

SANDOWN PLANNING BOARD

The Planning Board had a quiet 2018. The Board was led by Chairman, Ernest Brown; Vice Chairman, John White; and Secretary, Ed Mencis.

The Board saw a steady number of applications this year and their actions included:

- Conditional approval of an application submitted by Gary Barnes for an open space development, which proposes to create 44 single family building lots. The subject parcel is located on Wells Village Road and Lantern Lane identified as Map 9, Lot 14.
- Conditional approval of an application submitted by CMS Sullivan for a subdivision. The property is located at 11 Main Street and identified as Tax Map 25, Lot 74. The project proposes to consolidate land in Sandown and Danville (56.1 acres in total) and subdivide it into 12 single family residential building lots. The application proposes to utilize the 4.3 acres in Sandown for the frontage/access and one building lot with the remaining 11 lots being situated in Danville.
- Conditional approval of an application submitted by Nordic Lincoln Realty Trust for a minor (one new lot) subdivision and lot line adjustment. The subject parcel is located at 56 North Road, Tax Map 23, Lot 1.
- Conditional approval of an application for a Conditional Use Permit submitted by Eversource, pursuant to authority of Article I-Part B- Section 3 of the Sandown Zoning Ordinance, to permit a series of temporary wetland impacts required to provide access to and around six existing H 141-line structures scheduled for replacement. The cumulative area of temporary wetland impacts permitted under this application is estimated at 51,787 square feet.
- Conditional approval of an application submitted by Montana Realty Trust for a minor (one new lot) subdivision. The subject parcel is located on Pheasant Run Drive and Mallard Lane identified as Map 18, Lot 1-3.
- The Planning Board also approved a Voluntary Lot Merger application submitted by Thomas and Therese Stachulski for Sandown Tax Map 26, Lot 45 and Map 26, Lot 32, 50 Holts Point Road and 2 Beach Road. As a result of this approval, two existing parcels were merged to become a single parcel.
- The Planning Board also approved a Voluntary Lot Merger application submitted by The Board of Selectman for Sandown Tax Map 28, Lot 57 and Tax Map 28, Lot 58, 10 and 12 Birch Drive both where Town Owned Properties. The Planning Board suggested to merge the two lots before the Board of Selectman sell the properties to Mr. Richard Moussa.
- The Planning Board also voted to recommend Board of Selectmen approval of two applications for building permits, requested by Matthew and Jessica Manning and Mark Calledare respectively, for single family residential construction on Hersey Road, a Class VI Public Highway. The subject parcels are identified as Sandown Tax Map 12, Lot 3-3 and Map 12 Lot 8.

In 2017 the Town received a matching grant of \$2,000 to work with the Rockingham Planning Commission to properly address Sandown's requirements under the NPDES Small MS4 General Permit. As a result of the outcome of the effort the Planning Board advanced a warrant article to the 2019 Town Meeting ballot, which if approved, would amend the Zoning Ordinance to include an Illicit Discharge Detection and Elimination Ordinance. The purpose of the Illicit Discharge Detection and Elimination Ordinance is to provide for the health, safety and general welfare of the citizens of Sandown through the regulation of non-storm water discharges to the municipal storm drainage system to the maximum extent practicable.

During the course of 2018 the Planning Board thanked departing member Steve Finnegan for his service and welcomed Tricia Edris as an Alternate Board member.

Volunteers are always welcome and there are several opportunities within the Board to serve your community. The Board looks forward to a productive 2019.

Respectfully: Ernest Brown – Chairman; John White - Vice Chairman; Ed Mencis – Secretary; Steve Meisner; Doug Martin; Bruce Cleveland – Ex-Officio; Mark Traeger; Matt Russell – Alternate Member; and Tricia Edris – Alternate Member.