

Zoning Board of Adjustment
Minutes
January 25, 2024

Date: 1/25/24

Place: Sandown Town Hall

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

Members Absent: Steve Meisner (Alt) Dave Ardolino, Rob
Lynch

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

Review of Minutes

Mr. White made a motion to accept 12/28 minutes as written. Mr.
Logiudice seconded. All in favor 3-0-0

**Public Hearing 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.**

**James Lavelle of Lavelle and Assoc. & Owner Kathryn Todd
presenting:**

**Mr. Longchamps explained that with only 3 voting members
present, all 3 will have to vote in favor for a motion to pass. It
is the presenter's choice to go forward or reschedule.**

36 Ms. Todd and Mr. Lavelle said that they wished to continue. Ms.
37 Todd is seeking approval for an Accessory Dwelling unit under Art
38 V Sec 5 of the zoning ordinance.

39
40 Mr. Longchamps, after noting that all the required documents were
41 present, asked Mr. Lavelle if he could go through the 12 criteria
42 needing to be met.

43
44 Mr. Longchamps acknowledged the criteria appear to be met.

45
46 Ms. Todd asked the Board if the Owner must live in the main
47 house. Mr. Longchamps advised that either the original home or
48 the added ADU is fine if it is one or the other.

49
50 Mr. Longchamps asked if anyone from the public wished to speak.

51
52 Mr. Lorenzo Dipippo of 4 Chase Rd, Sandown addressed the
53 Board.

54
55 Mr. Dipippo related that he has no issues with the project and
56 admitted that he wasn't sure what his role was. He referred to the
57 abutters notice received in the mail.

58
59 Mr. Longchamps explained the abutter process to Mr. Dipippo.

60
61 Mr. Lonchamps then asked Board members if they had any
62 questions or discussion regarding the Special Exception
63 Application. No questions.

64
65 Mr. Longchamps called for a motion.

66
67 Mr. White **moved** to approve the Special Exception Application
68 submitted by Kathryn Todd of 10 Sylvan Lane also identified as
69 Map 5 lot 22-17, requesting a Special Exception to allow an

70 Accessory Dwelling Unit, regulated under Zoning Ordinance
71 Article V Section 5. Seconded by Mr. Logiudice.
72 All in favor 3-0-0 motion approved.

73
74 **Public Hearing for a Variance Application submitted by SEC**
75 **Assoc.INC on behalf of Phillip Busby of Cross Road, also**
76 **identified as Map 19 lot 19-1, requesting a variance under Art**
77 **II Part D, Sec. 4.a.1&5 to allow 8 *three*-bedroom dwellings**
78 **where Yield Plan provides 6 *four*- bedroom dwellings. (24**
79 **bedrooms total)**

80
81 Mr. Busby gave an overview of the project but indicated that Mr.
82 Zilch of SEC Associates (not present) was requesting a
83 continuance to February 15, 2024.

84
85 Mr. Longchamps asked if there was anyone from the public who
86 wished to speak.

87
88 Mr. Thomas Duff of 25 Cricket Ln, asked to see the project plans.

89
90 Mr. Longchamps invited Mr. Duff up to the table.

91
92 With no other questions from the public or the Board Mr.
93 Longchamps called for a motion to continue.

94
95 Mr. White made a motion to continue this case until February 15,
96 2024.

97
98 **Public Hearing for a Special Exception Application submitted**
99 **by Promised Land Survey LLC on behalf of Justin McKay &**
100 **Colleen Kelley of 20 Higgins Ave also identified as Map 3 lot 1-**
101 **1, requesting a Special Exception to allow an Accessory**
102 **Dwelling Unit, regulated under Zoning Ordinance Article V**
103 **Section 5.**

105 Tim Peloquin of Promised Land Survey, LLC and Justin McKay
106 presenting.

107
108 **Mr. Longchamps explained that with only 3 voting members**
109 **present, all 3 will have to vote in favor for a motion to pass. It**
110 **is the presenter's choice to go forward or reschedule.**

111
112 Mr. Peloquin stated that they would like to continue.

