

**Sandown Planning Board
P.O. Box 1756
Sandown, NH 03873**

LEGAL NOTICE

The Sandown Planning Board will hold a public hearing on Tuesday, December 16, 2014 in the Sandown Town Hall, Route 121A, Sandown, NH regarding the following:

7:15 p.m. – Public Hearing for review of amendments to the Sandown Subdivision Regulations. These amendments are for the purpose of adding fire protection requirements for major subdivisions. A copy of the proposed amendment is available for review in the Town Clerk's Office during regular business hours or you may view it at www.sandown.us.

7:30 p.m. – Public Hearing for review of amendments to the Sandown Site Plan Regulations. These amendments are for the purpose of adding fire protection requirements for non-residential or multi-family sites. A copy of the proposed amendment is available for review in the Town Clerk's Office during regular business hours or you may view it at www.sandown.us.

7:45 p.m. – Public Hearing pursuant to RSA 675:3 for consideration of the following amendments to the Zoning Ordinance:

Amendment 1 - To amend the text of Article 1, Part B—Wetland Conservation District, Section 3C. The intent of this amendment is remove criteria that is not relevant to the Conditional Use Permit.

Amendment 2 - To amend the text of Article V, Section 5 – Accessory Apartment, Section E, 7a. The intent of this amendment is to clarify that the updated system does not need to be installed in order to meet the criteria.

Amendment 3 - To amend the text of Article V, Section 5 – Accessory Apartment, Section E, 8 to read: Separate controls for heating, cooling and electrical service shall be accessible in each unit to meet local code requirements.

Amendment 4 - To amend the text of Article II, Part A – General Regulations-All Zones, Section 11B. The intent of this amendment is to modify the text of the Zoning Ordinance to make a variance valid for two years, to be consistent with statutory requirements of RSA 674:33, I-a.

Copies of the complete text of Zoning Amendments are available for review in the Town Clerk's Office during regular business hours or you may view it at www.sandown.us.

You are invited to attend or you may submit written comments prior to this meeting. If you require personal assistance for audio, visual or other special aid, please contact our office at least 24 hours prior to this meeting.

SANDOWN PLANNING BOARD
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Proposed Amendments to the Sandown Subdivision Regulations

The following sections will be added:

8.6.1 Fire Department Review of Major Subdivision Applications

Prior to submission of an application for approval of a Major Subdivision, an applicant is encouraged to consult with the Sandown Fire Department in order to determine what, if any, fire protection measures may be warranted in order to insure adequate accommodations for fire safety, prevention and control will be available at each future lot situated within a planned subdivision. Upon receipt of an application for review and possible approval of a Major Subdivision, the Planning Board shall promptly forward a copy of the same to the Fire Department for formal review and comment and shall carefully consider any written recommendations offered by the Fire Department when deliberating on the possible approval of that application.

9.6 Fire Protection

9.6.1 All proposed residential or non-residential buildings and structures intended for human occupancy situated on lots or parcels created after the effective date of this Section of the Land Subdivision Regulations of the Town of Sandown shall be afforded fire protection conforming to the requirements of this Section.

9.6.2 Detached sheds and outbuildings shall be exempt from this provision. Residential garages that are detached from a residential structure, open attached porches, carports and similar structures shall also be exempt from this provision. In addition, any construction exempted from Fire Protection Standards under applicable Federal or State Code shall be exempt from the requirements of this Section. In all instances where exemption is sought, an applicant shall provide documentation, acceptable to the Sandown Fire Department, supporting the validity of such exemption prior to the issuance of a building permit. Exemption from the need to install sprinkler system protection under applicable code shall not be construed to also imply an exemption from requirements of this Section relative to Fire Suppression Water Source or Alternative Fire Suppression Systems as applicable.

