

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

September 1, 2015

NOTICE OF DECISION

Owner: Premiere Realty Trust and Edmund and Sheila Genest Jr.
Agent: James Lavelle Associates
Tax Map: Tax Map 5, Lot 7-6, Lot 7-6-1, Lot 7-6-2
Location: 58 Tenney Road

The Sandown Planning Board voted to conditionally approve the application for a minor subdivision submitted by Premiere Realty Trust and Edmund and Sheila Genest Jr. The subject property is located at 58 Tenney Road and identified on Map 5, Lot 7-6, 7-6-1, 7-6-2. The proposal was to consolidate lots 5-7-6, 5-7-6-1 and 5-7-6-2 and then to subdivide the consolidated lot into two single family building lots.

The following conditions apply:

- Applicant petition the Board of Selectmen for release of the Maria Lane right of way and the Board of Selectmen release Maria Lane right of way from public servitude per RSA 231:52
- Receipt of amended NHDES subdivision approval for lot 7-6-2
- Acknowledge waivers granted on final plat
- Receipt of correspondence from town engineer acknowledging comments and recommendations offered in his letter report of 9/1/15 have been satisfactorily resolved
- Maintain positive PREA account
- Construct one or more driveway aprons at Tenney Road for the platted lots at location(s) determined appropriate by the Sandown Director of Public Works and restoration of existing driveway surface to the Genest home at any location(s) abandoned prior to issuance of certificate of occupancy for future dwelling on lot 7-6-2
- Increase westerly yard setback on lot 7-6-2 to 50 ft. as volunteered by applicant

Ernie Brown, Chairman
Sandown Planning Board

Posted: Town Clerk, Post Office, Town Hall
Cc: Board of Selectmen, Building Inspector, Conservation Commission, Road Agent