

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.

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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

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

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

Mr. Longchamps appreciated only 3 driveways.

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

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

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

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

Mr. Longchamps called for a motion.

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

Application Review for a Variance Application submitted by Lavelle Associates on behalf of Montana Reality Trust for 617 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

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

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

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

Review of Minutes of 2/15

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

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

Election of Officers

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

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

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

Respectfully Submitted,

Thomas C. Perkins