

**Sandown Planning Board  
PO Box 1756  
Sandown, NH 03873**

April 18, 2017

**NOTICE OF DECISION**

Owner: Steven Espinola  
Agent: James M. Lavelle, LLC  
Tax Map: Tax Map 2, Lot 4  
Location: Hampstead Road

The Sandown Planning Board voted to conditionally approve an application submitted by Steven Espinola for a minor subdivision. The subject parcel is located on Hampstead Road and identified on Map 2, Lot 4. The application proposes to subdivide Map 2, Lot 4 into two lots; one to be a single-family lot, the other to be a duplex with the following conditions:

- Hampstead Planning Board to sign final plat prior to recording of final plat
- Demolition of existing dwelling prior to recording of final plat
- Receipt of certification by a licensed land surveyor acknowledging boundary monuments noted as "to be set" on final plat have in fact been installed
- Receipt of surety for road shoulder improvements in an amount and form acceptable to the Town or completion of work to the satisfaction of the Town prior to recording of final plat
- Maintain positive PREA account