

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.

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

Mr. White **moved** to approve and accept 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. Seconded by Mr. Logiudice. All in favor 4-0-0 motion approved. Scheduled for Jan. 25<sup>th</sup> for hearing.

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

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

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

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.25<sup>th</sup>.

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