

1 Sandown Planning Board  
2 Minutes  
3 May 21, 2019  
4

5 **Date:** May 21, 2019

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown- Chairman, John White- Vice Chair, Ed Mencis-  
8 Secretary, Bill Gannon, Tricia Edris-Alternate, Bruce Cleveland- Ex-Officio

9  
10 **Members Absent,** *Leo Reynolds*

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

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

14 Mr. Brown led the pledge of allegiance.

15 Mr. Brown performed the roll call.

16 Mr. Brown appoints Tricia Edris as a voting member in the place of Mr. Reynolds.  
17

18 **Review of the 4/16/19 Minutes**

19 **MOTION:**

20 Mr. Mencis made a motion to accept the 4/16/19 minutes as amended. Mr. White second  
21 the motion. Mr. Brown called the vote. All in favor. The motion passed.  
22

23 **Correspondence**

- 24 • **May/June edition of New Hampshire Town and Country**
- 25 • **Rockingham Planning Commission Annual Meeting, Wednesday June 12<sup>th</sup> at**  
26 **The Galley Hatch Restaurant from 6-9.**
- 27 • **Letter from Brenton Cole owner of Granite engineering, LLC, introducing**  
28 **himself.**
- 29 • **Inspection Report from Keach-Nordstrom Associates, INC, for CMS**  
30 **Sullivan's Subdivision with one lot in Sandown.**
- 31 • **Town of Bedford will be holding a meeting on May 6<sup>th</sup> regarding Request for**  
32 **site plan approval to construct a 130-foot monopole telecommunications**  
33 **tower and associated site improvement at 25 Tirrell Road, Lot 26-1, Zoned**  
34 **R&A, requested by American Tower Corp./T-Mobile**  
35

36 **Discussion regarding section 9.23 of the Subdivision Regulations/ Recreational**  
37 **Accommodations for Subdivisions.**  
38

39 Deb Brown- Recreation Director, Darren Hudgins-Ex-Officio, George Blaisdell-  
40 Chairman from the Parks and Recreation Department present to discuss Section 9.23 of  
41 the Subdivision Regulations with the Planning Board.

42 Mr. Brown had mentioned that there have been discussions over the years as to why we  
43 have Section 9.23 Recreational Accommodations of the Subdivision Regulations. Over  
44 the years people have been requesting waivers for Section 9.23 for their subdivision and  
45 give a thousand-dollar donation towards recreation. There have also been a lot on one to

46 two lot subdivisions and asking why they must put recreation accommodations on a one  
47 to two lot subdivision and will request a waiver and give a donation to rec. The thought is  
48 to keep Section 9.23 for anyone coming in with a major subdivision and to not have that  
49 section qualify for minor subdivisions.

50 Ms. Brown let the Board know that over the past 20 years there have been 80 to 100  
51 thousand dollars that have come in from builders. This donation is not used for Rec  
52 programs but is set aside to fix equipment, purchase new equipment, storage sheds,  
53 repairs on any buildings and fields. The Rec Building came from one of the developers as  
54 part of his subdivision approval. The Recreation Building has been used by several  
55 groups and organizations and private organizations in Town and is being used for the  
56 purpose it was built for.

57 Mr. Cleveland asked how much comes in roughly throughout the year. Ms. Brown said  
58 about 7,000 dollars came in last year for rec donations. Ms. Brown mentioned that the  
59 amount varies from year to year. The Rec Donation is set aside for major repair that are  
60 in the budget. Ms. Brown mentioned at last year the well at Miller Field failed and that  
61 was a 10,000-dollar fix. That is an example of what the Recreation Donations are used  
62 for.

63 Mr. White asked if this Section gets cut from the Subdivision Regulation how would it  
64 affect the Rec Department. Ms. Brown said it would affect their department greatly. They  
65 don't have enough money in the budget to get new playground equipment, fixing wells  
66 when they break, field repairs. The Rec Donation is set aside and saved for when these  
67 majors things happen.

68 Ms. Edris asked if the Rec Department can come back and get figures of what rec  
69 donations have come in over the last few years.

70 Ms. Brown questioned the Board after going through the records why some of these  
71 major subdivisions have not given a donation. Mr. Brown mentioned that some of these  
72 large subdivisions have open space development for rec accommodations. Stoneford  
73 subdivision has a playground, and Gray Barnes major subdivision on wells Village will  
74 have walking trails around it that connects to Conservations trails.

75 The developers can either request a waiver of Section 9.23 and provide a donation or they  
76 can add an open space for people to use for Recreation, adding an open space means the  
77 builder will lose a lot to put a house on.

78 The Planning Board would like Rec to come back with figures over the last several years.  
79 No decision will be made about Section 9.23 right now, but Mr. Brown mentioned that  
80 the Board has seen a lot more waivers for section 9.23 over the years.

81

## 82 **Old Business**

### 83 **Angel Pond well Pump Test follow-up**

84

85 Ms. Tapley has been in contact with Charlie Lanza from Hampstead Area Water  
86 Company regarding DES's well pump test they did back in February. The report was sent  
87 to DES and the Towns should receive a copy of the report this week and Mr. Lanza will  
88 let Ms. Tapley know when there will be a Public Hearing on the report.

89

## 90 **Public Announcement**

91 Memorial Day Service will be held on Monday May 27<sup>th</sup> at the Old Meeting House in

92 Sandown at 11:30 am doors open at 10:30 am.

93

94 **Adjournment**

95 Mr. Brown made a motion to adjourn. Mr. Mencis second the motion. Mr. Brown called  
96 the vote. All in favor. The motion passed. Meeting ADJOURNED at 8:00 p.m.

97

98 Respectfully Submitted,

99

100 Melyssa Tapley