

**Town of Sandown
Zoning Board of Adjustment
Minutes 7/26/2018**

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

Mr. Meisner opened the meeting at 7:03 pm

Public Hearing

M 28, L 109, 3 Lakeside Drive- An application submitted by Bradford and Elizabeth Saunders requesting a variance from Article II A, Section 13 and Article III A 1, B to allow construction of a dwelling on a pre-existing undersized lot of records.

Bradford and Elizabeth Saunders present to review their application. Mr. Saunders mentioned that they are planning on taking down the pre-existing structure that is in rough shape and replacing it with a year-round home. The existing structure 18 by 44 that was built in 1944 they are replacing it with a 26 by 30 home. Tim Lavelle from James M. Lavelle Associates step forward to answer questions regarding the Well and Septic for M 28, L 107 and where the septic and well for the Saunders property.

Matthew Oreo 8 Angle Drive came forward to ask a few questions. Mr. Meisner had already answered a few of his questions. He has no concerns about they are building the house he wanted to see the plans and to make sure that the house would not be blocking anything on his property. Chris Willis 1 and 4 Lakeside Drive came forward to ask questions. He wanted to see the plans on where they are placing the house and made mention there is a drainage pipe on the Saunders property and wants to make sure that the flow of water continues and that there will be no back up of water on his property. Mr. Saunders is planning on diverting the water, so it flows away from his house and does not affect his neighbors' properties.

Motion:

Mr. True made a motion to grant the variance application submitted by Bradford and Elizabeth Saunders requesting a variance from Article II A, Section 13 and Article III A 1, B to allow construction of a dwelling on a pre-existing undersized lot of records and to have the footprint of the house no more than 24 by 30 feet. Mr. Longchamps second the motion. All in favor. The motion passed (3-0-0)

Mr. Meisner made mention that there is a 30-day appeals process.

47 **Continued Public Hearing**

48

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

52

53 Tim Lavelle from James M. Lavelle Associates here to represent the application
54 submitted by Debra Ann Trust. Mr. Lavelle request to continue the Public Hearing till
55 next months meeting on August 30th.

56 Robert Blair- 6 West Shore Drive came before the Board to express some concerns he
57 has. Mr. Blair mention that the area where the house will be going floods in the
58 springtime. His concern is that the water will go back onto his property and cause
59 damage.

60 **Motion**

61 Mr. True made a motion to continue the Public Hearing for M 28, L 13, 6 Shady Lane-
62 An application submitted by Debra Ann Trust requesting a variance from Article II B,
63 Section 13 ABC to allow construction of a dwelling on a pre-existing undersized lot of
64 records. Mr. Longchamps second the motion. All in favor. The motion passed.

65

66 **Application**

67 **M 28, L 3, 6 Shady Lane- An application submitted by Debra Ann Trust requesting**
68 **a variance from Article II A, Section 13 to allow construction of a dwelling on a lot**
69 **with frontage on a Private Road**

70 **Motion**

71 Mr. True made a motion to accept the application submitted by Debra Ann Trust
72 requesting a variance from Article II A, Section 13 to allow construction of a dwelling on
73 a lot with frontage on a Private Road. Mr. Longchamps second the motion. All in favor.
74 The motion passed.

75

76 **Motion to Review an application for M 20, L 3, 218 Fremont Road, it is not noted on**
77 **the Agenda**

78 Mr. True made a motion to add the application for M 20, L 3 218 Fremont Road to the
79 Agenda and Review it. Mr. Longchamps second the motion. All in favor. The motion
80 passed.

81

82 **Application**

83 **M 20, L 3, 218 Fremont Road- An application submitted by Rebecca Janco**
84 **requesting a special exception to permit an accessory dwelling unit.**

85 **Motion**

86 Mr. True made a motion to approve the application for M 20, L3, 218 Fremont Road for
87 Article 5 Section 5. Mr. Longchamps second the motion. All in favor. The motion passed.

88

89 **Review of 5/31/2018 Minutes**

90 The review of the minutes will be held off to next month due to no quorum.

91

92 **Motion to Adjourn:**

93 Mr. Longchamps made a motion to adjourn. Mr. True second the motion. All in favor.
94 The motion passed. Meeting ADJOURNED.
95
96 Melyssa Tapley
97