

1 Sandown Planning Board
2 Minutes
3 May 5, 2020
4

5 **Date:** May 5, 2020

6 **Place:** Sandown Town Hall

7 **Members Present:** Ernie Brown- Chairman, Ed Mencis- Secretary, Tricia Edris, Leo
8 Reynolds, Eric Olsen- Ex-Officio, Steve Keach- Town Engineer (via Video Conference)

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10 **Members Absent:** John White – Vice Chair

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12 **Opening:**

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14 Mr. Brown opened the meeting at 7:10 p.m.

15 Mr. Brown led the Pledge of Allegiance.

16 Mr. Brown performed roll call.
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18 **Public hearing for review of a minor subdivision application submitted by Roger
19 and Darlene Jette. The property is located at 2 Hawkwood Road, Sandown, NH and
20 is identified on Map 4 as Lot 12.**

21
22 Tim Lavelle was present to represent the applicant. The subject property is a 2.18-acre
23 lot on the corner of Main Street and Hawkwood Road. They are proposing to cut the
24 subject property into two lots that would be just over one acre each. The existing house
25 and garage would maintain its access from the driveway on Hawkwood Road. The new
26 lot would have access from Main Street. A driveway permit is pending.
27

28 The applicant is requesting two waivers. The first is to waive the requirement of Section
29 9.19 of the Subdivision Regulations which requires the excavation and reconstruction of
30 existing roadway shoulders as the Town of Sandown has already performed the
31 reconstruction of the shoulders. The second is to waive Section 9.23 of the Subdivision
32 Regulations which requires on site recreation facilities for new subdivisions as the
33 proposal only creates one new lot.
34

35 **MOTION**

36 Mr. Mencis made a motion to accept this plan into their jurisdiction. Mr. Brown
37 seconded. A roll call vote was performed. All in favor. The motion passed.
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39 **MOTION**

40 Mr. Mencis made a motion to waive the requirement of Section 9.19 of the Subdivision
41 Regulations. Mr. Brown seconded. A roll call vote was performed. All in favor. The
42 motion passed.
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44 There was a discussion about waiving Section 9.23 of the Subdivision Regulations. This
45 has come up before with smaller subdivisions, but the board had not previously landed on

46 a definitive decision. Mr. Reynolds expressed concern about maintaining consistency
47 with previous requests to waive the recreation requirement. It was agreed that the board
48 would dedicate time at a subsequent meeting to make a conclusive decision on the
49 recreation requirement when it pertains to smaller subdivisions.

50

51 **MOTION**

52 Mr. Mencis made a motion to waive the requirement of Section 9.23 of the Subdivision
53 Regulations. Mr. Olsen seconded. A roll call vote was performed. All in favor. The
54 motion passed.

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56 Mr. Keach presented his memos to the board with his recommendations. Mr. Brown
57 opened the meeting to public comment.

58

59 **MOTION**

60 Mr. Mencis made a motion to conditionally approve the minor subdivision application
61 submitted by Roger and Darlene Jette for the property located at 2 Hawkwood Road,
62 Sandown, NH, identified on Map 4 as Lot 12, with the following conditions:

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- 64 1. Receipt of NHDES Subdivision Approval for Lots 12 & 12-1.
- 65 2. Receipt of a NHDOT Driveway Permit for Lot 12-1.
- 66 3. Receipt of certification from a Licensed Land Surveyor acknowledging all boundary
67 monuments specified as “to be set” on the final plat have in fact been installed.
- 68 4. Addition of note(s) to the final plat acknowledging any waivers, which may have been
69 granted by your Board.
- 70 5. Receipt of correspondence from Town Engineer acknowledging all remarks offered in
71 his letter report of May 05, 2020 have been satisfactorily resolved.
- 72 6. Maintenance of a positive PREA account balance.
- 73 7. Receipt of copies of final plans, documents, and fees, required pursuant to applicable
74 provisions of the Subdivision Regulations, necessary to facilitate recordation of the final
75 subdivision plan at the RCRD.

76

77 Mr. Reynolds seconded. A roll call vote was performed. All in favor. The motion
78 passed.

79

80 The board received the final mylars for a site plan application submitted by DF Realty
81 Trust. The property is located on Valerie Way and is identified on Map 2 as Lots 33-5&6.
82 The application proposes to construct two 5,280 square foot commercial contractor
83 buildings. Mr. Brown and Mr. Mencis signed the mylars.

84

85 The board received a letter from Jeff Quirk, Senior Project Engineer at Keach-Nordstrom
86 Associates, Inc. about the final inspection performed for Kelly Green Estates (Map 5, Lot
87 28) on Wilkele Road. The letter recommends the Town of Sandown release the \$12,960
88 surety in full as all the improvements have been completed.

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91

92 **MOTION**

93 Mr. Mencis made a motion to release the surety for Kelly Green Estates in the amount of
94 \$12,960. Mr. Brown seconded. A roll call vote was performed. All in favor. The
95 motion passed.

96

97 **Review of the 2/18/2020 Minutes**

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99 **MOTION**

100 Mr. Mencis made a motion to approve the February 18, 2020 minutes as amended. Ms.
101 Edris seconded. A roll call vote was performed. Mr. Olsen abstained. All others in
102 favor. The motion passed.

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104 **Review of the 4/7/2020 Minutes**

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106 **MOTION**

107 Ms. Edris made a motion to accept the April 7, 2020 minutes as written. Mr. Reynolds
108 seconded. A roll call vote was performed. All in favor. The motion passed.

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110 It was decided the next meeting will be held on June 16, 2020.

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112 **Adjournment**

113 Mr. Olsen made a motion to adjourn. Mr. Brown seconded. All in favor. The motion
114 passed. Meeting ADJOURNED.

115

116 Respectfully Submitted,

117

118 Christy Ortins