

**Town of Sandown
Zoning Board of Adjustment
Minutes 7/6/17**

- 6 **Meeting Date:** July 6, 2017
- 7 **Type of Meeting:** Public Hearing
- 8 **Method of Notification:** Public Posting - Sandown Town Hall, Sandown Post Office,
9 Sandown Website, *Eagle Tribune*
- 10 **Meeting Location:** Sandown Town Hall
- 11 **Members present:** Chairman - Steve Meisner, Vice Chairman - Christopher True,
12 Brian St. Amand, Dave Ardolino, Chris Longchamps – Alternate
13 Steve Brown –Selectmen’s Liaison
- 14 **Members absent:** Curt Sweet

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

18 Mr. Longchamps was seated for Curt Sweet.

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

25 Mr. Jim Lavelle presented the application.

27 Mr. Lavelle indicated they received state approval for the septic system in 2016, which is
28 good for four years. Two lots were combined in order to obtain that approval.

30 Mr. Lavelle read the five criteria into the record. He indicated that many of the lots in the
31 neighborhood are smaller than this lot. The lot is vacant, but has recently been cleared.
32 There is some slope on the lot, which was taken into consideration when the septic
33 system was designed.

35 Mr. Meisner noted one of his concerns is that none of the abutting well radiuses were
36 indicated on the septic plans. He is always concerned with the health, safety and well-
37 being of all property owners.

39 Mr. Lavelle noted since they did not do the septic plans, he did not know where the well
40 radiuses were. The Board reviewed property files for Map 26 Lots 42, 43, 46, 47 to see if
41 they had septic plans with well radiuses indicated. They were unable to determine where
42 the well radiuses were from the files. Given that it is an undersized lot, the Board was not
43 comfortable moving forward not knowing where the abutting wells were located.

45 Mr. Lavelle requested a continuance so he could acquire that information.

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47 Mr. Longchamps noted the lot seems consistent with most of the homes surrounding it.

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49 Mr. True noted his main concern was the congestion on an already tight road; especially
50 in the winter. Adding a home will further increase the congestion in the area.

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52 **MOTION:** Mr. True made a motion to continue the hearing to July 27, 2017 for the
53 application submitted by Thomas Stachulski requesting a variance from Article II, Part B,
54 Section 3A to permit the construction of a new home on a lot containing 21,344 sq. ft.
55 where 40,000 sq. ft. is required for the property located at 48 Holts Point Road and
56 identified on M26 L45 because the septic plan submitted did not have abutting well
57 radiuses indicated. Mr. St. Amand seconded the motion. Vote 5-0, motion carried.

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59 Mr. Meisner noted for the Board that he may not be able to be at the next hearing and Mr.
60 True would also be absent. He reminded them of the process of hearing an application. Ms.
61 Cairns would seek council on who would run the meeting.

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63 **MOTION:** Mr. St. Amand made a motion to adjourn. Mr. True seconded the motion. All
64 members voted in favor. The motion passed. Meeting adjourned at approximately 7:45 p.m.

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66 Respectfully submitted,

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Andrea Cairns