

Sandown Planning Board
PO Box 1756
Sandown, NH 03873

March 23, 2021

NOTICE OF DECISION

Owner: D&H Construction of Plaistow
Agent: Charlie Zilch, SEC Associates
Tax Map: Tax Map 19, Lot 9
Location: Easterly end of Ferguson Lane

On March 16, 2021, the Sandown Planning Board voted to conditionally approve an application for a Multi-Family Residential Site Plan Application for an Open Space Development to consist of 48 two-bedroom Townhouses. The Application was submitted by the property owner, D&H Construction of Plaistow, Inc. The subject property is located at the easterly end of Ferguson Lane and is identified on Sandown Tax Map 16, Lot 9.

The following conditions apply:

- 1) Receipt of required state agency permits, including
 - a. NHDES Subdivision Approval
 - b. NHDES Alteration of Terrain Permit
 - c. NHDES Wetlands Permit
 - d. NHDES Water Supply Bureau approval for Community water system
 - e. NHDES Construction approval for Septic System Installation
- 2) Receipt of performance guarantee, in an amount and form acceptable to Town of Sandown, to Serve as a financial Guarantee for Implementation and maintenance of required erosion control throughout the course of construction; site restoration in the event of abandonment; and full and final completion of public improvements, if any.
- 3) Receipt of fare share construction of municipalities anticipated cost of completion of future roadway improvements to Ferguson Lane necessitated by proposed development. Sum of contribution shall be limited to cost which bears a rational nexus to needs created by, and special benefits conferred upon, future residents of Hoytford Hills as determined by Town Engineer and Director of Public Works.
- 4) Receipt of executed draft of final condominium documents, as approved by Town Counsel and subsequent recording of same at Registry of Deeds.
- 5) Receipt of correspondence from Town Engineer acknowledging all comments as recommendations offers in his letter reports of October 6, 2020 have been addressed to his satisfaction.
- 6) Add note to final site plan acknowledging waiver of section 9.23 of Sandown's Subdivision regulations granted by the Planning Board as well as basis of voluntary contribution to local recreation fund to be provided by Applicant in support of waiver request.

- 7) Maintenance of positive PREA balance throughout course of permitting and construction.

Ernie Brown, Chairman
Sandown Planning Board

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