

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

December 3, 2013

**NOTICE OF DECISION**

Owner: Rebecca Janco  
Agent: James M. Lavelle, LLS  
Tax Map: Tax Map 20, Lot 3  
Location: 218 Fremont Road

The Sandown Planning Board voted to approve the application for four-lot Open Space Development. The property is identified on Map 20 as Lot 3 and is located at 218 Fremont Road.

The following conditions shall apply:

1. Receipt of local driveway permit for proposed access to Fremont Road from Director of Public Works.
2. Satisfy the requirements of RSA 674:41, I(d) relative to the issuance of building permits on lots accessed by a private road and recording of acknowledgment of limits of municipal responsibility and liability of even date with final plat.
3. Provide a performance guarantee, in an amount and form acceptable to the Planning Board, to serve as a financial guarantee for successful completion of the proposed private way and related infrastructure.
4. Receipt of correspondence from town counsel acknowledging her approval of final draft of homeowner's association documents and recording of final draft of documents of even date with final plat.
5. Receipt of correspondence from town engineer acknowledging all comments and recommendations cited in his letter report of 12/3/13 have been satisfactorily resolved.
6. Add note(s) to final plan acknowledging each waiver granted by Planning Board.
7. Maintain positive PREA account balance for duration of project.



---

Mark Traeger, Chairman  
Sandown Planning Board

Posted: Town Clerk, Post Office, Town Hall, Website  
Cc: Board of Selectmen, Building Inspector, Health Officer, Fire Department, Police Department, Conservation Commission, Road Agent