

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 30th. 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.**

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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 30th
103 for Public Hearing.

104

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

With no one present for this application, Mr. Longchamps summarized the application for the Board. Abutters were confirmed. With no questions, the Board took the Application under jurisdiction and scheduled a May 30th Public Hearing.

Review of Minutes 3/28

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

Mr. Perkins advised members of invitation to Planning Board Workshop on May 7th @ 6:30pm

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

Respectfully Submitted,

Thomas C. Perkins