

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

August 18, 2022

**NOTICE OF DECISION**

Owner: Michael Cronin, Cronin/Saitow Family Revocable Trust  
Agent: Tim Lavelle of James Lavelle and Associates  
Tax Map: Map 11, Lot 12  
Location: 65 Odell Road

On August 16, 2022, the Sandown Planning Board voted to conditionally approve the Subdivision Applications submitted by property owner Michael Cronin. The subject property is located at 65 Odell Road and is identified as Sandown Tax Map 11, Lot 12.

The following conditions apply:

1. Receipt of NHDES Subdivision Approval
2. Receipt of NHDES Wetlands Permit
3. Receipt of, and favorable review by Town Counsel, Homeowner's Association Documents establishing reciprocal easement rights together with accommodations for future operation and maintenance of shared access and infrastructure including site specific accommodations for winter maintenance
4. Receipt of confirmation from Town Engineer that the remarks offered in correspondence dated August 16, 2022, have been satisfactorily addressed
5. Receipt of certification by a Licensed Land Surveyor that boundary monuments identified as "to be set" on drawings have been in fact installed
6. Receipt of easement deed for benefit of conveyance of access and utility rights to Map 12, Lot 8 over Map 12, Lot 12 in a form acceptable to Town Counsel.
7. Receipt of favorable recommendation from Town Engineer that common driveway and related infrastructure improvements have been satisfactorily installed in conformance with approved project plans prior to issuance of building permit on Map 11, lot 12, 12-5 or 12-6
8. Maintain a positive PREA balance.

John White, Chairman  
Sandown Planning Board

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