the vote. All in favor. The motion passed. (6-0-0)

51

52 **Motion to waiver section 9.23- On site Recreational Accommodations**

53 Mr. Brown made a motion to accept the waiver request for section 9.23- On site
54 Recreational Accommodations of the Zoning Ordinance. Mr. White seconds the motion.
55 Mr. Brown calls the vote. All in favor. The motion passed. (6-0-0)

56

57 **Motion to Conditionally Approve the Application**

58 Mr. Brown made a motion to conditionally approve the application for a minor
59 subdivision submitted by Nordic Lincoln Realty Trust. The property is shown on
60 Sandown Tax Map 22, Lot 55 and is located at 56 North Road, Sandown, NH. Mr.
61 Reynolds second the motion. Mr. brown calls the vote. All in favor. The motion passed.
62 (6-0-0)

63

64 **Conditions of Approval**

- 65 • **Receipt of NHDES Subdivision Approval**
- 66 • **Receipt of Correspondence from Town Engineer acknowledging all**
67 **comments and recommendations offered in his letter report of 4/16/19 have**
68 **satisfactory resolved.**
- 69 • **Add note to plan acknowledging waivers granted by Planning Board on**
70 **4/16/19.**
- 71 • **Receipt of Certification from Licensed Land Surveyor that all boundary**
72 **monuments noted as “to be set” on Final Plat have in fact been installed.**

73

74 Mr. Mencis rejoins the Board at 7:32 p.m.

75

76 **Bob Bogosh, Building Inspector, Discussion regarding Impact Fee Ordinance and**
77 **Accessory Apartment Ordinance**

78

79 Bob Bogosh, Building Inspector present.

80 At the last meeting Mr. Brown mentioned that he was approached by Mr. Bogosh to
81 come before the Planning Board and discuss the Impact Fee Ordinances on Accessory
82 Apartments. Mr. Bogosh has some concerns about the Impact Fee on Accessory
83 Apartments and that the fees on the Accessory Apartments are making it harder on
84 families taking care of their parents. Mr. Bogosh is also looking for clarification of the
85 Rec Fees.

86 Mr. Keach suggested about the Rec Donation and to either get rid of the Ordinance or
87 reword the Ordinance for it to apply for Open Space Developments or for major
88 subdivisions. There are have been may minor subdivisions that have requested a waiver
89 of section 9.23 or have offered a donation to the Rec Revolving Fund. Mr. Bogosh feels
90 that there are so few Accessory Apartments going in that people should not have to pay
91 the School Impact Fee.

92 Mr. Keach offered to work with Ms. Tapley on amended wording for section 9.23- On
93 site Recreational Accommodations of the Zoning Ordinance and the rewording of the
94 Accessory Apartment Ordinance and to have some one from the Recreational Department
95 come to the next Planning Board meeting and had their in site on section 9.23 of the
96 Zoning Ordinance.

97 The Planning Board can then vote to make the amended changes to the Zoning Ordinance
98 and hold a Public Hearing on amending the section of the Subdivision Regulations on
99 Accessory Apartments and if section 9.23- On site recreational accommodations of the
100 Zoning Ordinance gets amended.

101 Ms. Tapley will contact someone from the Recreational Department about coming to the
102 May 21st Planning Board meeting.

103

104 **Adjournment**

105 Mr. Mencis made a motion to adjourn. Mr. Reynolds second the motion. All in favor. The
106 motion passed. Meeting ADJOURNED at 8:40 p.m.

107

108 Respectfully Submitted,

109

110 Melyssa Tapley