

**Town of Sandown
Zoning Board of Adjustment
Minutes 5/28/2020**

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6 **Meeting Date:** May 28, 2020
7 **Type of Meeting:** Public Hearing
8 **Method of Notification:** Public Posting - Sandown Town Hall, Sandown Post Office,
9 Sandown Website
10 **Meeting Location:** Sandown Town Hall

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12 **Members Present:** Chris True-Chair, John White, Chris Longchamps – Vice
13 Chair, Dave Ardolino, Steve Meisner (alternate), Eric Olsen – Selectman’s Liaison.

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15 Mr. True opened the meeting at 7:00 p.m.

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17 **Review Application**

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19 **M 25, L 31, 9 Aruda Road** – An application submitted by Paydon Johnston requesting a
20 variance from Article II, Part A, Section 13A, which addresses non-conforming lots. The
21 application proposes building a 16x24 foot garage with storage room above on a non-
22 conforming lot.

23
24 Mr. True noted he believes the applicant wrote the wrong article number on the
25 application. He believes the applicant is looking for a variance from Article III, Part A,
26 Section 1B, which deals with side setbacks. Mr. Meisner mentioned he would like to see
27 the questions in the application answered with more detail. The drawing must also be in
28 a ¼ inch to the foot scale.

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30 **Motion:**

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32 Mr. Meisner made a motion to deny the hearing next month of the application for M 25,
33 L 31, 9 Aruda Road – An application submitted by Paydon Johnston requesting a
34 variance from Article II, Part A, Section 13A, which addresses non-conforming lots. The
35 application proposes building a 16x24 foot garage with storage room above on a non-
36 conforming lot. The reasons for denying hearing the application as written are:

- 37
38 1. The article and section are incorrect if this is a side setback issue, which the board
39 assumes it is.
40 2. The board requests a little more wording in the variance criteria answers.
41 3. The applicant’s combination plot plan and drawing needs to be clearer with more
42 dimensions for all buildings on the lot, also showing the distances from the lot
43 line to the corner of the proposed building. Keeping in mind that 8ft is the
44 minimum for local zoning. The drawing must also be in a ¼ inch to the foot
45 scale.
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47 Mr. Ardolino seconded the motion. All in favor. The motion passed (5-0-0).

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49 **M 6, L 21-1, 30 Hemlock Circle** – An application submitted by Naomi and Mike
50 Mcnamara requesting a special exception as specified in Article V, Section V, which
51 addresses Accessory Dwelling Units. The application proposes building a 1,100 square
52 foot accessory dwelling unit.

53

54 Abutters list was checked and confirmed.

55

56 There was a question about if the structure was required to be connected to the house. It
57 can be an ancillary structure, but if it is attached, there needs to be an interior door.

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59 The plans that were submitted do not meet the requirements. They must be in a ¼ inch to
60 the foot scale. They also need a certified plot plan of the lot, with existing and proposed
61 structures, parking, and location of septic system and well.

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63 **Motion:**

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65 Mr. True made a motion to accept hearing the application for M 6, L 21-1, 30 Hemlock
66 Circle – An application submitted by Naomi and Mike Mcnamara requesting a special
67 exception as specified in Article V, Section V, which addresses Accessory Dwelling
68 Units. The application proposes building a 1,100 square foot accessory dwelling unit.
69 The hearing is contingent on receiving a floor plan of ¼ inch to the foot scale showing
70 the proposed changes to the building or accessory structure addition and a certified plot
71 plan of the lot, with existing and proposed structures, parking, and location of septic
72 system and well.

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74 Mr. Longchamps seconded the motion. All in favor. The motion passed (5-0-0-).

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76 **Review of Minutes**

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78 Mr. Ardolino made a motion to accept the 4/30/2020 minutes as written. Mr. White
79 seconded the motion. Mr. Longchamps abstained. All others in favor. The motion
80 passed (4-0-1).

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82 **Motion to Adjourn:**

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84 Mr. Ardolino made a motion to adjourn. Mr. Longchamps seconded the motion. Mr. True
85 called the vote. All in favor. The motion passed. (5-0-0) Meeting ADJOURNED.

86

87 Respectfully Submitted,

88

89 Christy Ortins

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