

**Town of Sandown
Zoning Board of Adjustment
Minutes 1/26/17**

- Meeting Date:** January 26, 2017
- Type of Meeting:** Public Meeting
- 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, Vice Chairman - Christopher True, Dave Ardolino, Brian St. Amand, Chris Longchamps – Alternate
- Members absent:** Curt Sweet, Jim Devine –Selectmen’s Liaison

M3 L1-7, Higgins Ave. – An application submitted by Michael Higgins requesting a variance from Article II B, Section 3B to allow construction of a dwelling on a pre-existing parcel with approximately 80’ of frontage on a cul-de-sac.

Michael Higgins was present for the hearing.

Mr. Meisner noted the lot is a pre-existing 1.8 acre lot. It meets zoning requirements for the size, but does not have sufficient frontage. The applicant is proposing to put a single-family home on the property. Mr. Higgins noted the home will be approximately 120’ from the front. The septic is approximately 200’ from the front.

Mr. True questioned if the frontage would have a wetland crossing. Mr. Higgins noted it would and they would need to get state approval. When he first purchased the property 50 years ago, the crossing was much smaller. The culvert at Holts Point Road was blocked and he cleared it out and improved the drainage. Mr. True questioned if there would be any filling of the wetland. Mr. Higgins noted they would fill in the front dip to grade the driveway. They will install two 3’ culverts side-by-side. Mr. Meisner noted they would need to go before Conservation and Planning as well for the wetland crossing.

Peter Bastide, 31 Higgins Ave.

Mr. Bastide noted his concern was the flooding that occurs in that area during the wet season. There is almost always standing water in there. He does not believe the culvert will be adequate for drainage in that area. It is such a wide area of wetland; it is probably 75’ across. He has concerns about water backing up to his well which is within 100’ of where he’s proposing to cross. There are often beaver dams that also back up the water that will need to be addressed.

Mr. Meisner noted the wetland crossings would be addressed by Planning and Conservation. He added that any flooding would likely be cause by the culvert on Holts Point Road getting backed up and not from the culverts on the property.

Mr. Bastide did not have any issues with Mr. Higgins using his property and putting a home there, but does have concern about any impact that may happen to his well.

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48 Mr. Higgins added that they created drainage to sustain a 100 year storm. Two culverts should be
49 adequate.

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51 Mr. True noted that it wasn't that they weren't concerned with flooding on his property, it's just
52 out of their jurisdiction.

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54 Mr. Meisner noted for the record that the five criteria questions had been answered.

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56 Mr. Meisner added that Article II, Part, B, Section 3B was created to help avoid overcrowding.
57 In his opinion, the lot is large, there is a good buffer between the homes and overall would stay
58 within the character of the neighborhood.

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60 Mr. Longchamps agreed the lot size is consistent with other lots in the neighborhood. Mr. St.
61 Amand also agreed, he was happy to see the larger lot and does not have any issues with the
62 application.

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64 Mr. True noted he would have a hard time denying someone reasonable use of their property, but
65 believes the 120' setback gives ample buffer.

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67 **MOTION:** Mr. True made a motion to grant the variance for the application submitted by
68 Michael Higgins requesting a variance from Article II B, Section 3B to allow construction of a
69 dwelling on a pre-existing parcel with approximately 80' of frontage on a cul-de-sac. Mr.
70 Longchamps seconded the motion. Members voted unanimously in favor. 5-0-0.

71
72 **Review Application**

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74 **M6 L18A, Balsam Lane** – An application submitted by Richard Lord and Rocco Piccirilli Jr.
75 requesting a variance from Article II, Part B, Section 3A to permit a lot with less than
76 40,000 sq. ft.

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78 Mr. Meisner explained what the applicant was trying to do.

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80 The board reviewed the application and considered it complete.

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82 **MOTION:** Mr. True made a motion to accept the application submitted by Richard Lord and
83 Rocco Piccirilli Jr. requesting a variance from Article II, Part B, Section 3A to permit a lot with
84 less than 40,000 sq. ft. Mr. St. Amand seconded the motion. All members voted in favor. The
85 motion passed.

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87 **MOTION:** Mr. Ardolino made a motion to approve the 12/29/16 minutes as written. Mr. True
88 seconded the motion. Members voted in favor, Mr. St. Amand abstained. The motion passed.

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90 **MOTION:** Mr. St. Amand made a motion to adjourn. Mr. Ardolino seconded the motion. All
91 members voted in favor. The motion passed. Meeting adjourned at 7:55 p.m.