

Town of Sandown Planning Board Meeting Agenda

August 18, 2026

The Sandown Planning Board will hold a meeting on **August 18, 2026**, to begin at approximately 6:30 p.m. upstairs in the Sandown Town Hall, Route 121A, Sandown, NH regarding the following: (Start times are approximate)

- 6:30 p.m. **Meeting called to order, roll call, Pledge of Allegiance**
Approval of Meeting Minutes – 7/21/26
Correspondence
- 6:40 p.m. **Continued Public Hearing for an application for Site Plan Review submitted by KRKR Trust.** The property is located at Tax Map 2, Lot 33, Bobcat Way, Sandown, NH. The applicant proposes to build a non-residential commercial building of 37,856 sq. ft.
- 7:00 p.m. **Continued Public Hearing for an application for Subdivision of Land** submitted by NTV Builders, LLC. The property is located at Tax Map 2, Lot 26, 112 Little Mill Road, Sandown, NH. The application proposes to develop the subject property to construct 21 single-family dwelling units into a residential subdivision called Noah Estates. **(Continued to 9/15/26)**
- 7:20 p.m. **Public Hearing for a Conditional Use Permit application** submitted by NTV Builders, LLC. The property is located at Tax Map 2, Lot 26, 112 Little Mill Road, Sandown, NH. The application proposes an impact for construction of a roadway is 1,645 square feet of forested wetland for access to a 21-lot single-family residential subdivision called Noah Estates. **(Continued to 9/15/26)**
- 7:30 p.m. **Continued Public Hearing for review of a Site Plan application** submitted by The Sanctuary Estates, LLC. The property is located at Tax Map 14, Lot 3-1, 412 Main Street, Sandown, NH. The application proposes to develop the subject property to construct 32 recreational camping cabins with approximately 320-ft of driveway, 40 parking spaces, drainage facilities, and an onsite well and septic system. **(Continued to 9/15/26)**
- 7:50 p.m. **Continued Public Hearing for review of a Conditional Use Permit application** submitted by The Sanctuary Estates, LLC. The property is located at Tax Map 14, Lot 3-1, 412 Main Street, Sandown, NH. The application proposes an impact for construction of the driveway is 2,300-SF, and a 24' culvert is proposed to maintain flow under the driveway. **(Continued to 9/15/26)**
- 8:00 p.m. **Other Business**
- **Signing Mylar Plan Set** – (2nd Version) Owner: DJV Properties, LLC Applicant: Christy Ortins Location: 323 Main Street, Sandown, NH Map 10 Lot 38
 - **Signing Mylar Plan – Set** Owner / Applicant Hampshire Ventures, Inc. Location: Wells Village Road, Sandown, NH Map 9 Lot 1 Project Name: “The Villas at Vantage Point”
 - **Signing Development Agreement** – Owner / Applicant Hampshire Ventures, Inc. Location: Wells Village Road, Sandown, NH Map 9 Lot 1 Project Name: “The Villas at Vantage Point”

Please be advised, agenda items may not be discussed in exact order. The Planning Board may discuss other business brought before them that may not be explicitly listed on this agenda. You are invited to attend, or you may submit written comments prior to this meeting. If you require personal assistance for audio, visual, or other special aid, please contact our office at least 24 hours prior to this meeting.