

**Planning Board
Sept. 8, 2016
7:30 pm**

Members Present: Barry Hantman, Chip Current, Chris Giordano, Jim Castine, David Cogswell, Chris Smith, Roger Whitehouse, Janet Denison-clerk

Others Present: Kevin Hatch, Ed Delorey, Charlie Zilch, John Grover

Minutes:

Chris G. made and David seconded a **motion to accept the August 25, 2016 minutes as written**. Chip abstained. The motion **passed**.

Correspondence:

- An invitation to a seminar involving small woodlot management, Sept. 23. This will be given to the Forestry Committee
- From the National Business Institute, a seminar for Land Use and Zoning in December

Other Business:

Barry reminded the audience that voting is next Tuesday, the 13th.

Meetinghouse subdivision, Map and Lot 2-75

Kevin Hatch explained the changes made to the frontage of lot 1. New plans were given to the Board members as well as a copy of new lot calculations. He said the state driveway permit number was always on the plan. The Town is expecting invoices from Peter Loughlin and Dennis Quintal.

The Board reviewed the four conditions for granting final approval:

1. Adjust the frontage to be at least 67.84' on the southern portion of the north lot, requiring recalculation of upland soils and lot sizes
2. Add a note regarding deed restrictions
3. Add a note regarding the town markers for the buffer zone
4. Payment of any outstanding fees owed to the town

It was agreed that the first three conditions had been met. There is about \$2200.00 in the escrow account which should cover future invoices. Mr. Hatch was told that if invoice amounts exceed the escrow balance, these will need to be paid promptly. Chris S. made and Roger seconded a **motion to grant final approval**. Jim abstained. The motion **passed**.

Preliminary discussion with Charlie Zilch regarding subdivision of M&L 3-140

Charlie Zilch introduced John Grover as the owner of two lots in the south west corner of town. One lot is 47 acres, with four acres in Sandown. There is 280' of frontage along Route 121A in Sandown. The other lot is 11 acres and south of the larger parcel. Mr. Grover lives in a home built in 2009, solely in Danville. Some outbuildings are in Sandown. Wetlands have been mapped and indicate the eastern portion of the properties have a lot of wetlands.

Mr. Zilch showed a preliminary plan for a 12 lot subdivision with a road approximately 1500' in length. The existing structure will be on its own lot of about 21 acres; the other lots will have approximately two acres each with 200' of frontage.

The Board discussed briefly the following:

1. Sandown will have to be consulted as the plan shows two lots that span both towns.
2. Who will maintain the road if it is deeded to the town?
3. Check for possible deed restrictions.
4. Fire and police response will be a consideration.
5. A connection to abutting lots will need to be created.
6. The Post Office will need to be consulted.

Mr. Zilch explained that the plan as drawn shows less than 4000 square feet of wetland disturbance. He has not designed this as a cluster development but supposes a cluster would yield a few more lots. He has spoken with the Fire Chiefs from Sandown and Danville. Both have assured Mr. Zilch that their towns will respond to emergencies at those homes.

A right-of-way may be built to the property to the north through lots 3 and 4.

There was a short discussion about subdividing a portion of the property, allowing the current owner to move and sell the remaining property with the subdivision concept. The Board agreed they could not create a land-locked piece. Other parcels are already land-locked, but this is not improving an existing condition.

There was a short discussion about the potential of this being zoned commercial. The town would have to vote to create this change. The piece may be more valuable as commercial property due to its proximity to 121A and 111 and the commercial properties already existing in Sandown. It was mentioned that a senior housing development also allows some commercial aspects. Making the road private would eliminate the issue of plowing.

At 8:30pm Roger made and Chip seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet Denison
Land Use/Assessing