

**Town of Sandown
Zoning Board of Adjustment
Minutes 8/25/16**

- 6 **Meeting Date:** August 25, 2016
- 7 **Type of Meeting:** Public Hearing
- 8 **Method of Notification:** Public Posting - Sandown Town Hall, Sandown Post Office,
- 9 Sandown Website, *Eagle Tribune*
- 10 **Meeting Location:** Sandown Town Hall
- 11 **Members present:** Vice Chairman - Christopher True, Curt Sweet, Dave Ardolino,
- 12 Chris Longchamps – Alternate
- 13 **Members absent:** Chairman - Steve Meisner, Brian St. Amand, Jim Devine –
- 14 Selectmen’s Liaison

17 Mr. Longchamps was appointed as a voting member.

19 Mr. True made the applicant and abutters aware that there was not a full board and they
20 had the opportunity to postpone the hearing to the next meeting. The applicant chose to
21 continue the hearing.

23 **Case #1 - M4 L2-1, 90 Main Street – An application submitted by Elisa and James**
24 **Lavalley requesting a Special Exception from Article V, Section 5 to allow an**
25 **accessory dwelling unit.**

27 Josh Manning, Points North Design Group presented the application. Mr. Manning noted
28 that they received state approval for the septic system. The existing home is two
29 bedrooms. The proposed apartment would be attached to the existing home. The side
30 setbacks would be 52’ and the rear setback 54’. They have an existing driveway plus a
31 gravel parking area that can fit four cars.

33 Mr. True questioned the square footage of the home. Mr. Manning noted the house is
34 20x28 with an additional side wing.

36 Ms. Lavalley read the criteria into the record.

38 Ms. Lavalley explained exactly where the proposed apartment would be.

40 Ms. Lavalley noted the square footage of the home is 1,128 and the square footage of the
41 apartment is 960. Mr. True clarified that the additional porch on the back of the home
42 was part of the square footage total. Mr. Manning noted it was. It is a finished 3-season
43 room that is heated and has a foundation.

45 Ms. Lavalley submitted new floor plans as part of the packet. It showed there was only
46 one bedroom.

47

48 There was no public present.

49

50 Mr. True closed the hearing to the public.

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52 There was no further discussion from the board.

53

54 **MOTION:** Mr. Longchamps made a motion to approve the application submitted by
55 Elisa and James Lavalley requesting a Special Exception from Article V, Section 5 to
56 allow an accessory dwelling unit. Mr. Sweet seconded the motion. All members voted in
57 favor. The motion passed 4-0.

58

59 Mr. True reminded the applicant there is a 30-day appeal period.

60

61 **Review of the 4/28/16 Minutes**

62 **MOTION:** Mr. Longchamps made a motion to approve the 4/28/16 minutes as written.
63 Mr. Sweet seconded the motion. Members voted in favor. The motion passed.

64

65 **Review of the 7/28/16 Minutes**

66 **MOTION:** Mr. Longchamps made a motion to approve the 7/28/16 minutes as written.
67 Mr. Ardolino seconded the motion. Members voted in favor. Mr. True and Mr. Sweet
68 abstained. The motion passed.

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70 **MOTION:** Mr. Sweet made a motion to adjourn. Mr. Longchamps seconded the motion.
71 All members voted in favor. The motion passed. Meeting adjourned at approximately
72 7:52 p.m.

73

74 Respectfully submitted,

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Andrea Cairns