9.6.3 Fire Protection Specifications

All proposed subdivisions shall be afforded fire protection consisting of a Sprinkler System; a Fire Suppression Water Source (Cistern); or an Alternative Fire Suppression System conforming to one of the following:

9.6.3.1 Fire Suppression Water Source (Cisterns) – Option 1

- A. Cistern(s) shall be required for any Major Subdivision (i.e. subdivisions creating more than three (3) new lots. Cistern(s) shall consist of artificial underground water storage facilities capable of providing not less than 30,000 gallons of useable fire protection water supply.
- B. The location, design, provisions for ownership, maintenance, and all season access to cisterns and supporting facilities shall be approved by the Fire Chief, or his/her designee, and shall conform to the following specifications:
 - i. Response time from the Safety Complex (316 Main Street, Sandown, NH) to the nearest cistern within any subdivision shall conform to the current edition of NFPA 1720.
 - ii. Minimum cistern capacity is 30,000 gallons of useable fire protection water supply.
 - iii. Underground storage tank(s) shall be constructed from one of the following materials:
 - a. Polyethylene;
 - b. Fiberglass; or
 - c. Other materials acceptable to the Fire Chief or his/her designee.

- iv. Suction piping system shall be capable of delivering a minimum of 1,000 gallons per minute for three quarters of cistern capacity. (Velocity and friction losses plus static head may not exceed 16 feet).
- v. A detailed cistern design plan shall be submitted to the Planning Board and Fire Chief or his/her designee for approval prior to final subdivision approval. Such design plans shall be prepared and stamped by a Licensed Professional Engineer.
- vi. Each cistern must be sited to the particular location by a Licensed Professional Engineer and be approved by the Planning Board and Fire Chief or his/her designee.
- vii. Cistern structures shall be rated for H-20 highway loading.
- viii. Cisterns shall be afforded buoyancy protection so as not to "float" when empty.
- ix. Suction and fill pipes shall be constructed of ASTM Schedule 40 galvanized steel with threaded joints. Vent piping shall be ASTM Schedule 40 PVC with glued joints.
- x. All PVC piping shall have glued joints.
- xi. The final suction connection shall be 6" diameter National Hose male thread and fitted with a hydrant cap, chain and removable strainer.
- xii. The filler pipe shall be equipped with a 4 inch diameter Stortz coupling with a 90 degree elbow, cap, chain and removable strainer.

- xiii. A 20" LD man-way to set to finish grade level shall be installed and equipped with a bolted cover with a lockable 3" water level inspection fitting.
- xiv. The entire cistern installation shall be inspected by the Town Engineer at the applicant's expense prior to backfilling. The tank may then be backfilled, filled and leak tested.
- xv. Complete cistern installations shall be guaranteed, via maintenance bond, for one year from the date of public acceptance by the Town of Sandown. In instances where cisterns are located in subdivisions having public streets, the date of public acceptance shall be the date of public roadway acceptance by the Board of Selectmen pursuant to RSA 674:40-a. This maintenance guarantee shall cover water tightness of the cistern as well as all appurtenances associated with cistern operation. Completed cistern installations shall be inspected for compliance by the Fire Chief or his/her designee prior to the release of the maintenance bond, and a report to that effect will be submitted to the Board of Selectmen.
- xvi. All backfill material shall be screened gravel with no stones larger than 1 ½ inches and shall be compacted to 95% of maximum, ASTM 1557 or to manufacturers specifications.
- xvii. Bedding for the cistern shall be a minimum of 12 inches of ¾ to 1 ½ inch compacted crushed stone. No other fill material shall be placed beneath bedding material conforming to this specification.
- xviii. Backfill over the cistern shall consist of:
 - a) 4 feet of sand fill; or

- b) 2 feet of sand fill provided the cistern is insulated with vermin resistant foam insulation having a minimum thickness of 2 inches.

Backfill shall extend not less than 8 feet beyond the horizontal footprint of the cistern with a maximum slope of 3:1. All backfilled surfaces shall be loamed and seeded. Backfill operations shall be inspected by the Town Engineer.

- xix. The cistern filler pipe shall extend 36 inches above finish grade.
- xx. The cistern suction pipe connection shall be set 20 to 24 inches above the level of the fire truck wheels when the cistern is in use and slope towards the cistern at a slope of 1 to 2 percent.
- xxi. 6 inch diameter galvanized steel heavy wall concrete filled pipe bollards shall be furnished and installed 2 feet off each side and 12 inches in front of the suction pipe for protection. Bollards shall be set in concrete 4 feet below ground level and shall extend not less than 10 inches above the top of the suction pipe.
- xxii. After backfilling, the cistern is to be protected by large stones or bollards acceptable to the Fire Chief or his/her designee.
- xxiii. The bottom of suction pipe to pumper connection vertical distance shall not exceed 16 feet.
- xxiv. The slope of roadway shoulder/vehicle pad situated between the limits of roadway pavement and the pumper connection shall slope away from the road at a rate of not less than one percent and not more than 5 percent.
- xxv. Shoulder and vehicle pad must be of sufficient length to permit convenient access to suction connection when pumper is set at 45

degrees to road as determined by the Fire Chief or his/her designee.

