

**Town of Sandown
Zoning Board of Adjustment
Minutes 5/31/2018**

- Meeting Date:** May 31, 2018
- 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:** Steve Meisner- Chairman, Chris True- Vice Chairman, Chris Longchamps, Dave Ardolino, Brian St. Amand, Melyssa Tapley
- Members absent:** Jon Goldman- Selectman Liaison

Mr. Meisner opened the meeting at 7:01 pm

Public Hearing

M 28 L3, 6 Shady Lane- Application submitted by Debra Ann Trust requesting a variance from Article II B, Section 3A B C to allow construction of a dwelling on a pre-existing undersized lot of records.

Tim Lavelle from Lavelle& Associates present representing Debra Ann Trust. Mr. Meisner asked Mr. Lavelle before getting started if Mr. Lavelle has a copy of the Zoning Ordinances and if he had read the New Zoning Ordinance that was passed back in March regarding Non-conforming Lots. Section 13 of the Sandown Zoning Ordinances. Mr. Meisner is concerned about Article 2-part A Section 13-part E regarding the lot has sufficient frontage to accommodate a private driveway on a public highway or an approved Class V road. Both Shady Lane and Ridge Road are not Class V Roads. Mr. Lavelle asked the Board for a continuance until next month. Robert Blair- 6 West Shore Drive is an abutter of 6 Shady Lane.

Motion:

Mr. True made a motion to grant Mr. Lavelle a continuance till next month. The next meeting date is June 28th. Mr. Meisner second the motion. All in favor. The motion passed.

Review of Application

M 21 L 49, 1 Francis Street- An application submitted by Cheryl Beaudette requesting a special exception to permit an accessory dwelling unit.

The Board reviewed Ms. Beaudette’s application in April but there is was missing information from the application and the Board denied her application. The application was missing a design of the proposed new apartment, drawing for adequate parking and the septic design.

47 Ms. Beaudette came back before the Board and had all the missing information with her
48 this month that was not there last month.

49 The existing house is a two-bedroom house. The septic is made for a three-bedroom
50 house.

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52 **Motion**

53 Mr. Longchamps made a motion to accept the application submitted by Cheryl Beaudette
54 for M 21 L 49 1 Francis Street requesting a special exception to permit an accessory
55 dwelling unit. Mr. Ardolino seconded the motion. All in favor. The motion passed.

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57 The Public Hearing for the application will be June 28th.

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59 **Review of 4/26/2018 Minutes**

60 Mr. Ardolino made a motion to accept the 4/26/2018 minutes as amended. Mr. True
61 seconded the motion. All in favor. The motion passed.

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63 **Motion to Adjourn:**

64 Mr. St. Amand made a motion to adjourn. Mr. True seconded the motion. All in favor.
65 The motion passed. Meeting ADJOURNED at 7:38 p.m.

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67 Respectfully submitted,

68

69 Melyssa Tapley

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