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Zoning Board of Adjustment
Minutes
March 28, 2024

Date: 3/28/24

Place: Sandown Town Hall

Members Present: Chris Lonchamps (Chairman) John White
(Vice Chair) Joel Logiudice, Dave Ardolino, Rob Lynch,
Selectman Ed Mencis

Members Absent: Steve Meisner (Alt)

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

**Public Hearing 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 on behalf of Ms. Mackey.

Looking to put a 28x30 ADU attached to dwelling. Updated septic
plan supplied. Mr. Longchamps asked Mr. Preston to run through
the criteria for the board. Mr. Preston narrated the 12 criteria to
the Boards satisfaction.

Mr. Longchamps asked about parking. Mr. Preston advised that
there was room for 2 cars in the garage and an additional 6 cars in
the driveway.

36 Mr. White asked about the dimensions of the current dwelling.
37 Mr. Preston presented them to the Board. 28x42.

38

39 Mr. Preston advised that the only difference between previous
40 plans and now was a slight shift where the door was installed. No
41 changes to the dimensions.

42

43 Mr. Longchamps asked if any questions from the Board, or public.
44 Hearing none, Mr. Longchamps called for a motion.

45

46 Mr. White Moved to approve the Special Exception Application
47 submitted by Kandi Mackey of 7 School House Rd also identified
48 as Map 9 Lot 27, requesting a Special Exception to allow and
49 Accessory Dwelling Unit, regulated under Zoning Ordinance
50 Article V section 5. Mr. Logiudice seconded. Vote 5-0-0 motion
51 passes.

52

53 Mr. Longchamps advised Mr. Preston of the 30 day appeal notice.

54

55 **Public Hearing for a Variance Application submitted by James**
56 **Lavelle on behalf of Richard Allen for North Road also**
57 **Identified as Map 20 Lot 20A seeking relief under Article II**
58 **Section 3B for two lots being 5 acres each on a class 5 road to**
59 **have 100' of frontage each, where 200' is needed.**

60

61 Ryan Lavelle presenting on behalf of Richard Allen.

62

63 Parcel in question is 16.8 acres. Goal being to make 2 five acre
64 lots with two smaller lots remaining.

65

66 Mr. White asked about the potential of moving lot lines. Mr.
67 Lavelle advised that it would be difficult due to wetlands.

68

69 Mr. Lavelle noted that 1 acre of property is being sold to a
70 neighbor. Additionally, the applicant could have asked for an 8 lot
71 subdivision with a cul-de-sac but chose this path instead.

72

73 Mr. Longchamps asked Mr. Lavelle to go through the criteria of
74 the application. Mr. Lavelle read the criteria to the Board directly
75 from the application.

76

77 Mr. Longchamps appreciated only 3 driveways.

78

79 Mr. Longchamps asked if the Board Members had any questions.
80 Hearing none, he opened comments up to the public.

81

82 Ms. O’Hearn from 274 Fremont Rd. advised the Board that he was
83 supportive of the project.

84

85 Mr. Nicolaisen wanted to confirm that culverts will remain
86 unchanged. Mr. Lavelle advised that they have no plans to change
87 any culverts.

88

89 Mr. Longchamps confirmed again the Board members were
90 satisfied and no additional questions. – Confirmed.

91

92 Mr. Longchamps called for a motion.

93

94 Mr. White moved to approve the Variance Application submitted
95 by James Lavelle on behalf of Richard Allen for North Road also
96 Identified as Map 20 Lot 20A seeking relief under Article II
97 Section 3B for two lots being 5 acres each on a class 5 road to have
98 100’ of frontage each, where 200’ is needed. Mr. Logiudice
99 seconded the motion. Vote 5-0-0 Motion passed.

100

101 **Application Review for a Variance Application submitted by**
102 **Lavelle Associates on behalf of Montana Reality Trust for 617**
103 **Main Street also identified as Map 21 Lot 36 seeking relief**

104 **under Article II part B Section 3-B for proposed lots having**
105 **180' of frontage where 200' is required.**

106

107 Mr. Lavelle presenting on behalf of Montana Reality.

108

109 Mr. Lavelle gave a project overview.

110

111 Mr. Logiudice pointed out that the property in question is still an
112 active EPA site and that it should NOT be developed.

113

114 Mr. Longchamps called for a vote to accept jurisdiction for
115 **Application Review** for a Variance Application submitted by
116 Lavelle Associates on behalf of Montana Reality Trust for 617
117 Main Street also identified as Map 21 Lot 36 seeking relief under
118 Article II part B Section 3-B for proposed lots having 180' of
119 frontage where 200' is required. Vote 4-1-0

120

121 **Application Review** for a Variance Application submitted by Nate
122 Boutwell for 1 Grand View Terrace also identified as Map 28 Lot
123 107 seeking relief under Article Iib Section 3C1 for winterization
124 of a residents with less than 20,000 square feet.

125 **Application Review** for a Special Exception Application
126 submitted by Nate Boutwell for 1 Grand View Terrace also
127 identified as Map 28 Lot 107 seeking approval for Article V
128 Section 6 for Conversion of Residential Structure form Seasonal to
129 Full-Time Occupancy.

130

131 Joseph Maynard of **Benchmark** presenting on Mr. Boutwell's
132 behalf.

133

134 The project involves converting a seasonal home to a year round
135 home. (we have a variance in for lot size and a special permit for
136 the conversion)

137

138 As Mr. Maynard went through the documents supporting the
139 application, the Board had questions regarding the Well Radius's
140 and some release form recorded at the Registry of Deeds.

141

142 The Board eventually did support taking jurisdiction of the
143 applications, but urged Mr. Maynard to get clarification from
144 Town Engineer Steve Keach on some of the documentation. As of
145 this writing, Mr. Maynard did email Mr. Keach.

146

147 Mr. White made a motion to accept jurisdiction. Mr. Logiudice
148 seconded the motion. Vote 5-0-0

149

150 **Review of Minutes of 2/15**

151 Mr. Logiudice indicated a change on line 240 of Mr. Solomon to
152 Mr. Duff.

153

154 Mr. White moved to accept minutes as amended. Mr. Ardolino
155 seconded the motion. Vote 5-0-0

156

157 **Election of Officers**

158

159 Mr. White nominated Mr. Longchamps as Chairman. Seconded
160 by Mr. Logiudice. Vote 5-0-0

161

162 Mr. Logiudice nominated Mr. White as Vice Chair. Seconded by
163 Mr. Lynch. Vote 5-0-0

164

165 **Motion** to Adjourn by Mr. Ardolino seconded by Mr. White. All
166 in favor 5-0-0 Motion carries, meeting adjourned.

167

168

169 Respectfully Submitted,

170

171 Thomas C. Perkins