

**Sandown Planning Board
Minutes
June 16, 2020**

Date: June 16, 2020

Place: Sandown Town Hall

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

Members Absent: Ed Mencis- Secretary

Opening:

Mr. Brown opened the meeting at 7:05 p.m.

Mr. Brown led the Pledge of Allegiance.

Mr. Brown performed roll call.

7:15 p.m. Multi-Family Residential Site Plan Application for an Open Space Development to consist of 48 two-bedroom townhouses, as well as an Application for a Conditional Use Permit for associated impacts to an estimated 6,791 square feet of land area situated in the Wetlands Conservation District. Applications were submitted by the property owner, D&H Construction of Plaistow, Inc. The subject property is located at the easterly end of Ferguson Lane and is identified on Sandown Tax Map 16 as Lot 9.

Mr. White recused himself from the case as he is an abutter.

Charlie Zilch from S.E.C. & Associates and Bill Hall from Civil Design Consultants were present on behalf of D&H Construction of Plaistow. Mr. Zilch read the letter of intent that was submitted with the application that gives a history of the property from 1995 to present. Mr. Hall explained there will be three wetland/stream crossings designed to meet DES standards to facilitate movement of wildlife.

Mr. Zilch explained this will be an open space development with 53.2 acres conserved in open space. He will be meeting with the Sandown Police, Conservation Commission, Fire Department, and Road Agent. The project will require many state approvals. Alteration of Terrain and DES Wetlands are two of these permits. He has also been working with New Hampshire Fish and Game. There are no zoning variances required.

MOTION

Mr. Brown made a motion to accept this subject site plan and conditional use permit for planning board jurisdiction. Mr. Reynolds seconded. All in favor. The motion passed.

Mr. Keach walked the board members through his report.

He mentioned there is severe rutting on Ferguson Lane. His proposal recommends the applicant pay a fair share portion of betterments to that road. He will talk to Mr. Genualdo about it.

There is a 30-page homeowners association declaration that will be forwarded to the town's attorney.

The board must have input of acceptability from the Conservation Commission before they can consider the conditional use permit. Mr. Zilch was waiting until after this meeting to schedule a meeting with the Conservation Commission.

The intersection of Ferguson Lane and David Lane is not necessarily driven as an intersection. The initial plan was to have this be a four-way stop when developed to full capacity. He suggested they may want to reintroduce the stop condition of David Lane. He will talk to Mr. Genualdo about it.

Mr. Keach noted the plans were complete, concise, and well presented. He said the remainder of his remarks are things he suspects will not be in the next version of the letter as the applicant's consultant will address them. He also noted Cole Circle, the proposed road, will be a private road.

Mr. Brown opened the meeting to public comment.

John Donahue of 8 Ferguson Lane asked if a copy of the plans were available. Ms. Ortins will email them. Mr. Donahue asked when was the last time it was researched by an environmental consultant. The wetlands were flagged in 2012. It was verified that the wetlands limits have not changed. Some flags are gone, but the accuracy of the wetlands remains as it was.

Mr. Donahue asked what formula was used to determine the number of condos in the open space development. The original plan for this development was 24 four-bedroom houses, which would total 96 bedrooms. The open space development proposes 48 two-bedroom units, which also totals 96 bedrooms.

Mike Paulie of 10 Ferguson Lane approached the board. He was concerned about property values and extra speeding vehicles. He also asked about restrictions to rent condos. They cannot restrict people from renting their condos.

Tery Knuuttunen of 49 Pine Ridge Circle was concerned about water. He said the last time there was a development in the area they were assured there would not be a problem and within two months, several wells on Pine Ridge went dry. He asked what kind of assurances the home owners will have that this will not happen again. DES will have to

approve a testing protocol that is site specific for wells they want to advance. DES can and often does limit the amount of water they can withdraw.

John White of 8 David Lane asked about requiring two entrances to the development. The loop road makes two entrances. Mr. White asked if there was a way to explore an option of an entrance on the Danville side. He was also concerned about speeding and if the development would be visible through the tree line.

Sierra Dolce of 2 David Lane was concerned about there being traffic on an easement that was created for Ferguson and David Lane. The road is already constructed and the town holds the easement. The only time someone would have access to it is if the town were to maintain it.

Lynn Singster of 11 Ferguson Lane asked why they were building condos instead of houses. Mr. Zilch said environmental concerns are the largest factor. This is the least impacting layout you can have on this site. The market also works for condos right now.

Jennifer Toth of 14 David Lane wanted to second the concerns about the sharp corner and speeding.

The matter will be continued to the July 21, 2020 meeting.

Mr. White rejoined the meeting at 9:05 p.m.

Review of the 5/5/2020 Minutes

MOTION

Ms. Edris made a motion to approve the minutes as written. Mr. Olsen seconded. Mr. White abstained. All others in favor. The motion passed.

Correspondence

- **Water Conservation Plan for Angle Woods Development**
- **Town and City Magazine**

There was a discussion about minor subdivisions having to pay a recreation fee. Options of leaving the rule written the way it is and going on a case-by-case basis, changing the wording to exempt minor subdivisions, or rewording section 9.23 to say reasonable accommodations to recreation with the board deciding what reasonable means were discussed. Mr. Keach will work on some wording and it will be discussed at the next meeting.

Adjournment

Mr. Brown made a motion to the adjourn. Mr. Reynolds seconded. All in favor. The motion passed. Meeting ADJOURNED.

Respectfully Submitted,

Christy Ortins