

**Town of Sandown
Zoning Board of Adjustment
Minutes 10/27/16**

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- Meeting Date:** October 27, 2016
- Type of Meeting:** Public Meeting
- Method of Notification:** Public Posting - Sandown Town Hall, Sandown Post Office, Sandown Website
- Meeting Location:** Sandown Town Hall
- Members present:** Chairman - Steve Meisner, Vice Chairman - Christopher True, Dave Ardolino, Brian St. Amand, Chris Longchamps – Alternate
- Members absent:** Curt Sweet, Jim Devine –Selectmen’s Liaison

M5 Lot 25-1-17, 10 Woodland Drive – An application submitted by Robert and Jane Flinn requesting a variance from Article III, Part A, Section 1.D of the Sandown Zoning Ordinance to allow a two-car garage to be built within 50 feet of an intermittent stream.

Jane Flinn the property owner and Kevin Hatch from Cornerstone Survey Associates were present.

Mr. Hatch handed out an 11x17 proposed site plan of the subject property.

Mr. Meisner noted they did not have a full board and the applicant had the right to postpone if they preferred. Ms. Flinn chose to move forward.

Mr. Hatch reviewed the application. He noted the proposal is to take what is mostly driveway and turn it into an addition with a garage and breezeway. They are requesting a variance for the wetland setback; the ordinance requires 50’ and the new proposed garage is only 30’.

Mr. Hatch noted there is only water present when there is a big storm or spring thaw. It is a stony bottomed channel. Right now the homeowners are parking cars in that area and it seems better for the health of the wetland, to put cars on a concrete slab in a garage.

Mr. St. Amand questioned if the 30’ distance was all lawn or in its natural state. Mr. Hatch noted it was split between the two.

The board confirmed there would be a breezeway between the home and the garage. The dimensions of the garage will be 26’x26’ and the breezeway will be about 8’.

Mr. True noted he always has concerns about protection of water and wetlands. He understands they are parking cars there now and parking on concrete will protect the wetland from runoff. He has no issue with the application. Mr. Meisner had no issue with the application either.

There was no public in attendance.

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MOTION: Mr. True made a motion to approve the application submitted by Robert and Jane Flinn requesting a variance from Article III, Part A, Section 1.D of the Sandown Zoning Ordinance to allow a two-car garage to be built within 50 feet of an intermittent stream. Mr. St. Amand seconded the motion. All members voted in favor. The motion passed.

Mr. Meisner noted there is a 30-day appeal time period.

Review of 10/27/16 Minutes

MOTION: Mr. St. Amand made a motion to accept the 10/27/16 minutes as written. Mr. True seconded the motion. All members voted in favor. The motion passed.

Review of application:

M27 L71, 5 East Lane – An application submitted by Debra Bretton requesting a special exception from Article 5, Section 6 to allow the conversion of a residential structure from seasonal to full-time occupancy

The board determined the application was complete except the applicant needed to fill in the map and lot number.

MOTION: Mr. True made a motion to accept the application submitted by Debra Bretton requesting a special exception from Article 5, Section 6 to allow the conversion of a residential structure from seasonal to full-time occupancy. Mr. Longchamps seconded the motion. All members voted in favor. The motion passed.

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

Respectfully submitted,



Andrea Cairns