

**Town of Sandown
Zoning Board of Adjustment
Minutes 7/31/14**

Meeting Date: July 31, 2014
Type of Meeting: Hearing
Method of Notification: Public Posting - Sandown Town Hall, Sandown Post Office,
Sandown Website
Meeting Location: Sandown Town Hall
Members present: Chairman - Steve Meisner, Christopher True, Curt Sweet,
Dave Ardolino, Donna Green
Members absent: Brian St. Amand

Opening: Mr. Meisner opened the meeting at 7:01 p.m.

Mr. Meisner appointed Ms. Green for Brian St. Amand

Continued public hearing for Case #1 M6 L72 – The property is located at 20 Beechwood Road and is identified on Map 6 as Lot 72. An application submitted by Carolyn Miro and Thomas Whiteneck requesting a special exception from Article V, Section 5 to permit an accessory apartment.

Mr. Meisner verified that one of the items missing was the septic system design. Mr. Meisner noted at the last meeting, the board discussed whether the regulation required the system to be installed or for the applicant to just have the system designed. He spoke with the Planning Board and they determined it was something that needed to be clarified and would address it.

Mr. Sweet noted he did some research and found that it is very common in other towns that a system did not need to be in place. Mr. Meisner and Mr. Sweet noted historically they have only required the plans, not the system installed. Mr. Sweet added that if they found that a system large enough to sustain the added bedroom couldn't be installed, then they would know they couldn't approve the apartment.

Mr. Meisner questioned if Mr. Whiteneck had the state approval yet. Mr. Whiteneck noted he did not have it yet. His well is not 100' from his neighbor's property line and therefore he needed to file a release with the state of NH stating he has no problem in the future if his neighbor was to put in a septic system within that area. He added that the issue isn't relevant because there is a wetland there and his neighbor couldn't put a septic in that location regardless. Mr. Meisner noted that wasn't an issue, the board would just need to make it a condition of approval that he gains state approval.

Members reviewed the septic plan and felt it was complete.

Mr. Meisner reviewed the criteria and all of the criteria had been met.

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48 Mr. Meisner noted Mr. Whiteneck would need to file a form with the registry of deeds
49 that would attach to his deed stating that the apartment needed to be owner occupied. Ms.
50 Cairns would get him a copy of the form.

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52 There was no public present.

53

54 Mr. Meisner closed the hearing to the public and the applicant.

55

56 **MOTION:** Mr. True made a motion to approve the application submitted by Carolyn
57 Miro and Thomas Whiteneck requesting a special exception from Article V, Section 5 to
58 permit an accessory apartment. for the property is located at 20 Beechwood Road and
59 identified on Map 6 as Lot 72.

60

61 *The following condition applies:*

62 • The applicant shall receive state approval for the septic plan and submit that approval to
63 the town.

64

65 Mr. Sweet seconded the motion.

66

67 Members voted unanimously in favor. The motion passed 5-0-0.

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69 Mr. Meisner noted for the applicant that there was a 30-day appeals timeframe.

70

71 **Review Conditional Use Permit Regulations**

72 Mr. Meisner and Ms. Cairns presented the changes to the regulations that were being
73 proposed by the Planning Board. Members discussed the changes.

74

75 Ms. Green questioned why they would take out items 9-12. She felt they were still
76 relevant. Without those, the project could be ok environmentally, but could destroy the
77 neighborhood. Mr. Meisner suggested she write a letter stating her concerns since she
78 could not be at the Planning Board meeting. Mr. Meisner explained that they were being
79 taken out because they are already considered as part of the review process. Ms. Green
80 feels they are there for the protection of the neighborhood and are important. Ms. Green
81 also noted that there is a change in personnel with the wetland scientist leaving. Mr.
82 Miller is sensitive to those issues, but his replacement might not be.

83

84 **Other Business**

85 Mr. Meisner noted that the budget needed to be reviewed and presented to the Selectmen.
86 He welcomed any input from the Board and suggested everyone review the current
87 budget and get feedback to him. Members discussed the budget. Mr. Meisner explained
88 the various line items

89

90 **Review of the 6/26/14 Minutes**

91 **MOTION:** Mr. Sweet made a motion to accept the 6/26/14 minutes as written. Ms.

92 Green seconded the motion. All members voted in favor. The motion passed.

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94 Mr. Sweet and Ms. Green stepped out.

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96 **Review of the 6/19/14 Minutes**

97 **MOTION:** Mr. Ardolino made a motion to accept the 6/19/14 minutes as written. Mr.

98 True seconded the motion. All members voted in favor. The motion passed.

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100 **Review of the 5/29/14 Minutes**

101 Deferred until Mr. St. Amand could be present.

102

103 **Review of the 4/24/14 Minutes**

104 **MOTION:** Mr. True made a motion to accept the 4/24/14 minutes as written. Mr.

105 Ardolino seconded the motion. All members voted in favor. The motion passed.

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107 **MOTION:** Mr. True made a motion to adjourn. Mr. Ardolino seconded the motion. All

108 members voted in favor. The motion passed. Meeting adjourned at approximately 8:38

109 p.m.

110

111 Respectfully Submitted,



112

113 Andrea Cairns