

**Town of Sandown
Zoning Board of Adjustment
Minutes 8/27/15**

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- Meeting Date:** August 27, 2015
- Type of Meeting:** Public Hearing
- Method of Notification:** Public Posting - Sandown Town Hall, Sandown Post Office, Sandown Website, *Eagle Tribune*
- Meeting Location:** Sandown Town Hall
- Members present:** Chairman - Steve Meisner, Brian St. Amand, Curt Sweet, Chris Longchamps – Alternate
- Members absent:** Vice Chairman - Christopher True, Dave Ardolino, Donna Green – Alternate, Tom Tombarello –Selectmen’s Liaison

Opening: Mr. Meisner opened the meeting at 7:08 p.m.

Case #01 – M27 L18 – Public hearing for the property located at 49 Trues Parkway and identified on Map 27 Lot 18. An application submitted by William Dow requesting a special exception to permit the conversion of a residential structure from seasonal to full-time occupancy.

Mr. Meisner made the applicant aware there wasn’t a full board and they could request a postponement. The applicant chose to move forward with the hearing.

Mr. Meisner informed the public of the process and made them aware they would have a chance to speak.

Vernon Dingman, VW Dingman Consulting presented the application.

Mr. Dingman noted they were in the second half of the process. They came before the board to receive a variance for the 20,000 sq. ft. minimum lot requirement and that variance was granted. They waited the 30 day appeal timeframe and there were no appeals granted. They want to bring the structure 100% in compliance for the wanted use.

Mr. Dingman reviewed the criteria.

1. They have the variance for the 20,000 sq. ft. requirement
2. It is a single family home and has always been. There are no additional dwelling structures on the lot. It is a 2-bedroom ranch.
3. The lot and home are serviced by a drilled well that meets DES regulations for potable water. There was a water test provided with the application.
4. The septic system has not been installed, but is DES approved. They wanted to make sure they could move forward with the conversion before going through the expense of installing the system. It is an envirotube treatment system. There were no waivers granted—they are outside the shoreland protection area and outside all well radii.

41 5. The building inspector was out on the site for review to verify that heating and plumbing were
42 present. Mr. Meisner noted before the certificate of occupancy is issued, the building inspector
43 will need to make sure everything is up to par for the conversion.
44

45 Mr. Dingman noted they felt the property met all the criteria for the special exception.
46

47 Mr. Meisner noted for the public, as long as all the criteria are met, they have to grant it by law. If there is
48 anything missing, they cannot grant it by law.
49

50 Mr. Meisner and the board reviewed the criteria and agreed they had all been met.
51

52 Mr. St. Amand questioned what was currently there for a septic system. Mr. Dingman noted there was a
53 smaller concrete septic tank which will be removed and replaced with the updated system. He added the
54 updated system is further back from the pond and the well. The board confirmed the septic was outside
55 the abutters well radius.
56

57 Mr. Meisner opened the meeting to the public. There was no public input. Mr. Meisner closed the hearing
58 to the public.
59

60 The board had no additional input.
61

62 **MOTION:** Mr. St. Amand made a motion to approve the application submitted by William Dow for the
63 property located at 49 Trues Parkway and identified on Map 27 Lot 18 requesting a special exception to
64 permit the conversion of a residential structure from seasonal to full-time occupancy.
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66 *The following condition applies:*

67 The certificate of occupancy cannot be issued until the NHDES approved septic system, approval number
68 CA2014120906, approved on 12/8/14, is installed.
69

70 Mr. Sweet seconded the motion. Members voted unanimously in favor. The motion passed. 4-0-0.
71

72 Mr. Meisner noted for the applicant that according to RSA 677:2 there was a 30-day appeals timeframe.
73

74 **Budget**

75 Members agreed they would review the budget and let Mr. Meisner know if they had any concerns.
76

77 **MOTION:** Mr. St. Sweet made a motion to adjourn. Mr. St. Amand seconded the motion. All members
78 voted in favor. The motion passed. Meeting adjourned at approximately 7:45 p.m.

79 Respectfully Submitted,

80 

81 Andrea Cairns