

Sandown Planning Board
PO Box 1756
Sandown, NH 03873

January 16,2018

NOTICE OF DECISION

Owner: Gary Barnes, Vantage Point
Agent: James M. Lavelle, LLS
Tax Map: Tax Map 9, Lot 14
Location: Wells Village Road
Sandown, HN

On January 16,2018the Sandown Planning Board voted to conditionally approve an application for a major subdivision submitted by Gary Barnes. The property is shown on Sandown Tax Map 9, Lot 14 and is located on Wells Village Road, Sandown, NH.

The following conditions apply:

- Receipt of all required State Permits including: NHDES Subdivision Approval; A NHDES Wetland Permit; A NHDES Alteration of Terrain Permit; and NHDES Community Water System Approval.
- Submission of a performance guarantee in an amount as form acceptable to the Planning Board.
- Applicant shall submit a Fair-Share Assessment for Shim and Overlay of existing segment of Lantern Lane by Town upon completion of construction of Lantern Lane Extension. Amount of Assessment to be Determined by Town Engineer and approval by Planning Board.
- Receipt of a Conditional Use Permit for Disturbance of Land situated in Wetland Conservation District for Roadway Construction.
- Submission of Draft Copies of Articles of Association or Incorporation for creation of a Homeowners Association and Receipt of Correspondence from Town Counsel confirming sufficiency in terms of Article II-Part D- section 7.A of Zoning Ordinance.
- Add Note to plan requiring Stand by Power Supply for Community Water System.
- Receipt of Correspondence from Town Engineer acknowledging that all comments and recommendations offered in his letter report of 1-16-18 have been satisfactory addressed.
- Note Recreational Accommodations proposed by applicant on final Plans.
- Note Wavier of Section 9.2.4 of Subdivision Regulations Granted by Planning Board on Final Plans.
- Maintenance of Positive PREA Account Balance.
- Planning Board shall conduct a compliance hearing for the purposes of confirming status of compliance with Conditions of Final Approval prior to signature and recording of final plans.

Ernie Brown, Chairman
Sandown Planning Board

Posted: Town Clerk, Post Office, Town Hall
Cc: Board of Selectmen, Building Inspector, Conservation Commission, Road Agent