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**Town of Sandown
Zoning Board of Adjustment
Minutes 6/28/2018**

- Meeting Date:** June 28, 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 Longchamps, Dave Ardolino, Melyssa Tapley
- Members absent:** Jon Goldman- Selectman Liaison, Chris True- Vice Chairman, Brian St. Amand

Mr. Meisner opened the meeting at 7:03 pm

Public Hearing

M 21, L 49, 1 Francis Street- An Application submitted by Cheryl Beaudette requesting a special exception from Article 5 Section 5 to permit an accessory dwelling unit.

Cheryl Beaudette present. Ms. Beaudette is converting the basement of her home into an accessory apartment.

Mr. Meisner reviewed the areas Ms. Beaudette had to complete before the board approved his application. Ms. Beaudette met all the criteria for the board to approve the application.

Mr. Meisner made mention that Ms. Beaudette will need to go to the building inspector for an occupancy permit.

Motion:

Mr. Longchamps made a motion to approve Ms. Beaudette’s application for an accessory dwelling unit under Article 5 Section 5. Mr. Ardolino second the motion. All in favor. The motion passed. (3-0-0)

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

Continued Public Hearing

M28, L 13, 6 Shady Lane- An application submitted by Debra Ann Trust requesting a variance from Article II B, Section 3 ABC to allow construction of a dwelling on a pre-existing undersized lot of records.

Tim Lavelle from James M Lavelle Associates sent a letter requesting a continuance until the July 26th meeting.

47

48 Motion

49 Mr. Longchamps made a motion to grant Mr. Lavelle's request for a continuance until the
50 July 26th meeting. Mr. Ardolino second the motion. All in favor. The motion passed. (3-
51 0-0)

52

53 Application

54

55 **M 28, L 109, 3 Lakeside Drive- An application submitted by Bradford and Elizabeth**
56 **Saunders requesting a variance from Article II A, Section 13 to allow construction**
57 **of a dwelling on a pre-existing undersized lot of records.**

58

59 Bradford and Elizabeth Saunders present to hear what the Board has to say regarding
60 their application.

61 Upon review of Mr. and Mrs. Saunders application the Board made note that they are
62 missing some important pieces of information. The well and septic radius for M28, Lot
63 107, 1 Grandview Terrace are missing from the plans. Mr. and Mrs. Saunders also must
64 add Article III Section 1 A, B to their application.

65

66 Motion

67 Mr. Longchamps made a motion to accept the application submitted by Bradford and
68 Elizabeth Saunders requesting a variance from Article II A, Section 13 to allow
69 construction of a dwelling on a pre-existing undersized lot of record. CONTINGENT
70 upon them adding the well and septic radius for M 28, L 107 and adding Article III
71 Section 1 A, B to their application. Mr. Ardolino second the motion. All in favor. The
72 motion passed. (3-0-0)

73

74 Review of 5/31/2018 Minutes

75 Mr. Ardolino made a motion to accept the minutes from 5/31/2018 as amended. Mr.
76 Longchamps second the motion. All in favor. The motion passed. (3-0-0)

77

78 Motion to go into Non-Public Discussion under RSA 91-A:3, II(e) Litigation

79 Mr. Longchamps made a motion to go in to Non-Public Discussion under RSA 91-A:3, II
80 (e) Litigation. Mr. Ardolino second the motion. All in favor. The motion passed. (3-0-0)

81

82 Motion to Seal the minutes

83 Mr. Longchamps made a motion to seal the non-public minutes. Mr. Ardolino second the
84 motion. All in favor. The motion passed. (3-0-0)

85

86 Motion to come out of Non-Public

87 Mr. Ardolino made a motion to come out of non-public. Mr. Longchamps second the
88 motion. All in favor. The motion passed. (3-0-0)

89

90 Motion to Adjourn:

91 Mr. Ardolino made a motion to adjourn. Mr. Longchamps seconded the motion. All in
92 favor. The motion passed. Meeting ADJOURNED.

93 Respectfully submitted,
94
95 Melyssa Tapley