

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

July 18, 2017

**NOTICE OF DECISION**

**Owner:** DJV Properties, LLC and St. Matthew's UMC Trustees  
**Agent:** SEC Associates  
**Tax Map:** Tax Map 10, Lot 38 and 38-1  
**Location:** 323 and 327 Main Street

The Sandown Planning Board voted to conditionally approve an application submitted by DJV Properties, LLC and St. Matthew's UMC Trustees for a lot line adjustment. The properties are located at 323 & 327 Main Street and identified as Map 10 Lots 38 and 38-1. The intent of the application was to seek approval to adjust the lot line(s) between the two properties for the purpose of creating additional room on the northerly side of the existing restaurant on Lot 38 for an anticipated building addition to be used for takeout ice cream service. The following conditions apply:

- Receipt of written confirmation from licensed land surveyor that all boundary monuments specified as "to be set" have in fact been installed per approved project plan
- Maintenance of a positive PREA account balance
- Recordation of final executed draft of easement agreement by and between DJV Properties, LLC and St. Matthew's UMC Trustees of even date with the final plat

---

**Owner:** DJV Properties, LLC  
**Agent:** SEC Associates  
**Tax Map:** Tax Map 10, Lot 38  
**Location:** 323 and 327 Main Street

The Sandown Planning Board voted to conditionally approve an application submitted by DJV Properties, LLC for an amended site plan. The property is located at 323 Main Street and identified on Map 10 as Lot 38. The application proposes a 900 sq. ft. addition to service as a takeout ice cream shop; upgraded and/or replaced leach field; new well; and reconfigured parking area. The following conditions apply:

- Receipt of all required state project permits, including:
  - An updated NHDOT Driveway Permit
  - NHDES construction approvals for septic systems "A" and "B"
  - NHDES non-community water supply system approval
- Approval, signature and recording of a proposed lot line adjustment plan involving lots 10-38 and 10-38-1
- Receipt of recorded deed copies demonstrating conveyance of land and easements identified on final lot line adjustment plan
- Addition of notes to final plat acknowledging any waivers granted by the Planning Board
- Receipt of correspondence from Town Engineer acknowledging that all comments and recommendations offered in his correspondence of July 18, 2017 have been satisfactorily addressed
- Maintenance of a positive PREA account balance
- Receipt of a favorable report from the Sandown Fire Department