

Sandown Planning Board
Minutes
April 7, 2020

Date: April 7, 2020

Place: Sandown Town Hall

Members Present: Ernie Brown- Chairman, John White – Vice Chair, Ed Mencis- Secretary, Tricia Edris (electronically), Leo Reynolds, Eric Olsen- Ex-Officio, Steve Keach- Town Engineer

Opening:

Mr. Brown opened the meeting at 7:04 p.m.

Mr. Brown led the Pledge of Allegiance.

Mr. Brown performed roll call.

Review of Minutes

It was decided to review the minutes at the next meeting.

Continued public hearing for a site plan application submitted by DF Realty Trust. The property is located on Valerie Way and is identified on Map 2 as Lots 33-5&6. The application proposes to construct two 5,280 square foot commercial contractor buildings.

Mr. Zilch joined the meeting via conference call. Mr. Zilch gave a brief overview of the project and noted Mr. Doherty followed up on abutting neighbor's concerns. He agreed to additional tree buffering and helping with upgrades to the gate between the properties. Mr. Zilch also met with the Selectmen about the easements. They agreed to sign off when they have conditional approval from the Planning Board.

Mr. Zilch presented a written waiver request that seeks to waive article 4.9 that requires high intensity soil mapping as part of the application. Mr. Keach supports the waiver as presented. A high intensity soil map is a standard adopted by soil scientists used to determine lot size by soil type.

MOTION

Mr. Mencis made a motion to accept the waiver as requested. Mr. Reynolds seconded. A roll call vote was performed. All in favor. The motion passed.

Mr. Keach presented his suggestions for conditions of approval.

Thomas Knoll, an abutter, joined the meeting via conference call. He discussed an issue with the gate that will be further discussed with Mr. Doherty.

John Parent, an abutter, joined the meeting via conference call. He said they are still waiting for the town to change the street sign to the correct name. It is labeled Valerie Court and it should be Valerie Way. Ms. Blaisdell said the Selectmen are aware of the problem and are working on getting it changed.

Jody Lachance, an abutter, joined the meeting via conference call. She believed placing the dumpsters in front of the building would be against the zoning ordinance. There is no access to the rear of the buildings. The dumpsters will be between the buildings and screened by a six-foot stockade fence of four sides.

Ms. Lachance also asked which building would be constructed first. The building on Lot 6 will be developed first. She wanted to continue the conversation with Mr. Doherty about a buffer fence. She was also concerned about on-street parking and was assured cars should not be parked on the street.

MOTION

Mr. Mencis made a motion to conditionally approve the site plan application submitted by DF Realty Trust based on the following conditions:

- 1) Execution and recording of final legal instruments, including: drainage easement; notice of termination of easement; and declaration of reciprocal easements.
- 2) Receipt of correspondence from Town Engineer acknowledging all comments and recommendations offered in his letter report of March 10, 2020 have been satisfactorily resolved.
- 3) Receipt of a performance guarantee, in an amount and form acceptable to the town, to serve as a financial surety for installation and maintenance of required erosion controls throughout construction and site restoration in the event of abandonment.
- 4) Add note to final plan acknowledging approval of waiver of Section 4.9 of site plan regulations.
- 5) Maintain positive PREA account balance.
- 6) Add note to final site plan specifying stamped design drawings for retaining wall construction on Lot 5 must be received and approved by Town Engineer prior to receipt of a building permit for construction on that parcel.

Mr. Reynolds seconds. A roll call vote was performed. All in favor. The motion passed.

MOTION

Mr. Mencis made a motion to elect the same officers as last year. Mr. White seconds. A roll call vote was performed. All in favor. The motion passed.

The next meeting will be on Tuesday, April 21, 2020.

Adjournment

Ms. Edris made a motion to adjourn. Mr. Olsen seconded. All in favor. The motion passed. Meeting ADJOURNED.

Respectfully Submitted,

Christy Ortins