113
114 A review of the 20 Higgins Ave application showed all to be in
115 order. Included was all the necessary documentation.

116
117 Mr. Longchamps asked Mr. Peloquin to respond to the 12 required
118 criteria.

119
120 Mr. Longchamps asked for the ¼ inch scale drawing which Mr.
121 Peloquin provided.

122
123 Mr. White asked if the space above the garage counted square foot
124 wise.

125
126 Mr. Longchamps responded that if it is deemed living space, then
127 it is counted.

128
129 Mr Longchamps asked if anyone from the public wished to speak.

130
131 No member of the public wished to speak.

132
133 Mr. Longchamps then called for a motion.

134
135 Mr. White **motioned** to approve the Special Exception Application
136 submitted by Promised Land Survey LLC on behalf of Justin
137 McKay & Colleen Kelley of 20 Higgins Ave also identified as
138 Map 3 lot 1-1, requesting a Special Exception to allow an
139 Accessory Dwelling Unit, regulated under Zoning Ordinance

Article V Section 5. Mr. Logiudice seconded the motion. All in favor 3-0-0 approved.

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

Mr. Longchamps explained that with only 3 voting members present, all 3 will have to vote in favor for a motion to pass. It is the presenter's choice to go forward or reschedule.

Mr. Peloquin and Mr. Ragust presenting. They wished to move forward with the hearing.

Mr Longchamps reviewed this application and again found all to be in order with all the required documents present.

Mr. Longchamps asked Mr. Peloquin to go through the 5 circumstances of the Variance Application.

Mr. White stated that he did a site visit to the location and that there is very little space to work in. No realistic other location for the garage to be built.

Mr. Logiudice expressed concern that future owners may take issue with very short setbacks.

Mr. Longchamps asked if anyone from the public wished to speak.

Mr. Cole Montgomery addressed the Board and acknowledged that he is in favor of his neighbor's plans. The proximity of the garage to his own property line is not a concern.

Mr. Peloquin pointed out that a garage is a betterment all around.

Mr. Longchamps expressed concern that the setbacks are VERY close.

Mr. Peloquin suggested the possibility of moving the garage forward by 2 feet.

All agreed that would help the setback issue.

After continued discussion, Mr. Longchamps called for a conditional motion.

Mr. White **motioned** to conditionally approve the Variance Application submitted by Promised Land Survey LLC on behalf of Mark A. Ragust of 8 Lemyjoma Tr. Also identified as Map 27 lot 77, requesting a variance to build a garage which does not meet the setback requirements. The garage must be repositioned or reduced in size to allow a minimum of a 6-foot setback vs. the 4.5 feet currently shown on the plans. Mr. Logiudice seconded the motion. All in favor. 3-0-0. Approved

Application Review for a Special Exception Application submitted by Kandi Mackey of 7 School House Rd also identified as Map 9 Lot 27, requesting a Special Exception to allow and Accessory Dwelling Unit, regulated under Zoning Ordinance Article V section 5.

Mr. Jared Preston presenting.

Mr. Preston gave an overview of the ADU project.

Mr. Longchamps reviewed the folder for the required documentation. He noted that the rendering and septic plans looked ok. The abutters list was checked and approved.

**Mr. White made a motion to accept the application for a
Special Exception Application submitted by Kandi Mackey of
7 School House Rd also identified as Map 9 Lot 27, requesting
a Special Exception to allow and Accessory Dwelling Unit,
regulated under Zoning Ordinance Article V section 5.
Mr. Logiudice seconded the motion. All in favor 3-0-0**

Scheduled for public hearing on 2/15/24

Old Business

New Business

7:58pm Motion to Adjourn by Mr. White seconded by Mr.
Logiudice. All in favor 3-0-0 Motion carries, meeting adjourned.

Respectfully Submitted,

Thomas C. Perkins