

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

August 19, 2014

**NOTICE OF DECISION**

Owner: Peter Holmes  
Agent: Promised Land Survey  
Tax Map: Tax Map 6, Lot 11  
Location: 66 Phillips Pond Drive

The Sandown Planning Board voted to conditionally approve the application for a minor subdivision application submitted by Peter Holmes. The property is shown on Sandown Tax Map 6, Lot 11 and is located at 66 Phillips Pond Drive, Sandown, NH. The application proposes to subdivide the existing 13.72+/- acre lot into two single-family lots.

The following conditions apply:

- Maintenance of a positive PREA account balance.
- Receipt of NHDES Subdivision Approval for platted Lot 6-11-25.
- Receipt of an executed easement deed, in a form acceptable to Town Counsel, conveying a permanent right of access over Lot 6-11 to Phillips Lake for the benefit of the Sandown Fire Department.
- Receipt of certification from a Licensed Land Surveyor acknowledging all boundary monuments identified as “to be set” on the subdivision plat have in fact been installed.
- Addition of a note to the final plat acknowledging the SPB granted a waiver of Section 9.23 of the Subdivision Regulations
- Receipt of correspondence from the Town Engineer acknowledging all comments and recommendations contained in his letter report of August 19, 2014 have been satisfactorily addressed.

Ernie Brown, Chairman  
Sandown Planning Board