

**Town of Sandown
Zoning Board of Adjustment
Minutes 4/28/16**

- Meeting Date:** April 28, 2016
- 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:** Vice Chairman - Christopher True, Brian St. Amand, Dave Ardolino, Chris Longchamps – Alternate
- Members absent:** Chairman - Steve Meisner, Curt Sweet, Jim Devine – Selectmen’s Liaison

Opening: Mr. True opened the meeting at 7:02 p.m.

Mr. Ardolino was appointed to the board by the Board of Selectmen but had not been sworn in yet so his vote cannot be counted. There was still a quorum to hold the meeting.

Mr. True noted for the applicant that there was not a full board and they, or any abutter had the right to postpone the hearing to the following meeting. Mr. Tim Lavelle was present for the hearing and chose to move forward.

Mr. True explained how the hearing would proceed for the public.

Case #01 – M6 L11-7, Phillips Pond Drive – An application submitted by Raymond and Sandra Marchetti requesting a variance from Article II, Part B, Section 3B to permit a single family building lot with less than 200’ of frontage.

Mr. Tim Lavelle was representing Mr. and Mrs. Marchetti. He noted they had a 12-acre parcel that they were subdividing into three lots leaving one lot with insufficient frontage. The three lots will be 2.3, 5.2 and 5.5 acres. One of the lots will only have 184.54 ft of frontage which is 15.36’ short.

Mr. Lavelle read the five criteria for the record.

Mr. St. Amand confirmed the plans they were reviewing included the lot line adjustment that was just approved by the planning board. Mr. Lavelle confirmed they were the same plans. Mr. St. Amand felt the parcel was large and there was a large buildable area away from the road.

Mr. Lavelle noted the lot line adjustment they just received tried to gain as much additional frontage as possible, but there was nowhere to gain the additional 15.36’.

46 Mr. Lavelle added that this was just a first step and they would need to go back to the
47 planning board to subdivide the parcel. The planning board will review the buildable
48 area, but the proposed building envelope is approximately 100' from the road. The
49 required setback is only 30'.
50

51 Mr. True opened the meeting to the public. There was no public in attendance to speak to
52 this application.
53

54 Mr. True felt the shortage in frontage was a very minor issue since it is a very large lot.
55 The house will be well off the road which would maintain the rural character of the
56 neighborhood. He doesn't see any detriment to other properties and it seems to be a good
57 use of the land. Mr. Longchamps agreed.
58

59 Mr. St. Amand questioned what the easement noted on the plans was for. Mr. Lavelle
60 noted it was a drainage easement for the road that was required by the town.
61

62 Mr. True closed the hearing to the public.
63

64 **MOTION:** Mr. St. Amand made a motion to GRANT the variance from Article II, Part
65 B, Section 3B to permit a single family building lot with less than 200' of frontage for the
66 application submitted by Raymond and Sandra Marchetti. Mr. Longchamps seconded the
67 motion. Members voted unanimously in favor. The motion passed. 3-0-0.
68

69 **Case #02 – M27 L3-1, 38 Main Street – An application submitted by Richard Towne**
70 **requesting a variance from Article II, Part B, Section 3B to allow the construction of**
71 **a dwelling on a property with no frontage on a town approved roadway.**
72

73 Mr. True noted for the applicant that there was not a full board and they, or any abutter
74 had the right to postpone the hearing to the following meeting. Mr. Tim Lavelle and Mr.
75 Towne were present for the hearing and wanted to proceed.
76

77 *Richard Kenney, 55 Trues Parkway*

78 Requested that the hearing be postponed to the following meeting.
79

80 *David Seager, 50 Main Street*

81 Mr. Seager noted his abutter notification went to an incorrect post office box so he just
82 received the notice. He wanted more time to review the case. He added that he had
83 concerns about the lot lines that abutted his property. He requested the case be postponed
84 until the following meeting.
85

86 Mr. True noted the hearing would be postponed to May 26, 2016. He added that although
87 they would try and have a full board, there was still the possibility that there would not be
88 a full board at that meeting.
89

90 **Review of the 3/31/16 Minutes**

91 **MOTION:** Mr. St. Amand made a motion to accept the 3/31/16 minutes as written. Mr.
92 Longchamps seconded the motion. Members voted in favor. The motion passed.

93

94 **Review of Application**

95 **M4 L18-8, 15 Morrison Lane – An application submitted by Jeffrey Saltalamacchia**
96 **Jr. requesting a special exception in accordance with Article V, Section 5 to permit**
97 **an accessory apartment.**

98

99 Ms. Cairns noted the application was incomplete but the applicant hoped they would
100 accept it with the condition that he would provide the remaining pieces before the
101 hearing. Mr. True noted that according to the bylaws, if they accepted the application and
102 the applicant didn't get the missing pieces in before the hearing, they would forfeit their
103 application fee and would need to submit a new application. Ms. Cairns noted she would
104 make the applicant aware of that.

105

106 The board reviewed the application and found the following items were missing:

107

- Envelope and postage for Danville abutter
- Septic plans
- Floor plans

108

109

110

111 **MOTION:** Mr. St. Amand made a motion to accept the application submitted by Jeffrey
112 Saltalamacchia Jr. requesting a special exception in accordance with Article V, Section 5
113 to permit an accessory apartment with the condition that he provide the following missing
114 items before the scheduled hearing:

115

- Envelope and postage for Danville abutter
- Septic plans
- Floor plans

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119 Mr. Longchamps seconded the motion. All members voted in favor. The motion passed.

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121 **MOTION:** Mr. St. Amand made a motion to adjourn. Mr. Longchamps seconded the
122 motion. All members voted in favor. The motion passed. Meeting adjourned at
123 approximately 8:00 p.m.

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Respectfully submitted,



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127

Andrea Cairns