

**Town of Sandown  
Zoning Board of Adjustment  
Minutes 4/27/17**

- Meeting Date:** April 27, 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, Brian St. Amand, Dave Ardolino, Chris Longchamps – Alternate, Steve Brown –Selectmen’s Liaison
- Members absent:** Vice Chairman - Christopher True, Curt Sweet

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

Mr. Longchamps was seated for Mr. Sweet.

**M29 L38, 23 North Shore Road** – An application submitted Giuseppe Naimo requesting a variance from Article III, Part A, Section 1D to permit an addition to the home that will be 23’ from a wetland where 50’ is required.

The Board reviewed the application and abutters list. There was question about an adjacent lot that was identified on the tax map as 1D that did not have an owner listed within the assessing files. Ms. Cairns will research the owner of the property to determine if an abutter needed to be added to the list.

**MOTION:** Mr. St. Amand made a motion to accept the application submitted Giuseppe Naimo requesting a variance from Article III, Part A, Section 1D to permit an addition to the home that will be 23’ from a wetland where 50’ is required. The following condition applies:

- A corrected abutters list and an additional envelope will be provided should it be determined the owner of the lot in question was not included on the original abutters list.

Mr. Longchamps seconded the motion. All members voted in favor. The motion carried.

**M14 L19-53, 65 Montana Drive** – An application submitted by Montana Realty Trust requesting a special exception from Article V, Section 5 to permit an accessory dwelling unit.

The Board reviewed the abutters list and application and determined it was complete.

**MOTION:** Mr. St. Amand made a motion to accept the application submitted by Montana Realty Trust requesting a special exception from Article V, Section 5 to permit an accessory dwelling unit. Mr. Ardolino seconded the motion. All members voted in favor. The motion carried.

46 **M28 L92, 21 Birch Drive** – An application submitted by Phillip Towne requesting a variance  
47 from Article II, Part B, Section 3A and 3B to permit the construction of a new home on a lot  
48 containing 20,480 sq. ft where 40,000 sq ft is required and has 152’ of frontage where 200’ ft. is  
49 required.

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51 The Board reviewed the abutters list and application and determined it was complete.

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53 **MOTION:** Mr. Longchamps made a motion to accept the application submitted by Phillip  
54 Towne requesting a variance from Article II, Part B, Section 3A and 3B to permit the  
55 construction of a new home on a lot containing 20,480 sq. ft where 40,000 sq ft is required and  
56 has 152’ of frontage where 200’ ft. is required. Mr. Ardolino seconded the motion. All members  
57 voted in favor. The motion carried.

58

59 **M26 L44 and L45, 48 Holts Point Road** – An application submitted by Thomas Stachulski  
60 requesting a variance from Article II, Part B, Section 3A to permit the construction of a new  
61 home on a lot containing 21,344 sq. ft. where 40,000 sq. ft. is required.

62

63 The Board reviewed the application. There was no abutters list provided. The abutters could not  
64 be verified by the envelopes provided because some mailing addresses were not local. The  
65 application was incomplete. The abutters list could be provided and the Board would consider  
66 accepting the application at the next meeting.

67

68 **MOTION:** Mr. Longchamps made a motion to deny without prejudice the application submitted  
69 by Thomas Stachulski requesting a variance from Article II, Part B, Section 3A to permit the  
70 construction of a new home on a lot containing 21,344 sq. ft. where 40,000 sq. ft. is required  
71 because the application was incomplete. Mr. Ardolino seconded the motion. All members voted  
72 in favor. The motion carried.

73

74 **M23 L1, 68 North Road** – An application submitted by Nordic Lincoln Realty Trust requesting  
75 a variance from Article II, Part B, Section 3B to permit two building lots with less than 200’ of  
76 road frontage.

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78 The Board reviewed the abutters list and application and determined it was complete.

79

80 **MOTION:** Mr. Longchamps made a motion to accept the application submitted by Nordic  
81 Lincoln Realty Trust requesting a variance from Article II, Part B, Section 3B to permit two  
82 building lots with less than 200’ of road frontage. Mr. St. Amand seconded the motion. All  
83 members voted in favor. The motion carried.

84

85 **M25 L25-40, 42 Pillsbury Road** – An application submitted by Amanda Bruen and Todd  
86 Fitzgerald requesting a variance from Article II, Part B, Section 3A to permit the construction of  
87 a new home on a lot containing 10,363 sq. ft. where 40,000 sq. ft is required.

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89 The Board reviewed the abutters list and application and determined it was complete.

90

91 **MOTION:** Mr. Longchamps made a motion to accept the application submitted by Amanda  
92 Bruen and Todd Fitzgerald requesting a variance from Article II, Part B, Section 3A to permit  
93 the construction of a new home on a lot containing 10,363 sq. ft. where 40,000 sq. ft is required.  
94 Mr. St. Amand seconded the motion. All members voted in favor. The motion carried.

95  
96 **Review of the 3/30/17 Minutes**

97 Mr. Longchamps made a motion to accept the 3/30/17 minutes as written. Mr. Ardolino  
98 seconded the motion. All members voted in favor. The motion carried.

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100 **MOTION:** Mr. St. Amand made a motion to adjourn. Mr. Meisner seconded the motion. All  
101 members voted in favor. The motion passed. Meeting adjourned at approximately 7:58 p.m.

102  
103 Respectfully submitted,

104 

105 Andrea Cairns