

Sandown Planning Board
PO Box 1756
Sandown, NH 03873

October 3, 2017

NOTICE OF DECISION

Owner: Monagham Sandown Realty Trust
Agent: James M. Lavelle, LLC
Tax Map: Tax Map 9, Lot 10-7
Location: Powderhouse Road

The Sandown Planning Board voted to conditionally approve an application submitted by Monagham Sandown Realty Trust for a minor subdivision. The property is located on Powderhouse Road and identified on Tax Map 9 as Lot 10-7. The application proposes to subdivide the original parcel into three lots. The following conditions to apply:

- Receipt of correspondence from Town Engineer acknowledging that all comments and recommendations offered in his correspondence of October 2, 2017 have been satisfactorily resolved.
- Receipt of certification from licensed land surveyor acknowledging that all required boundary monuments have been installed prior to signature and recording of final plat.
- Add note to final plat acknowledging a waiver of the requirements of Section 9.23 of the Sandown Subdivision Regulations was granted on October 3, 2017.
- Maintenance of positive PREA account balance.

Owner: CMS Sullivan
Agent: SEC Associates
Tax Map: Tax Map 25, Lot 74
Location: 11 Main Street

The Sandown Planning Board voted to approve an application submitted by CMS Sullivan, Inc. for a Conditional Use Permit. The property is located at 11 Main Street and identified on Tax Map 25 as Lot 74. The proposed roadway impacts the wetland at an existing crossing serving the existing driveway. The total area of wetland impact is 226 sq. ft.