

**Town of Sandown
Zoning Board of Adjustment
Minutes 6/25/2020**

Meeting Date: June 25, 2020
Type of Meeting: Public Hearing
Method of Notification: Public Posting - Sandown Town Hall, Sandown Post Office,
Sandown Website
Meeting Location: Sandown Town Hall

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

Mr. True opened the meeting at 7:03 p.m.

Public Hearing

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

Naomi and Mike Mcnamara were present. They are planning an addition to their home
so her father can move in and have his own space. She read through the zoning criteria.
The appearance will remain that of a single-family house. The addition will mirror a
previous addition on the other side of the house. It will have a two-car garage which
allows ample parking. There is no need to update the current septic, put there is a plan on
file should they need to update it in the future.

Motion:

Mr. Longchamps made a motion to accept **M 6, L 21-1, 30 Hemlock Circle** – An
application submitted by Naomi and Mike Mcnamara requesting a special exception as
specified in Article V, Section V, which addresses Accessory Dwelling Units. The
application proposes building a 1,100 square foot accessory dwelling unit. Mr. Ardolino
seconded. All in favor. The motion passed.

Review Application

M 17, L3-11 through 3-14 & 3-34 through 3-50 & 3-52, 11 Meghan Drive – An
application submitted by Montana Realty Trust requesting a variance from Article II Part
B, Section 3B, which addresses minimum frontage. The application proposes the re-
subdivision of the property and creation of a 4.32 acre lot with 98.3 feet of frontage, a
4.03 acre lot with 98.3 feet of frontage, and a 82.67 acre lot with 96.94 feet of frontage.

47 Tim Lavelle was present representing the applicant. The applicant had previously
48 subdivided the land, but is looking to eliminate what is on the tax map as Abbey Lane
49 and instead create three lots; a 4.32 acre lot with 98.3 feet of frontage, a 4.03 acre lot with
50 98.3 feet of frontage, and a 82.67 acre lot with 96.94 feet of frontage. The applicant is
51 looking for frontage relief on the three lots. Two will be building lots.

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53 **Motion:**

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55 Mr. White made a motion to accept **M 17, L3-11 through 3-14 & 3-34 through 3-50 &**
56 **3-52, 11 Meghan Drive** – An application submitted by Montana Realty Trust requesting
57 a variance from Article II Part B, Section 3B, which addresses minimum frontage. The
58 application proposes the re-subdivision of the property and creation of a 4.32 acre lot
59 with 98.3 feet of frontage, a 4.03 acre lot with 98.3 feet of frontage, and a 82.67 acre lot
60 with 96.94 feet of frontage. Mr. Longchamps seconded. All in favor. The motion
61 passed.

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63 **Review of Minutes**

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65 Mr. Longchamps made a motion to accept the 5/28/2020 minutes as written. Mr.
66 Ardolino seconded. All others in favor. The motion passed.

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68 **Motion to Adjourn:**

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70 Mr. Ardolino made a motion to adjourn. Mr. White seconded. Mr. True called the vote.
71 All in favor. The motion passed. Meeting ADJOURNED.

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73 Respectfully Submitted,

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75 Christy Ortins

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