

**Town of Sandown
Zoning Board of Adjustment
Minutes 9/27//2018**

- 6 **Meeting Date:** September 27, 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 7:15 pm

16
17 Before starting Mr. Meisner announced that there are only 4 members present out of a 5-
18 member board and that the cases being heard tonight can request a continuance till the
19 next meeting.

20
21 **Public Hearing**

22 **M 2, L6-7, 24 Metacomet Drive- An application submitted by Ann Lake requesting**
23 **a variance from Article II B, Section III B to permit a lot with less than required**
24 **200’ of frontage.**

25
26 Tim Lavelle from James Lavelle Associates present. Ms. Lake is looking to create a new
27 lot. The existing lot has 256.28 ft of frontage on Metacomet Drive. The new lot will only
28 have 56.28 ft of frontage on Metacomet Drive. There is a pre-existing camp on the lot.
29 The existing home will be on a 1.61-acre lot and the camp will be on a 1.73-acre lot. The
30 pre-existing camp that is there now has plumbing and no septic system there is an
31 outhouse for the camp. The camp and the existing home share the same driveway right
32 now. Metacomet Drive is a class 5 road then turns into a dirt road. The dirt road does not
33 start until after the property in question.

34 Christoph Gerard- 20 Metacomet came before the Board with a few questions. Mr.
35 Gerard asked if there will be a new Deeded Easement for the existing property. Everyone
36 in the subdivision has an easement to access the lake.

37 Norine Gerard- 20 Metacomet came before the Board with a few questions. Ms. Gerard
38 asked if with Ms. Lake making a new lot will change her neighbor’s property value. Ms.
39 Gerard also made mention that when the new lot is created that the Deed’s for the
40 subdivision will have to be changed to state that the new lot will also have the easement.

41
42 **Motion:**

43 Mr. True made a motion to approve the variance application submitted Ann lake from
44 Article II B, Section III B to permit a lot with less than required 200’ of frontage with a
45 few conditions. The conditions are:

- 46 • The non- conforming, pre-existing dwelling must be removed

- 47 • The new lot will have a 60' road setback requirement instead of the 50' setback
48 requirement.

49 Mr. Longchamps second the motion. All in favor. The motion passed. (4-0-0)

50

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

52

53 **M 15, L 6, 14 Cranberry Meadow Road- An application submitted by Christopher**
54 **Tammany requesting a variance from Article II B, Section III B to permit a new 5-**
55 **acre lot to be created with frontage on Cranberry Meadow Road which is not a class**
56 **5 highway.**

57

58 Kevin Hatch from Cornerstone Survey Associates present to represent Christopher
59 Tammany.

60 Mr. Tammany is looking to take 5 acres of his 35-acre lot and create a new lot for his son
61 to build on and stay in Town.

62

63 **Motion**

64 Mr. True made a motion to approve the variance application that was submitted by
65 Christopher Tammany from Article II B, Section III B to permit a new 5-acre lot with
66 frontage on Cranberry Meadow Road which is not a class 5 highway. Mr. Ardolino
67 second the motion. All in favor. The motion passed. (4-0-0)

68

69 **Continued Public Hearing**

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

73

74 Tim Lavelle and Steve Doherty present.

75 Mr. Meisner mentioned that he had a meeting with the Town's Attorney regarding pre-
76 existing undersized lot of records. The discussion about Article II Part A, Section 13
77 came up and the Attorney mentioned that this variance application is not needed for 6
78 Shady Lane. They do not meet the requirement in Article II Part A, Section 13 because
79 the property is not on a class 5 road. Article II Part Am Section 13 being for lots on class
80 5 roads.

81 Mr. Meisner offered Mr. Lavelle and Mr. Doherty to either combine the two applications
82 or to withdraw the variance application from Article II Part A, Section 13.

83 Mr. Lavelle request to pull the variance application from Article II part A, Section 13. To
84 allow construction of a dwelling on a lot with frontage on a Private Road.

85

86 **Motion**

87 Mr. True made a motion to accept the withdrawal of the variance application submitted
88 by Debra Ann Trust from Article II Part A, Section 13 to allow construction of a dwelling
89 on a lot with frontage on a Private Road. Mr. Longchamps second the motion. All in
90 favor. The motion passed. (4-0-0)

91

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

95

96 Tim Lavelle and Steve Doherty present.

97 At the last meeting the design plans that were submitted to the Board was missing well
98 and septic radiuses for some of the surrounding lots. Mr. Lavelle and his works went
99 back out to better locate the well and septic radiuses of the surrounding lots. Mr. Lavelle
100 did have to move the proposed well location to not conflict with other pre-existing wells
101 and septic. The location of the septic for M 27, Lot 87 is in question. The septic design in
102 the property folder does not reflect where Mr. Lavelle has placed it after he went out and
103 did more survey work to properly locate the septic.

104

105 Robert Blair from 6 West Shore Drive came before the Board to express his concerns
106 about building on the property. Mr. Blair stated that the property in question is flooded all
107 year around and the water from the property flows on to his and floods his property. He
108 presented the Board with pictures of the proposed property and of Shady Road. Mr. Blair
109 mentioned that when it rains Shady Lane is not passible and he has placed a sign-up
110 waring people that they can not get through.

111 Donna and Mark Anderson from 6 Ridge Road wrote a letter to the Board expressing
112 their concerns about a house being built on the property.

113

114 The location of the septic for M 27, Lot 87 is in question. The plans in the property and
115 what Mr. Lavelle has located and put on the plans for 6 Shady Lane conflict with each
116 other. Mr. Meisner asked anyone of the Board if they had gone out and looked at the
117 property. Mr. Meisner mentioned maybe Mr. Lavelle could do a site walk with the Board
118 to show them how he located the septic for M 27, Lot 87. The Board agreed to set up a
119 time they could go do a site walk with Mr. Lavelle.

120 Mr. Lavelle requested a site walk with the Board and requested a continuance until
121 October 25,2018.

122

123 **Motion**

124 Mr. True made a motion to accept the continuance until October 25. Mr. Longchamps
125 second the motion. All in favor. The motion passed. (4-0-0)

126

127 **Review of 8/30/2018 Minutes**

128 **Motion**

129 Mr. True made a motion to accept the 8/30/2018 minutes as written. Mr. Longchamps
130 seconds the motion. All in favor. The motion passed. Mr. Ardolino abstained. (3-1-0)

131

132 **Review of 6/28/2018 Minutes**

133 **Motion**

134 Mr. Longchamps made a motion to accept the 6/28/2018 minutes as written. Mr.
135 Ardolino second the motion. All in favor. The motion passed. Mr. True abstained. (3-1-0)

136

137 **Review of the 6/28/2018 Non-public minutes**

138 **Motion**

139 Mr. Longchamps made a motion to accept the 6/28/2018 non-public minutes as written.

140 Mr. Ardolino second the motion. All in favor. The motion passed. Mr. True abstained (3-

141 1-0)

142

143 **Motion to Adjourn:**

144 Mr. Ardolino made a motion to adjourn. Mr. Longchamps second the motion. All in
145 favor. The motion passed. Meeting ADJOURNED at 10:00 pm.

146

147 Respectfully Submitted,

148

149 Melyssa Tapley

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