

**Town of Sandown
Zoning Board of Adjustment
Minutes 2/23/17**

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- Meeting Date:** February 23, 2017
- 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, Vice Chairman - Christopher True, Dave Ardolino, Chris Longchamps – Alternate
- Members absent:** Brian St. Amand, Curt Sweet, Jim Devine –Selectmen’s Liaison

Mr. Meisner opened the meeting at 7:00 p.m.

Mr. Longchamps was seated for Mr. St. Amand.

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

Mr. Jim Lavelle presented the application. The larger lot is owned by Mr. Lord and he is giving up small portions of land to two lots owned by Mr. Picirilli. The septic system for Lot 6-18 is too close to the lot line. The plans have been viewed by the Planning Board, but they cannot act on them until the applicant receives a variance.

Mr. Meisner noted for the applicant they did not have a full board and they had the option to postpone the hearing. Mr. Lavelle chose to move forward.

Mr. Lavelle reviewed the five criteria for the record.

Mr. True clarified who used the right-of-way. Mr. Lavelle noted at that point on the ROW, it was just those three lots. It is a private road, no town services.

Scott Moran – 5 Balsam Lane

Mr. Moran questioned if the right-of-way would be indicated on the plans. Mr. Lavelle noted it is indicated as a note the plans, but could be indicated on the plans as well.

Mr. Moran had no objections to what they are doing. He expressed concern that the tax maps were different than what was being shown on the proposed plans; the lot lines were different. The Board explained that the tax maps are just guides and not always accurate.

Mr. Meisner noted he was comfortable with the proposal because it was making two non-conforming lots, more confirming. Mr. True agreed.

47 **MOTION:** Mr. True made a motion to grant the variance requested by Richard Lord and Rocco
48 Piccirilli Jr. requesting a variance from Article II, Part B, Section 3A to permit a lot with less
49 than 40,000 sq. ft. Mr. Ardolino seconded the motion. All members voted in favor. The motion
50 carried. Vote 4-0.

51
52 Mr. Meisner noted there is a 30-day appeal timeframe.

53
54 **Review of the 1/26/17 Minutes**

55 **MOTION:** Mr. True made a motion to accept the 1/26/16 minutes as amended. Mr.
56 Longchamps seconded the motion. Members voted in favor. The motion passed.

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58 **Review of Applications**

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60 **M19 L24-2-1, 43 Cross Road, Unit 1 – An application submitted by Laura Ross requesting**
61 **a special exception from Article V, Section 5 to permit an accessory dwelling unit.**

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63 The Board reviewed the application and abutters list.

64
65 Mr. Dorman and Ms. Ross were present to answer any questions.

66
67 The Board will require an updated septic plan and updated floor plan for the hearing.

68
69 **MOTION:** Mr. True made a motion to accept the application submitted by Laura Ross
70 requesting a special exception from Article V, Section 5 to permit an accessory dwelling unit.
71 Mr. Ardolino seconded the motion. The motion passed 4-0.

72
73 **M25 L25-40, 42 Pillsbury Road – An application submitted by Amanda Bruen and Todd**
74 **Fitzgerald requesting a variance from Article II, Part B, Section 3.C.1 to allow the**
75 **conversion of a residential structure from seasonal to full-time occupancy which does not**
76 **meet the minimum receiving soil and receiving layer requirements for non-sewered lots.**

77
78 The Board reviewed the application and abutters list.

79
80 The Board wanted clarification on abutting well radiuses.

81
82 **MOTION:** Mr. True made a motion to accept the application submitted by Amanda Bruen and
83 Todd Fitzgerald requesting a variance from Article II, Part B, Section 3.C.1 to allow the
84 conversion of a residential structure from seasonal to full-time occupancy which does not meet
85 the minimum receiving soil and receiving layer requirements for non-sewered lots. Mr. Ardolino
86 seconded the motion. The motion passed 4-0.

87
88 **Reappoint Members**

89 **MOTION:** Mr. True made a motion to reappoint Steve Meisner as a full-time member for a
90 three-year term. Mr. Longchamps seconded the motion. Members voted in favor. Mr. Meisner
91 abstained. The motion passed.

92

93 **MOTION:** Mr. Meisner made a motion to reappoint Christopher True as a full-time member for
94 a three-year term. Mr. Longchamps seconded the motion. Members voted in favor. Mr. True
95 abstained. The motion passed.

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97 **MOTION:** Mr. Meisner made a motion to reappoint Christopher Longchamps as an alternate
98 member for a three-year term. Mr. Ardolino seconded the motion. Members voted in favor. Mr.
99 Longchamps abstained. The motion passed.

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

103
104 Respectfully submitted,

105 

106 Andrea Cairns