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Town of Sandown Zoning Board of Adjustment

Minutes 10/28/10

Draft Only

Meeting Date: November 18, 2010
Type of Meeting: Regularly Scheduled
Method of Notification: Public Posting ~ Sandown Town Hall & Sandown Post Office;
Website and the Eagle Tribune.
Meeting Location: Sandown Town Hall
Members present: Chairman Steve Meisner. Vice Chairman Doug Martin, Ken Sherwood,
Curt Sweet and Alternate B.J. Richardson
Also Present: Administrative Aide Bette Patterson
Absent: Steve Brown, Selectmen's Liaison

Chairman Meisner opened the meeting at 7:04 p.m.

Continued Hearing for CASE 102810-01 An application for a variance from Mark Falkenham from Article II Part B Section 3 of the Sandown zoning Ordinance to permit creation of a lot that has 163.37 feet of frontage where 200 feet is required and that does not have a minimum contiguous buildable tract equal to 75 feet in width by 100 feet in length. The property is shown on Map 13, Lot 12, 144 Wells Village Road.

Mark Falkenham and David Jordon distributed smaller size plans to the board members and one larger plan as well. It was explained that they want to subdivide out a two acre parcel. There will be one additional house lot. The remaining lot would conform to size but not the frontage and the 75 foot setback from the wetland requirement. The original subdivision was approved in 1984. In 1987 State Subdivision approval was granted, however, the plan wasn't put through to the planning board. The septic design was also approved at that time but has since lapsed.

Chairman Meisner stated that the plan shows the variance is needed on the existing road. Chairman Meisner asked if there was any public comment in favor or against this application. There was not public comment and the Chairman opened the deliberative session.

Ken Sherwood stated that the plan was very well presented and what they are proposing will not change the character of that particular road.

Doug Martin stated he agreed with Mr. Sherwood and added that when the property was developed it was in conformance.

Chairman Meisner stated there are no abutters present. The new lot is only visible from lots 12-3, 12-1 and 12-11. There is also a buffer behind the existing house.

48 MOTION: B.J. Richardson made a motion to grant a variance to Mark Falkenham from Article
49 II Part B Section 3 of the Sandown zoning Ordinance to permit creation of a lot that has 163.37
50 feet of frontage where 200 feet is required and that does not have a minimum contiguous
51 buildable tract equal to 75 feet in width by 100 feet in length. The property is shown on Map 13,
52 Lot 12, 144 Wells Village Road. Doug Martin seconded. DISCUSSION: The board members
53 individually confirmed that the applicant meets the five criteria for a variance. VOTE ON THE
54 MOTION: Voted unanimously in the affirmative. MOTION GRANTED.
55

56 **Review of appeal of the Special Exception granted to James and Catherine Ryder from**
57 **Brian St.Amand.**

58 Chairman Meisner stated that there was only a letter submitted for appeal. No fees or application
59 have been filed. The Administrative Assistant has tried to contact Mr. St.Amand on three
60 different occasions, has left messages and there has been no response.

61 **Approval of Minutes**

62 MOTION: Ken Sherwood made a motion to approve the minutes of July 29th , 2010 as
63 amended. Curt Sweet seconded. Voted unanimously in the affirmative.

64 MOTION: Ken Sherwood made a motion to approve the minutes of September 30th , 2010 as
65 amended. Curt Sweet seconded. Voted unanimously in the affirmative.

66 MOTION: B.J. Richardson made a motion to approve the minutes of October 28th , 2010 as
67 amended. Curt Sweet seconded. Voted unanimously in the affirmative.

68 **Adjournment**

69 MOTION: B.J. Richardson made a motion to adjourn. Doug Martin seconded. Voted
70 unanimously in the affirmative. MEETING ADJOURNED AT 8:02 P.M.

71 Respectfully submitted,

72

73 Bette Patterson, Administrative Aide