

**Town of Sandown
Zoning Board of Adjustment
Minutes 11/29/2018**

- 6 **Meeting Date:** November 29, 2018
- 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:** Steve Meisner- Chairman, Chris True- Vice Chairman,
12 Chris Longchamps, Dave Ardolino, Melyssa Tapley
- 13 **Members absent:** Jon Goldman- Selectman Liaison Brian St. Amand

14
15 Mr. Meisner opened the meeting at 7:02 pm

16 **Continued Public Hearing**

17 **M 28, L 3, 6 Shady Lane- An application submitted by Debra Ann Trust requesting**
18 **a variance from Article II B, Section 3 ABC to allow construction of a dwelling on a**
19 **pre-existing undersized lot of records.**

20
21 Tim Lavelle and Steve Doherty present.

22 The Board had some concerns at the last meeting about the location of septic the
23 neighboring and surrounding lots. Mr. Lavelle brought in a new up to date approved
24 septic plan for the property.

25 Mr. Lavelle had moved the septic for M28, L3 to the back of the house and the well will
26 be placed in the front of the house. The septic for M 27, L 87 was in question at the last
27 meeting. Mr. Lavelle and his survey crew went back out and discovered the right location
28 of that septic tank.

29 Mr. Lavelle and Mr. Doherty went back over the plans and changed the size of the
30 dwelling. It was originally going to be a 30 by 50 dwelling but is now going to be a 30 by
31 32 sized dwelling with a little bit bigger driveway. Part of the reason for changing the
32 size of the house was to fit the septic system out back and they realized the larger
33 footprint of the house didn't fit with the nature of the neighborhood. The smaller
34 footprint of the house fits better in the neighborhood.

35 After going back out and surveying the property and locating the septic and well systems
36 for the surrounding lots Mr. Lavelle realized that he had made a mistake on the plans and
37 corrected those mistakes. The property would have a raise septic system like the
38 neighboring lots.

39
40 Robert Blair- 6 West Shore Drive and David Bachner- 4 Shady Lane from the public
41 came forward to look of the new revised septic plans. The Blair's and Mr. Bachner are
42 concerned about the drainage and water issues a new house will cause.

43 Mr. Bachner had some concerns about where the location of his septic is on the new
44 plans. Mr. Bachner does not believe where Mr. Lavelle had located his septic is not right.

45 Some members of the Board at the last meeting requested a site walk of the property
46 with Mr. Lavelle to see where the septic systems in question where located and how they

47 located them. Mr. Lavelle and Mr. Doherty did not see the need to do a site walk after
48 they completely changed the plans and size of the house. The Blair's and Mr. Bachner is
49 concerned about their properties being flooded by a new house going in. Mr. Blair had to
50 raise his septic system to help with the drainage and to prevent his property from
51 flooding.

52 Mr. Blair spoke again and expressed his concern about his property flooding with the
53 potential new house being built. Mr. Meisner mentioned that his concerns are being heard
54 and will be taken into consideration. Mr. Meisner mentioned that there is a drainage pipe
55 that goes under Shady Lane and a strip of property for the water to drain to and go into
56 the culvert. The property and the culvert have not been maintained which will prevent the
57 water from draining. Mr. Doherty came up with some solutions to fixing the drainage
58 problem and not have Mr. Blair's property flooded. There is some over flow fill from the
59 surrounding property that went into the drainage path of the water that is preventing the
60 water from flowing down the hill and now going on to Mr. Blairs property. Mr. Doherty
61 believes by removing the fill that is blocking the flow of the water will help with Mr.
62 Blair's flooding issues and get the water back to flowing down the road and into that
63 drainage pipe.

64 Mr. Lavelle has requested a continuance for the December 27th meeting.

65 Mr. Lavelle also requested to set up a time with the Board Members to set up a site walk.

66 Mr. Lavelle mentioned that he is free on Saturdays for a site walk.

67 Mr. Longchamps asked if they wanted to set up a tentative date for the site walk. Mr.

68 Lavelle mentioned he is free this Saturday December 1st. Mr. Lavelle will meet with
69 some members of the Board at 8 on December 1st and also the rest of the members at 9
70 that day.

71 **Motion**

72 Mr. Meisner made a motion to accept the continuance for M 28, L 3, 6 Shady Lane to the
73 December 27th meeting. Mr. Longchamps second the motion. All in favor. The motion
74 passed. (4-0-0)

75

76 **Application**

77 **M 22, L 55, 56 North Road-** An application submitted by Nordic Lincoln Realty Trust.
78 Requesting a variance from Article II B, Section 3 B, to create a 23.2-acre lot with
79 144.43' of frontage.

80

81 **Motion**

82 Mr. True made a motion to accept the application submitted by Nordic Lincoln Realty
83 Trust. Requesting a variance from Article II B, Section 3 B, to create a 23.2-acre lot with
84 144.43' of frontage. Mr. Longchamps second the motion. All in favor. The motion
85 passed. (4-0-0)

86

87 **Review of 10/25/2018 Minutes**

88 **Motion**

89 Mr. True made a motion to accept the 10/25/2018 minutes as written. Mr. Longchamps
90 seconds the motion. All in favor. The motion passed. Mr. Meisner abstained (3-1-0)

91

92 **Motion to Adjourn:**

93 Mr. Ardolino made a motion to adjourn. Mr. Meisner second the motion. All in favor.
94 The motion passed. Meeting ADJOURNED.
95
96 Respectfully Submitted,
97
98 Melyssa Tapley