

**Town of Sandown
Zoning Board of Adjustment
Minutes 3/30/17**

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- Meeting Date:** March 30, 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, Brian St. Amand, Dave Ardolino, Chris Longchamps – Alternate
- Members absent:** Curt Sweet, Steve Brown –Selectmen’s Liaison

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

Mr. Longchamps was seated for Mr. Sweet.

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

Michael Dorman and Laura Ross presented the application.

Mr. Dorman provided an updated septic plan.

The existing home is approximately 1,200 sq. ft. and the proposed apartment is approximately 925 sq. ft.

The garage and apartment will be off to the side of the home. The apartment will be attached to the garage. The garage will be built prior to the apartment.

Ms. Ross confirmed the driveway going up to the home is about 12’ wide then there is a large flat area at the top for parking. The doors of the garage will be facing the existing home.

Mr. Meisner reviewed the criteria with the applicant and confirmed all the criteria had been met.

Mr. Meisner opened the hearing to the public.

Will Anderson, 180 Fremont Road

Mr. Anderson was looking for clarification on which lot the apartment was going on. His property abuts several lots.

There was no further input from the public.

MOTION: Mr. True made a motion to grant the variance for the application submitted by Laura Ross requesting a special exception from Article V, Section 5 to permit an accessory dwelling unit. Mr. Ardolino seconded the motion. The Board voted unanimously in favor. Vote 5-0. The motion carried.

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

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

54

55 Todd Fitzgerald presented the application. He provided approved septic plans. The Board had requested
56 updated septic plans with all abutting well radiuses indicated and that is what was provided.

57

58 Mr. Meisner explained for the public that there would be two hearings for the seasonal conversion. If the
59 variance was granted for the lot size, the applicant would come back for the special exception for the
60 seasonal conversion.

61

62 The lot size is 0.24 acres. There were two lots that were merged prior to their purchase. Most of the lots
63 surrounding the property are year-round with the exception of M25 L34. A new septic system and a new
64 well would be installed.

65

66 Mr. Meisner noted the existing septic system falls within several well radiuses. He added that they
67 requested to have all well radiuses indicated on the plans so they could ensure there were none within the
68 required setback from the proposed septic system.

69

70 Mr. True noted he is always concerned about putting a year-round home on a very small lot. He did do
71 research and only found one home that was seasonal in that neighborhood. They are all on small lots.

72

73 Mr. Meisner noted a concern is the health, safety and well-being of the neighborhood regardless of
74 whether the surrounding homes are seasonal or year-round.

75

76 Mr. St. Amand believed the updated septic system would be an improvement for the neighborhood.

77

78 Mr. Meisner questioned whether the existing home is on a full foundation. Mr. Fitzgerald noted it is on
79 blocks. Mr. Meisner noted that for the conversion, it is required that living space be on specific footing
80 per building code, for a year-round home. Mr. Fitzgerald will plan to meet with the Building Inspector.

81

82 Mr. Longchamps questioned if they could make it contingent upon the new septic and well being
83 installed. Mr. Meisner noted they could make it a condition of approval that they be installed prior to
84 issuance of an occupancy permit.

85

86 Mr. Meisner opened the hearing to the public.

87

88 *Timothy Flanagan-Hawe, 1 Spring Lane*

89 Mr. Flanagan-Hawe was looking for clarification on what was being proposed.

90

91 *Gerry Theriault, 44 Pillsbury Road*

92 Mr. Theriault was also looking for clarification on what was being proposed. The updated home would be
93 a huge improvement for the neighborhood.

94

95 *Mary Lou Carver, 43 Pillsbury Road*

96 Ms. Carver's concern was about water quality and wanted to make sure her well was safeguarded. They
97 just had to redo their well and water system.

98

99 Mr. Meisner noted the new system was outside of all wall radiuses and a large improvement over what
100 exists now. The septic system is being moved further away from their property.

101
102 There was no other input from the public.

103
104 Mr. Meisner noted it is important that people do everything the right way. In regards to the smaller lot,
105 they are able to meet all required setbacks and well radiuses.

106
107 Mr. Longchamps agreed that the fact that they meet all setbacks and are updating the septic system is
108 important.

109
110 **MOTION:** Mr. Longchamps made a motion to grant the variance for the application submitted by
111 Amanda Bruen and Todd Fitzgerald requesting a variance from Article II, Part B, Section 3.C.1 with the
112 condition that a state approved septic system and updated well be installed prior to the issuance of a
113 certificate of occupancy. Mr. St. Amand seconded the motion. The Board voted unanimously in favor.
114 Vote 5-0. The motion carried.

115
116 Mr. Meisner noted there is a 30-day appeal timeframe.

117
118 **Review of 2/23/17 Minutes**

119 **MOTION:** Mr. True made a motion to accept the 2/23/17 minutes as written. Mr. Ardolino seconded the
120 motion. Members voted in favor. Mr. St. Amand abstained. Motion carried.

121
122 **Election of Officers**

123 **MOTION:** Mr. True made a motion to nominate Steve Meisner as Chairman. Mr. St. Amand seconded
124 the motion. The Board voted in favor. Mr. Meisner abstained. The motion carried.

125
126 **MOTION:** Mr. Meisner made a motion to nominate Chris True as Vice Chairman. Mr. Longchamps
127 seconded the motion. The Board voted in favor. Mr. True abstained. The motion carried.

128
129 **Correspondence**

- 130 • FEMA is doing flood risk monitoring of the Merrimack River Watershed. The Spickett River
131 runs through Sandown.

132
133 **MOTION:** Mr. Ardolino made a motion to adjourn. Mr. True seconded the motion. All members voted
134 in favor. The motion passed. Meeting adjourned at approximately 8:15 p.m.

135
136 Respectfully submitted,

137 

138 Andrea Cairns