xxvi. All workmanship and materials incorporated into cistern installation shall conform to applicable requirements of this Section and Town Engineer.

xxvii. Cistern installer shall be responsible for initial filling of cistern and any additional filling required for testing or maintenance purposes prior to acceptance by the Town of Sandown.

xxviii. Any and all required easements for maintenance and use shall be properly defined by metes and bounds on the final recorded subdivision plat.

C. A cistern must be located not further than twenty-two hundred feet (2,200') from each dwelling unit or non-residential building to be constructed within the subdivision, as measured along the lines of streets.

D. The applicant shall be responsible for the design, installation, testing and maintenance of each planned cistern required under these Regulations, as well as reimbursement of professional fees incurred by the Town for design review and construction inspection services.

E. Prior to installation of any proposed cistern, the applicant or his/her contractor shall arrange for a pre-construction conference attended by the Fire Chief and Town Engineer or their designees. At that time, the Fire Chief and Town Engineer shall provide attendees with a schedule of all required milestone inspections. It shall be the responsibility of the applicant or contractor to afford the Fire Chief and/or Town Engineer, as applicable, not less than 24 hours of advance notice of any requested/required inspections.

9.6.3.2 Sprinkler System – Option 2

- A. An approved automatic sprinkler system shall mean a system installed in accordance with: the current edition of the National Fire Protection Association (NFPA) Standard 13, NFPA 13R, or NFPA 13D as applicable; applicable provisions of this Section; and State Fire Code. For the purposes of administration of applicable Code and these Regulations, the Sandown Fire Chief shall have status of Authority Having Jurisdiction (AHJ).
- B. The system installer shall submit a full and complete set of system design plans and specifications, prepared by a Certified Fire Protection Engineer to the Fire Chief or his/her designee for review and approval prior to system installation. The Town of Sandown reserves the right to have such plans and specifications reviewed by a third party consultant of their choice at the applicant's expense.
- C. A permit shall be obtained from the Sandown Fire Chief or his/her designee before the start of construction of the sprinkler system. At the time of permit issuance, the Fire Department shall advise the permit holder of all required inspections and testing required under the permit. The permit holder shall provide the Fire Chief or his/her designee of not less than 24 hours advance notice of all requested/required inspections.
- D. All sprinkler systems installed under this Section shall be subject to the following requirements:
 - i. Water supply for the sprinkler system shall be subject to requirements of the most current edition of NFPA 13D Chapter 6, Sections 6.1.2 and 6.1.3. If domestic water supply cannot supply demand to two activated sprinkler heads for a period of 10 minutes, a storage tank and fire pump shall be installed to fulfill these requirements. (Example: 2 heads at 13gpm = 26gpm X 10 min., storage tank size minimum of 260 gallons).

- ii. The minimum acceptable operating pressure of any sprinkler shall be 7 psi.

E. The continued responsibility for maintaining and testing a sprinkler system rests with the property owner or occupant. Refer to the current edition of NFPA 13D Section A.4.2.1 for the proper procedure.

F. Sprinkler Systems for One and Two Family Homes:

All sprinkler systems shall be installed in accordance with the most current edition of NFPA 13D (sprinkler systems in one and two family dwellings and manufactured homes) with the following exceptions:

- i. Sprinklers shall not be required in residential garages, open attached porches, carports and similar structures. However, all attached garages or those that are located under living spaces shall be protected by sprinklers.
- ii. Sprinkler shall not be required in attics, crawl spaces and other concealed spaces that are not used or intended for living purposes.

G. Sprinkler Systems for any residential structure with greater than 2 Dwelling Units:

All sprinkler systems shall be installed in accordance with the current edition of NFPA 13R with the following exceptions:

- i. Sprinklers shall not be required in residential garages, open attached porches, carports and similar structures. However, all attached garages or those that are located under living spaces shall be protected by sprinklers.

- ii. Sprinklers shall not be required in attics, crawl spaces and other concealed spaces that are not used or intended for living purposes.

