

**Town of Sandown  
Zoning Board of Adjustment  
Minutes 4/24/14**

- 6 **Meeting Date:** April 24, 2014
- 7 **Type of Meeting:** Meeting
- 8 **Method of Notification:** Public Posting - Sandown Town Hall, Sandown Post Office,  
9 Sandown Website
- 10 **Meeting Location:** Sandown Town Hall
- 11 **Members present:** Steve Meisner - Chairman, Christopher True – Vice Chairman,  
12 Dave Ardolino, Donna Green,  
13 Hans Nicolaisen – Selectmen’s Liaison
- 14 **Absent:** Curt Sweet

16 **Opening:** Mr. Meisner opened the meeting at 7:06 p.m.

18 Ms. Green was appointed as a voting member.

20 **Application submitted by Peter Holmes requesting a variance from Article II, Part  
21 B, Section 3B to permit the subdivision of Map 6 Lot 11 into two single family  
22 dwelling lots resulting in one with insufficient frontage. The property is located at 66  
23 Phillips Pond Road and is identified on Map 6 as Lot 11.**

25 Mr. Ardolino and Mr. True verified the abutters list was accurate. Mr. Meisner confirmed  
26 they had stamped envelopes for the abutters.

28 Mr. Meisner noted they had a deposit slip for \$200 for the application fee, a plot plan and  
29 a declaration of covenant restrictions included as well as a copy of the deed.

31 Mr. Meisner noted question number five on the application did not have an answer. They  
32 are required to have an answer for that. He recommended that the applicant put in  
33 something since it is a requirement as part of the variance.

35 Mr. Meisner felt they had a complete application.

37 **MOTION:** Ms. Green made a motion to accept the application submitted by Peter  
38 Holmes requesting a variance from Article II, Part B, Section 3B to permit the  
39 subdivision of Map 6 Lot 11 into two single family dwelling lot resulting in one with  
40 insufficient frontage for the property located at 66 Phillips Pond Road, identified on Map  
41 6 as Lot 11. Mr. Ardolino seconded the motion.

43 *Discussion:* Members discussed whether the application could be considered complete if  
44 they were missing an answer to question number five. Mr. Meisner noted they can inform  
45 the applicant that he needs to submit an answer and they can verify that a completed

46 answer was submitted before they begin the hearing. If he chooses not to answer it then  
47 they can chose not to hear the case.

48

49 All members voted unanimously in favor. The motion passed.

50

51 **Application submitted by Nordic Lincoln Realty Trust requesting a variance from**  
52 **Article IIB, Section 3B of the zoning ordinance to permit a new lot to be created**  
53 **with 50' of frontage. The property is located at 56 North Road and is identified on**  
54 **Map 22 as Lot 55.**

55

56 Mr. True and Mr. Ardolino verified that the abutters list was accurate. Mr. Meisner  
57 confirmed there were 12 envelopes with postage. There was a complete application with  
58 fees paid and plans. Mr. Meisner noted the application was complete.

59

60 **MOTION:** Mr. True made a motion to accept the application submitted by Nordic  
61 Lincoln Realty Trust requesting a variance from Article IIB, Section 3B of the zoning  
62 ordinance to permit a new lot to be created with 50' of frontage for the property located  
63 at 56 North Road and identified on Map 22 as Lot 55. Mr. Ardolino seconded the motion.

64

65 *Discussion:* Mr. True made a note that they didn't check the Chester abutters because  
66 they don't have the Chester tax maps. Mr. Meisner noted they have to assume the  
67 applicant did their due diligence and the abutters are correct.

68

69 All members voted in favor. The motion passed.

70

#### 71 **Appointment of a new member**

72 Mr. Brian St. Amand was present. He submitted a letter expressing his interest.

73

74 **MOTION:** Mr. True made a motion to nominate Mr. St. Amand as a full-time member  
75 of the zoning board. Mr. Ardolino seconded the motion.

76

77 *Discussion:* Ms. Green noted he would need to recuse himself if anything regarding his  
78 case came in front of the board. Mr. Amand understood that.

79

80 Mr. Meisner noted it would be a one-year term since he would be filling Lauren Cairns'  
81 term. That way they can stagger the terms.

82

83 Mr. True amended his motion to state that it would be a one-year term. Mr. Ardolino  
84 seconded the amended motion.

85

86 Members voted unanimously in favor. The motion passed.

87

88 Mr. Meisner explained the process of appointment to Mr. St. Amand.

89

90 Ms. Cairns will give him an RSA book, a Board of Adjustment in NH handbook, and a  
91 copy of the zoning ordinance Mr. Meisner asked that he review the handbook especially  
92 the section on variances since that would be applicable to the next meeting.  
93

94 **Review of the Minutes**

95 **1/30/14 Minutes**

96 **MOTION:** Ms. Green made a motion to accept the 1/30/14 minutes as written. Mr. True  
97 seconded the motion. Members voted unanimously in favor. The motion passed.  
98

99 **2/27/14 Minutes**

100 **MOTION:** Mr. True made a motion to accept the 2/27/14 minutes as written. Mr.  
101 Ardolino seconded the motion. Members voted in favor. Ms. Green abstained. The  
102 motion passed.  
103

104 **3/27/14 Minutes**

105 Will need to be deferred to the next meeting since there weren't enough people present  
106 who attended that meeting.  
107

108 Ms. Green noted two changes to be made:

109 L22 change application to applicant

110 L39 change conformed to confirmed

111

112 **MOTION:** Ms. Green made a motion to adjourn. Mr. True seconded the motion. All  
113 members voted in favor. The motion passed. Meeting adjourned at approximately 8:30  
114 p.m.  
115

116 Respectfully Submitted,



117

118 Andrea Cairns