

**Town of Sandown  
Zoning Board of Adjustment  
Minutes 8/30/2018**

**Meeting Date:** August 30, 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, Melyssa Tapley  
**Members absent:** Jon Goldman- Selectman Liaison, Brian St. Amand, Dave  
Ardolino,

Mr. Meisner opened the meeting at 7:05 pm

Before starting Mr. Meisner announced that there are only 3 members present out of a 5-member board and that the cases being heard tonight can request a continuance till the next meeting.

**Public Hearing**

**M 20, L 3, 218 Fremont Road- An application submitted by Rebecca Janco requesting a Special Exception from Article 5 Section 5 to permit an accessory dwelling unit.**

Tim Lavelle from James Lavelle Associates and Rebecca Janco present. Ms. Janco is converting the top of her garage into an Accessory Apartment. There are certain criteria's Ms. Janco had to complete before the Board can approve her application. Mr. Meisner reviewed the criteria with Mr. Lavelle, Ms. Janco and the other members of the Board. Upon review the criteria to build an accessory apartment Mr. Meisner mentioned that Ms. Janco has meet all the requirements. Mr. Meisner mentioned that after the Board approves Ms. Janco's application she then will have to go to the building inspector for an occupancy permit. Ms. Janco will also have to go see Ms. Tapley to fill out the Deed Addendum paperwork to fill at the Registry of Deeds.

**Motion:**

Mr. True made a motion to approve Ms. Janco's application for an accessory dwelling unit under Article 5 Section 5. 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.

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

Tim Lavelle from James Lavelle Associates and Steve Doherty trustee of Debra Ann Trust present. The driveway for the property will be on Ridge Road which is a private roadway.

The Department of Environmental Services has approved their septic application. After reviewing the plot plan the board mentioned that there are some well and septic radiuses are missing.

Mr. Lavelle asked the Board for a continuance for Article II A, Section 13 to allow construction of a dwelling on a lot with frontage on a private road to add the missing well and septic radius. Mr. Lavelle also asked for a continuance for their other variance application from Article II B, Section 3 ABC to allow construction of a dwelling on a pre-existing undersized lot of records.

#### **Motion**

Mr. True made motion to grant the continuance for both applications for 6 Shady Lane till the September 27<sup>th</sup> meeting. Mr. Longchamps second the motion. All in favor. The motion passed. (3-0-0)

#### **Application**

**M 25, L 31, 9 Aruda Road- An application submitted by Paydon Johnston requesting a variance from Article II B, Section 13 A to allow construction of a dwelling on a pre-existing undersized lot of records.**

Paydon Johnston present.

Mr. Johnston is looking to have a garage with a bedroom above it to add more space to their two-bedroom house.

After reviewing Mr. Johnston's application Mr. Meisner mentioned that he should go talk to the Building Inspector and that the Article for his application is not right and that his issue is with setbacks not building on a pre-existing undersized lot of records.

#### **Motion**

Mr. Longchamps made a motion to disapprove the application for M 25, L 31, 9 Aruda Road an application submitted by Paydon Johnston requesting a variance from Article II B, Section 13 A to allow construction of a dwelling on a pre-existing undersized lot of records. Mr. True second the motion. All in favor. The motion passed. (3-0-0)

#### **Application**

**M 2, L 6-7, 24 Metacomet Drive- An application submitted by Ann Lake requesting a variance from Article II B, Section III B to allow a lot with less than the required 200' of frontage.**

#### **Motion**

Mr. True made a motion to accept the variance application submitted by Ann Lake requesting a variance from Article II B, Section III B to allow a lot with less than the required 200' of frontage.

**M 15, L 6, 14 Cranberry Meadow Road- An application submitted by Christopher Tammany requesting a variance from Article II B, Section II B to allow a new lot to be created with frontage on a private road.**

**Motion**

Mr. Longchamps made a motion to accept the variance application submitted by Christopher Tammany from Article II B, Section II B to allow a new lot to be created with frontage on a private road.

**Review of 7/26/2018 Minutes**

**Motion**

Mr. True made a motion to accept the 7/26/2018 minutes as amended. Mr. Meisner seconds the motion. All in favor. The motion passed. (3-0-0)

**Motion to Adjourn:**

Mr. True made a motion to adjourn. Mr. Longchamps second the motion. All in favor. The motion passed. Meeting ADJOURNED at 8:32 pm.

Respectfully Submitted,

Melyssa Tapley