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Zoning Board of Adjustment
Minutes
December 28, 2023

Date: 12/28/23

Place: Sandown Town Hall

Members Present: Chris Lonchamps (Chairman) John White (Vice Chair) Joel Logiudice, Rob Lynch, Eric Olsen (Selectmen Liaison)

Members Absent: Steve Meisner (Alt) Dave Ardolino

Opening: 6:30 p.m. Mr. Lonchamps opened the meeting with introductions of members.

Review of Minutes

Mr. White made a motion to accept 11/30 minutes as written. Mr. Logiudice seconded. All in favor 4-0-0

Application Review for a Special Exception Application submitted by Kathryn Todd of 10 Sylvan Lane also identified as Map 5 lot 22-17, requesting a Special Exception to allow an Accessory Dwelling Unit, regulated under Zoning Ordinance Article V Section 5.

Kathryn Todd presenting:

Ms. Todd represented that she was seeking approval for an Accessory Dwelling unit under Art V Sec 5 of the zoning ordinance.

35 Mr. Longchamps reviewed the criteria with Ms. Todd noting that
36 she was using Lavelle Associates. A review of the criteria was
37 approved, and the abutters list was checked and approved. Mr.
38 Longchamps called for a motion.

39

40 Mr. White **moved** to approve and accept a Special Exception
41 Application submitted by Kathryn Todd of 10 Sylvan Lane also
42 identified as Map 5 lot 22-17, requesting a Special Exception to
43 allow an Accessory Dwelling Unit, regulated under Zoning
44 Ordinance Article V Section 5. Seconded by Mr. Logiudice.

45 All in favor 4-0-0 motion approved.

46 Scheduled for Jan. 25th for hearing.

47

48 **Application Review for a Variance Application submitted by**
49 **SEC Assoc.INC on behalf of Phillip Busby of Cross Road, also**
50 **identified as Map 19 lot 19-1, requesting a variance under Art**
51 **II Part D, Sec. 4.a.1&5 to allow 8 *three*-bedroom dwellings**
52 **where Yield Plan provides 6 *four*- bedroom dwellings. (24**
53 **bedrooms total)**

54

55 Mr. Longchamps reviewed the variance application, noting that
56 this was approved previously under a different name. However,
57 under Chapter 674:33, applications not acted on within 2 years of
58 approval must go through reapproval process. The prior approval
59 was May of 2021. Mr. Longchamps noted that all appeared in
60 order as for application submittal. The Abutters list was
61 confirmed. Motion called for.

62

63 Mr White **moved** to accept the Variance Application submitted by
64 SEC Assoc.INC on behalf of Phillip Busby of Cross Road, also
65 identified as Map 19 lot 19-1, requesting a variance under Art II
66 Part D, Sec. 4.a.1&5 to allow 8 *three*-bedroom dwellings where
67 Yield Plan provides 6 *four*- bedroom dwellings. (24 bedrooms
68 total) Mr. Logiudice seconded the motion, all in favor, 4-0-0
69 Scheduled for Jan.25th for public hearing.

70 **Application Review for a Special Exception Application**
71 **submitted by Promised Land Survey LLC on behalf of Justin**
72 **McKay & Colleen Kelley of 20 Higgins Ave also identified as**
73 **Map 3 lot 1-1, requesting a Special Exception to allow an**
74 **Accessory Dwelling Unit, regulated under Zoning Ordinance**
75 **Article V Section 5.**

76

77 A review of the 20 Higgins Ave application showed all to be in
78 order. The Abutters list was confirmed accurate.

79

80 Mr. White **motioned** to accept the Special Exception Application
81 submitted by Promised Land Survey LLC on behalf of Justin
82 McKay & Colleen Kelley of 20 Higgins Ave also identified as
83 Map 3 lot 1-1, requesting a Special Exception to allow an
84 Accessory Dwelling Unit, regulated under Zoning Ordinance
85 Article V Section 5. Mr. Logiudice seconded the motion. All in
86 favor 4-0-0 approved and scheduled for Jan 25th

87

88 **Application Review for a Variance Application submitted by**
89 **Promised Land Survey LLC on behalf of Mark A. Ragust of 8**
90 **Lemyjoma Tr. Also identified as Map 27 lot 77, requesting a**
91 **variance to build a garage which does not meet the setback**
92 **requirements.**

93

94 Mr Longchamps reviewed this application and again found all to
95 be in order. After discussion with members, the applicant was
96 cautioned to explore alternative locations as the setback was less
97 than what traditionally is approved. The abutters list was
98 confirmed accurate, and a motion was called for.

99

100 Mr. White **moved** to accept the Variance Application submitted by
101 Promised Land Survey LLC on behalf of Mark A. Ragust of 8
102 Lemyjoma Tr. Also identified as Map 27 lot 77, requesting a
103 variance to build a garage which does not meet the setback

104 requirements. Mr. Logiudice seconded the motion. All in favor.
105 4-0-0. Approved and also scheduled for Jan.25th.

106

107

108 **Old Business**

109

110 **New Business**

111

112 **Motion** to Adjourn by Mr. White seconded by Mr. Lynch. All in
113 favor 4-0-0 Motion carries, meeting adjourned.

114

115

116 Respectfully Submitted,

117

118 Thomas C. Perkins