

Sandown Planning Board
PO Box 1756
Sandown, NH 03873

November 23, 2021

NOTICE OF DECISION

Owner: David Hoyt and D&H Construction of Plaistow
Agent: Charlie Zilch, SEC Associates
Tax Map: Tax Map 16, Lot 7
Location: Northern end of Diane Lane

On November 16, 2021, the Sandown Planning Board voted to accept the Conditional Use Permit Application submitted by Property owners David Hoyt and D&H Construction of Plaistow. The subject property is located at the Northern end of Diane Lane and is identified as Sandown Tax Map 16, Lot 7. The board also conditionally approved the Subdivision and Consolidation Application for the same subject property and same applicant.

The following conditions apply to the subdivision approval:

1. All outstanding state permits be received
2. The applicant's submittal of a performance guarantee, in an amount and form acceptable to town officials, to serve as financial surety for full and final completion of all approved public improvements and related work.
3. Receipt of fair-share contribution of the Town of Sandown's anticipated cost of completion of future roadway improvements to the so-called Phase One portion of Ferguson Lane necessitated in part by this proposed residential development. Sum of applicant's contribution shall be limited to that which bares a rational nexus to needs created by, and special benefits conferred upon, future residents of this planned residential subdivision as determined by the Town Engineer in consultation with the Public Works Director
4. Receipt of favorable letter from Town Counsel for consideration and review in order to confirm its content satisfies applicable requirements of Article II – Part D – Section 7 of the Zoning Ordinance.

The board also granted the following waivers:

1. Waiver to Section 9.23 for a donation of \$1,000.00 per house lot in lieu of on-site recreation requirements
2. Waiver to the Subdivision Regulation Appendix "A" which addresses the geometric roadway design which has a requirement of a 300 foot centerline radius and to allow for a 200 foot centerline radius

Ernie Brown, Chairman
Sandown Planning Board

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