

Planning Board
October 26, 2017
7:30 pm

Members present: Barry Hantman, Chip Current, Roger Whitehouse, Jim Castine, Scott Borucki-Selectmen's rep.

Excused members: Chris Smith, David Cogswell

Others Present: Charlie Zilch, Carsten Springer-Conservation Commission chairman, and Chet Sullivan

Minutes:

The minutes of October 12 were reviewed. It will be added that the Heritage Commission will send a letter to this Board requesting the changes to the plaque. Chip made and Scott seconded a **motion to approve the October 12, 2017 minutes as amended**. The motion **passed** unanimously.

Correspondence:

Correspondence all dealt with the subdivision to be discussed.

Subdivision application for property owned by C.M.S. Sullivan, Inc., Tax Map and Lot 3-140 and Sandown Tax Map and Lot 25-74, located off of Route 121A in Sandown.

Charlie Zilch and Chet Sullivan joined the Board at the table. Mr. Zilch explained that the alteration of terrain application has 11 items to address. The review from Dennis Quintal has 36 items to address. This arrived in today's email. Mr. Zilch was able to speak with Mr. Quintal on the phone about the 36 items but has not been able to give the items a full review yet.

He explained that nothing has changed on the plans yet. He has also received comments from Steve Keach, the reviewing engineer from Sandown. He said there does not seem to be anything from everyone's comments that cannot be addressed adequately.

No state permits have been issued yet. They are still waiting to hear from the wetlands bureau. Jim Hewitt from the wetlands bureau told Mr. Zilch to not worry about an extension since they are aware this is an active project.

The state subdivision approval is still in limbo, pending other approvals.

There was a short discussion about Mr. Quintal's comment regarding vernal pools. The location of the subject area was pointed out on the maps as being in the lower portions of lots 11 and 12. Mr. Zilch said he's worked with Mark Kearns from the EPA regarding the effect of vernal pools and subdivisions. He said these are reviewed case by case. They will meet and discuss this property and the buffers. The Board requested getting a letter from the EPA regarding this issue.

A letter has not been received from the Conservation Commission yet. Carsten said they are waiting until after the site walk. Mr. Zilch said he's met with the Sandown Planning Board and Conservation Commissions from both towns.

The Board agreed to have a site walk on November 5th at 9am. Boards from both towns are invited as well as the public. Barry said it is helpful to have the centerline of the road marked as well as the wetlands. Carsten said that the Conservation Commission's opinion is that this is a well laid out plan, considering the site could possibly support up to 20+ homes.

It was commented that the drainage outlet to the vernal pool should be a concern to the town. Mr. Zilch said he will address this with the EPA.

It was agreed to meet on November 9th. An extension will need to be requested at that meeting.

Mr. Zilch said the quality of the vernal pools is a factor as well as what is growing there. He will be in contact with Timothy Ferwerda to see what type of pool is there.

Master Plan updates:

The Board reviewed the suggested edits to the Historic Resources chapter of the Master Plan that were received in a letter dated August 9, 2017 from the Heritage Commission.

It was noted the changes on pages 7-4 and 7-5 put the items in chronological order, and clarify and add information.

Page 7-9 regarding the Eaton School will read that it is located where the Community Center (formerly the Fire Association Hall) is located. It was noted the historic resources map was made by the Rockingham Planning Commission. It should be updated, as well as the headers and the introduction section to reflect the update was in 2017.

There was a short discussion about adding that the Timberlane Capital Improvement plan details can be found either at the SAU or on the website. Chip made and Jim seconded a **motion to bring the suggested edits to a public hearing on December 14th**. The motion **passed** unanimously.

At 8:38pm Chip made and Jim seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted by
Janet Denison

Upcoming Agendas:

Sunday, November 5

9:00 am Site walk at 12 Three Oaks Drive

Thursday, November 9

7:30 pm Correspondence and minutes

7:40 pm Site plan review for property owned by Robert Meaney located at 87 Sandown Road, Tax Map and Lot 1-32. The proposal is for a ten-unit apartment complex.

8:15 pm Sapphire Wood site plan review, request for extension

8:45 pm Subdivision application for property owned by C.M.S. Sullivan, Inc., Tax Map and Lot 3-140 and Sandown Tax Map and Lot 25-74, located off of Route 121A in Sandown

Thursday, December 14

7:30 pm Correspondence and minutes

7:40 pm Public Hearing for Master Plan updates to the Historic Resources, Capital Improvement chapters