Sandown Planning Board
PO Box 1756
Sandown, NH 03873

August 20, 2013

NOTICE OF DECISION

Owner: Virginia Morris
Agent: James M. Lavelle
Tax Map/Location: Map 5 as Lot 3 and is located at Walnut Hill Road (Route 121) and Chase Road

The Sandown Planning Board voted to approve the application for a major subdivision submitted by Virginia Morris for a five (5) lot subdivision. The property is shown on Sandown Tax Map 5 as Lot 3 and is located at Walnut Hill Road (Route 121) and Chase Road.

The following conditions shall apply:
1. Receipt of subdivision approval from the Town of Hampstead
2. Receipt of NHDES subdivision approval.
3. Receipt of NHDOT driveway permits for Lots 3-4 and 3-5.
4. Add a note acknowledging issuance of a conditional use permit for wetland impacts necessary for construction of driveway access to lots 3-4 and 3-5.
5. Add a note to final plat acknowledging the Sandown Planning Board granted waivers to the requirements of Section 9.23 (Recreation) and 9.19 (shoulder improvements) on 8-20-13; and applicant agrees to make a voluntary contribution to the Sandown Recreation Commission's Revolving Fund in the amount of $1,000 in lieu of constructing on-site recreational facilities payable at the time of signature and recording official plat, as well as acknowledgement that area residents will continue to enjoy the opportunity to utilize portions of Map 5, Lot 3 for passive recreation.
6. Receipt of correspondence from a licensed land surveyor certifying all boundary monuments shown on the final plat have been installed prior to signature and recording of the final plat.
7. Receipt of correspondence from the Town Engineer acknowledging those technical matters described in correspondence dated August 19, 2013 have been satisfactorily resolved.
8. Applicant shall maintain a positive PREA account balance.

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Mark Traeger, Chairman
Sandown Planning Board