H. Sprinkler System for Commercial Buildings:

- i. All commercial development with square footage over 2000 square feet, even if subdivided to smaller units, must comply with the current edition of NFPA 13.
- ii. Any commercial building that changes use will be required to meet the standards in effect at the time of such change.

9.6.2.1 Alternative Fire Protection Systems – Option 3

In certain circumstances Alternative Fire Protection Systems may be approved provided each of the following requirements is satisfied. Acceptance of an alternative proposal shall be at the discretion of the Sandown Fire Department as specified in the following paragraphs.

- A. The proposed Alternative Fire Protection Systems must meet or exceed all applicable NFPA, Federal, and State Fire Code requirements.
- B. In the unanimous written opinion of the Sandown Fire Engineers and Fire Chief, the proposed Alternative Fire Protection System provides greater overall protection to the structure and any current or future occupants.
- C. In the unanimous written opinion of the Sandown Fire Engineers and Fire Chief, the proposed Alternative Fire Protection System is not detrimental to public safety, health or welfare or injurious to other property and promotes the public interest.

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Proposed Amendments to the Sandown Site Plan Regulations

III.1 Fire Department Review of Applications

Prior to submission of an application for site plan approval an applicant is required to consult with the Sandown Fire Department, as authority having jurisdiction to review NFPA Code requirements specific to the planned use, occupancy and configuration of any non-residential or multi-family site, to determine what, if any, fire protection measures may be warranted. Upon receipt of an application for review and possible approval of a site plan, the Planning Board shall promptly forward a copy of the same to the Sandown Fire Department for formal review and comment and shall carefully consider any written recommendations offered by the Fire Department when deliberating on the possible approval of that application.

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Proposed Amendments to the Sandown Zoning Ordinance

ZONING AMENDMENT NO. 1

Are you in favor of the adoption of Amendment #Z-1 as proposed by the Planning Board for the Town of Sandown Zoning Ordinance as follows:

To amend the text of Article 1, Part B—Wetland Conservation District, Section 3C, to read:

The following criteria must be met in order to grant a Conditional Use Permit:

1. Dredging, filling or crossing shall have minimal impact.
2. There is no other logical placement.
3. Application or approval from the State Wetlands Board.
4. Demonstration that this proposal best utilizes the property.
5. Complete set of engineered plans must be submitted along with drainage calculations and written impact statement.
6. Receipt of a favorable report from the Sandown Conservation Commission.
7. Receipt of a favorable report from the Planning Board Engineer.
8. Receipt of a favorable report from the Rockingham County Conservation District.

The intent of this amendment is remove criteria that is not relevant to the Conditional Use Permit.

ZONING AMENDMENT NO. 2

Are you in favor of the adoption of Amendment #Z-2 as proposed by the Planning Board for the Town of Sandown Zoning Ordinance as follows:

To amend the text of Article V, Section 5 – Accessory Apartment, Section E, 7a to read:

“Demonstration of NHDES subsurface systems bureau construction approval for an on-site subsurface sewage disposal system capable of accommodating the combined wastewater discharge from the principle dwelling unit as well as the planned accessory apartment.”

The intent of this amendment is to clarify that the updated system does not need to be installed in order to meet the criteria; the applicant simply needs to demonstrate they have an NHDES approved septic system that can be installed in the case of a septic system failure.

ZONING AMENDMENT NO. 3

Are you in favor of the adoption of Amendment #Z-3 as proposed by the Planning Board for the Town of Sandown Zoning Ordinance as follows:

To amend the text of Article V, Section 5 – Accessory Apartment, Section E, 8 to read:

Separate controls for heating, cooling and electrical service shall be accessible in each unit to meet local code requirements.

ZONING AMENDMENT NO. 4

Are you in favor of the adoption of Amendment #Z-4 as proposed by the Planning Board for the Town of Sandown Zoning Ordinance as follows:

To amend the text of Article II, Part A – General Regulations-All Zones, Section 11B to read:

Any variance or special exception granted by the board of adjustment is valid for two years from date of notification after which it becomes null and void unless utilized. If utilized, it survives with the property.

The intent of this amendment is to modify the text of the Zoning Ordinance from “one” to “two” years to be consistent with statutory requirements of RSA 674:33, I-a.