

**Sandown Zoning Board**  
**PO Box 1756**  
**Sandown, NH 03873**

**NOTICE OF DECISION**

**The Sandown Zoning Board of Adjustment met on Thursday, July 27, 2017 in the Sandown Town Hall, 320 Main Street and rendered the following decision:**

**M 26 L37, 21 Round Hill Road** – An application submitted by Anne Marie Fletcher requesting a variance from Article II, Part A, Section 13 to permit an addition on an undersized lot.

By a vote of 4-0-0 of the Zoning Board of Adjustment, it was voted to GRANT the variance as requested with the condition proper NHDES Shoreland Permits are obtained, if necessary.

**M9 L10-7, 11 Powderhouse Road** – An application submitted by Monaghan Sandown Realty Trust requesting a variance from Article II, Part B, Section 3B to permit the creation of three lots off of a cul-de-sac having less than the required 200' of frontage.

By a vote of 4-0-0 of the Zoning Board of Adjustment, it was voted to GRANT the variance as requested with the following conditions:

- 75' front setback for building on the two now lots
- 40' building setback from the shared property line with M9 L10-5 and 30' no cut zone from the shared property line with M9 L10-5

**M9 L14, Wells Village Road and Old School House Road** – An application submitted by Gary Barnes & Sons, LLC requesting a variance from Article II, Part D, Section 3B to permit the development of a 90.56 acre property with 0' of frontage on a Class V highway to be developed with access from two of the three existing right-of-ways.

By a vote of 4-0-0 of the Zoning Board of Adjustment, it was voted to GRANT the variance as requested.

**M26 L44 and L45, 48 Holts Point Road** – An application submitted by Thomas Stachulski requesting a variance from Article II, Part B, Section 3A to permit the construction of a new home on a lot containing 21,344 sq. ft. where 40,000 sq. ft. is required.

By a vote of 2-2-0 of the Zoning Board of Adjustment, it was voted to DENY the variance as requested.

Steve Meisner, Chairman  
Chris True, Vice Chairman  
Dave Ardolino  
Chris Longchamps

*All appeals must be filed, in writing, within thirty days of the date of this decision.*