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Zoning Board of Adjustment  
Minutes  
April 25, 2024

**Date:** 4/25/24

**Place:** Sandown Town Hall

**Members Present:** Chris Longchamps (Chairman), Joel Logiudice, Rob Lynch, Selectman Ed Mencis

**Members Absent:** Steve Meisner (Alt) John White (Vice Chair) Dave Ardolino, Rob Lynch

**Opening:** 6:38 p.m. Mr. Longchamps opened the meeting with introductions of members.

Due to the late start, Mr. Longchamps tabled the reviewing of the minutes to the end of the meeting.

**Public Hearing** 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 under Article II part B Section 3-B for proposed lots having 180’ of frontage where 200’ is required.

Mr. Lavelle from Lavelle Assoc. presenting.

Mr. Longchamps advised Mr. Lavelle that due to their only being three members present, that all three would need to vote in favor for a finding of relief on the variance application.

Mr. Lavelle respectfully requested the hearing be continued until the May meeting on the 30<sup>th</sup>. Mr. Longchamps approved the request. Public Hearing continued to 5/30/24

36 Many audience members were present for the hearing. Some  
37 requested file copies. As many as available were given, any others  
38 interested were encouraged to see Mr. Perkins during office hours.

39

40 **Public Hearing** for a Variance Application submitted by Nate  
41 Boutwell for 1 Grand View Terrace also identified as Map 28 Lot  
42 107 seeking relief under Article IIb Section 3C1 for **winterization**  
43 **of a residents with less than 20,000 square feet.**

44

45 **Public Hearing** for a Special Exception Application submitted by  
46 Nate Boutwell for 1 Grand View Terrace also identified as Map 28  
47 Lot 107 seeking approval for Article V Section 6 for **Conversion**  
48 **of Residential Structure from Seasonal to Full-Time**  
49 **Occupancy.**

50

51 Joseph Maynard, **Benchmark** 1F Commons Drive, Suite35  
52 Londonderry, New Hampshire 03053  
53 Presenting along with Mr. Boutwell.

54

55 Mr. Maynard reviewed the 5 criteria for the variance request for  
56 the Board Members. At the completion of the review, Mr.  
57 Longchamps asked the members if they had any questions.  
58 Hearing none, Mr. Longchamps asked if there were any public  
59 comments. No members of the public wished to speak. Mr.  
60 Perkins confirmed that no written requests were received.  
61 Mr. Longchamps asked Mr. Maynard to explain the overlapping  
62 well radius and setbacks to which Mr. Maynard did. Mr. Lynch  
63 asked about liability. Mr. Maynard explained that due to the  
64 proximity of the lots, this state approved method is the only way.  
65 Hearing no further questions,

66

67 **Mr. Longchamps called for a motion.** Mr. Logiudice moved to  
68 grant relief for a Variance Application submitted by Nate Boutwell  
69 for 1 Grand View Terrace also identified as Map 28 Lot 107  
70 seeking relief under Article IIb Section 3C1 for winterization of a

71 residents with less than 20,000 square feet. Mr. Lynch seconded  
72 the motion. Vote 3-3-0 Granted

73

74 Mr. Maynard then read through the criteria for the Special  
75 Exception Application.

76

77 Mr. Longchamps asked members and the public if there were any  
78 questions or statements.

79

80 **Hearing none, Mr. Longchamps called for a motion:**

81

82 Mr. Logiudice moved to approve the Special Exception  
83 Application submitted by Nate Boutwell for 1 Grand View Terrace  
84 also identified as Map 28 Lot 107 seeking approval for Article V  
85 Section 6 for Conversion of Residential Structure from Seasonal to  
86 Full-Time Occupancy. Mr. Lynch seconded the motion. Vote 3-0-  
87 0. Granted

88

89 **Application Review** for a Variance Application submitted by  
90 Jennifer Royal for 95 Hampstead Rd also identified as Map 5 Lot  
91 25-1-1 seeking relief under Article II part A Section 18 E 9 to  
92 allow an in-home occupation.

93

94 Ms. Royal presenting.

95

96 Mr. Longchamps asked Ms. Royal for a overview of her  
97 application. Ms. Royal explained she wished to move her office  
98 for occupational massage therapy to her residence in which she  
99 already completed an addition to the residence which will entirely  
100 encompass the business with no outside or further alterations  
101 occurring. Abutters were confirmed. The Board accepted  
102 jurisdiction and scheduled Ms. Royal to come back on May 30<sup>th</sup>  
103 for Public Hearing.

104

105 **Application Review** for a Variance Application submitted by  
106 Brain Love for 11 Stagecoach Dr also identified as Map 21 Lot 28  
107 seeking relief under Article II section 3 B for only having 166’14  
108 of frontage where 200’ is needed. As well as having 72.3” of  
109 frontage on Stagecoach Dr.

110

111 With no one present for this application, Mr. Longchamps  
112 summarized the application for the Board. Abutters were  
113 confirmed. With no questions, the Board took the Application  
114 under jurisdiction and scheduled a May 30<sup>th</sup> Public Hearing.

115

116 **Review of Minutes 3/28**

117 **Motion to approve 3/28 minutes as written by Mr. Logiudice**  
118 **seconded by Mr. Lynch** **Vote 3-0-0**

119

120 **Mr. Perkins advised members of invitation to Planning Board**  
121 **Workshop on May 7<sup>th</sup> @ 6:30pm**

122

123 **Motion** to Adjourn by Mr. Logiudice seconded by Mr. Lynch.  
124 Vote 3-0-0 Motion carries, meeting adjourned.

125

126

127 Respectfully Submitted,

128

129 Thomas C. Perkins