

Sandown Planning Board Minutes DRAFT
8/18/2026

Meeting Date: 8/18/2026

Meeting Location: Sandown Town Hall, 320 Main Street, Sandown, NH

Members Present: John White (Chairman), Matthew Devine (Secretary), Ed Mencis (Ex-Officio), Ernie Brown (Vice Chair), Liam Paul, Doug Martin, Lisa Luongo, Brian Luongo (Alternate), and Nicole Pitts (Administrative Aide)

Members Absent: None

Other attendees: Steve Keach (Town Engineer)

Opening: Mr. White opened the meeting at 6:35 p.m.

Mr. White led the Pledge of Allegiance

Mr. White performed the roll call.

Correspondence: None

Mr. White explained the following applications will be continued to the September 15th Planning Board meeting.

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 subdivision called Noah Estates. (Continued to 9/15/26)

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)

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)

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

44 of the driveway is 2,300-SF, and a 24' culvert is proposed to maintain flow under the
45 driveway. (Continued to 9/15/26)

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47 Mr. White asked the board to review minutes for 7/21/26

48 Mr. White asked if there were any comments or amendments.

49
50 **MOTION** made by Mr. Mencis to accept the Planning Board meeting minutes as
51 amended for 7/21/2026. Second, by Mr. Brown. Abstained, Ms. Luongo, Mr. Devine, and
52 Mr. Martin. The motion passed 4-0-0.

53
54 **Continued Public Hearing for an application for Site Plan Review submitted by**
55 **KRKR Trust.** The property is located at Tax Map 2, Lot 33, Bobcat Way, Sandown,
56 NH. The applicant proposes to build a non-residential commercial building of 37,856 sq.
57 ft.

58
59 Mr. Martin is an abutter of this property and Mr. White voted on this application while on
60 the Zoning Board therefore they will be recusing themselves.

61 Mr. Luongo will be a voting member for this application and Mr. Brown will act as
62 Chairmen.

63
64 Mr. Lavelle from Lavelle Associates, representing the applicant KRKR Trust read a
65 summary of the application. This is on record at the Town of Sandown Planning office in
66 the applicant's file.

67
68 Mr. Keach stated the application needed to be taken under jurisdiction before discussion
69 can happen.

70
71 **MOTION:** made by Mr. Mencis to accept the application under jurisdiction for Site Plan
72 Review submitted by KRKR Trust. The property is located at Tax Map 2, Lot 33, Bobcat
73 Way, Sandown. Second, by Mr. Devine. All in favor. Motion passed.

74
75 **Mr. Keach of Keach Nordstrom and Associate, Inc. Commerce Park 3B, Bedford,**
76 **NH** summarized his review letter dated august 18, 2026, regarding the application for the
77 property located at Tax Map 2, Lot 33, Bobcat Way, Sandown, NH. This is on record at
78 the Town Hall Planning Office in the applicant's project file.

79
80 Mr. Keach stated the Notice of Decision needs to be amended to state the variance is
81 granted under Sandown Town Zoning Ordinance Article I, Part D, Section 2 because
82 Article II, Part C, deals with septic issues which are not related to the application before
83 the board.

84 Mr. Keach also recommend the applicant request a waiver of Section IV.B.9 of the Site
85 Plan Review Regulations (SPRR's) requirement that the site plan submittals include High
86 Intensity Soil Survey (HISS) mapping because in the current instance the required
87 mapping was provided at the time of subdivision approval and remains on file.

88
89 Mr. Brown asked the board if they had any questions for the applicant.

Mr. Brown asked Mr. Lavelle to explain the meaning of S-1 Moderate-Hazard Storage to describe the storage facility.

Mr. Lavelle stated he spoke to the Town building inspector, and he recommended categorizing it as such. He will be coordinating with the Fire Chief as well regarding water issues.

Mr. Brown asked if there was anyone from the public that wished to speak. Hearing none.

Mr. Lavelle formally requested a continuance to next month on behalf of the applicant of the application at Tax Map 2, Lot 33, Bobcat Way, Sandown, NH.

Mr. Martin and Mr. White returned to the board and resumed their roles. Mr. White as chairmen and Mr. Martin as a voting member.

Mr. Keach went into detail regarding the history and purpose of signing a document of decision.

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”

New Business

MOTION made by Mr. Mencis to adjourn the meeting. Second, by Mr. Martin. All in favor. Motion passed.

Meeting adjourned at 7:10 pm

Respectfully Submitted,

Nicole D. Pitts

Administrative Aide for the Town of Sandown Planning Board