

Zoning Board of Adjustment (ZBA)
Meeting Minutes - DRAFT
8/27/2026

Meeting Date: August 27, 2026

Meeting Location: Town Hall, 320 Main Street, Sandown, NH

Open Meeting: 6:30 PM

Pledge of Allegiance

Members Present: Jason Chui (Chairman), John White, David Ardolino, Mike Bergeron, Eric Olsen (Selectman Liaison), Dan Hewett (Alternate with voting rights tonight) and Nicole Pitts (Administrative Aide)

Members Absent: Joel Logiudice (Vice Chairman) and Jeffrey Blake (Alternate)

Correspondence: none

Review of Minutes for 6/25/26 and 7.30.26 moved to end of the meeting

MOTION Mr. White made a motion to accept the Meeting minutes of 6.25.26 as amended. Second, by Mr. Ardolino. All in favor. Motion passes.

MOTION Mr. White made a motion to accept the Meeting minutes of 7.30.26 as written. Second, by Mr. Ardolino. Motion passes 4-0-2. Mr. Chui and Mr. Hewett abstained because they were not present.

Mr. Chui recused himself from the following application because of his role as the building inspector and Mr. White took the role of Chair:

Mr. White informed the applicant, since there isn't a full 5-person board present the applicant has a right to move their hearing to the following meeting without prejudice if they are so inclined to have a full board to review their application. The applicant declined so the board proceeded with the Public Hearing.

Public Hearing for an Application for Variance from Article II, Part B, Section 3(B), of the Town of Sandown Zoning ordinance, pertaining to the frontage building requirement of a minimum of 200' submitted by Marc and Jennifer Marois. The subject property is located at 18 Brian Street, Map 21, Lot 41. The application proposes the zoning ordinance to be waived to permit a single-family home in a residential zone without altering neighborhood character. The lot has ample space for a safe driveway with clear sightlines on a lot with 175' of road frontage.

Mr. Marc and Jennifer Marois 684 Haverhill Rd. Chester, NH 03036 gave a summary of the purpose of why they have submitted their application. The board took time reviewing the application. Mr. Hewett brought Article II, Part A, Section 13(A) Non-conforming lots and the seven

criteria it states needed to be considered when qualifying under this specific section of the ordinance to the board's attention. Mr. Hewett asked specifically to the applicant why this was considered then deleted from the application when applying for the variance. Mr. Hewett assumed the applicant meets all the seven criteria mentioned in Section 13(A), so he asked why they are asking for the variance. Mr. White brought up the letter dated 8.20.26 from an abutter Michael Scatamacchia of 22 Brian Street, Sandown, NH that was submitted to the town which is on record at the planning office that addressed this same question. Mr. Chui, the building inspector, suggested Mr. Hewett read aloud all seven criteria. Mr. Hewett read aloud Section 13 (A) (e) which states, "The lot has sufficient frontage to accommodate a private driveway on a public highway or an approved Class V Road;". Mr. White stated the "sufficient frontage" language is referring to the 200' requirement and that explains why the applicant is asking for that specific variance before them.

Mr. White stated he did drive by the property to see the landscape and road frontage. Mr. White then proceeded to read the letter written by Michael Scatamacchia, an abutter, regarding this application and answered each of his questions in detail. This letter is on record at the Town Planning Office. No other discussing was had.

MOTION Mr. Bergeron made a motion to accept the application for the subject property located at 18 Brian Street, Map 21, Lot 41 for a Variance from Article II, Part B, Section 3(B), of the Town of Sandown Zoning ordinance, pertaining to the frontage building requirement of a minimum of 200' submitted by Marc and Jennifer Marois. Second, by Mr. Hewett. All in favor. Motion passed 4-0-0.

Mr. White voted in favor of the application because he believes holding the applicant to the 200ft. of road frontage requirement would be an unnecessary hardship and he found no safety issues about the amount of road frontage they have access to. Mr. Bergeron and Mr. Ardolino voted in favor of the variance agreeing with Mr. White's assessment. Lastly, Mr. Hewett voted in favor because he noted the intent of the applicant was to build a single-family home in the spirit of the existing neighborhood and he also agreed with the reasoning of Mr. White.

Mr. White stated Under New Hampshire Rev. Stat. § 677:2 (2025), rehearing is permitted within 30 days of a zoning decision. All appeals must be filed in writing within that 30 day period.

Mr. Chui rejoined the board at 7:05 PM and resumed his role as Chair.

Review of an Application for a Variance from Article II, Part A, Section XIII (B) and Article III, Part A, Section I (A), of the Town of Sandown Zoning ordinance, pertaining to the non-conforming uses of a structure and the Zone A structure setback requirement of at least thirty feet from the edge of the public right-of-way providing frontage submitted by Brady and Olivia Petterson. The subject property is located at 41 North Shore Road, Sandown, NH, Map 29, Lot 51. The application proposes the zoning ordinances to be waived to permit the construction of a 16' by 30' addition to an existing non-conforming dwelling.

The board took time reviewing and verifying the application. Mr. Hewett and Mr. Bergeron verified the abutters list with the assessor's map as correct. Mr. White reviewed the application and its associated documentation as complete. The board took time to review the full set of plans.

MOTION: Mr. Hewett made a motion to accept the application for a Variance from Article II, Part A, Section XIII (B) and Article III, Part A, Section I (A), of the Town of Sandown Zoning ordinance, pertaining to the non-conforming uses of a structure and the Zone A structure setback requirement of at least thirty feet from the edge of the public right-of-way providing frontage submitted by Brady and Olivia Petterson. The subject property is located at 41 North Shore Road, Sandown, NH, Map 29, Lot 51. Seconded by Mr. Ardolino. 4-0-1. Mr. Chui abstained because of his role as Town Building Inspector. Motion passed

Other Business

- Amendment of July 30, 2026, Notice of Decision (NOD) for Map 2, Lot 33, Bobcat Way, Sandown, NH. The ZBA instructed Ms. Pitts to correct the citing in the NOD from Article II – Part C to Article I – Part D – Section 2 of the Zoning Ordinance.
- Ms. Pitts recommended the board consider raising the fee for Newspaper notification listed on the ZBA application forms from \$125.00 to \$200.00 to more accurately represent the cost of an average article posting. Mr. Chui recommended considering the recommendation and they will discuss it at the next meeting.

The board thanked Ms. Pitts for her service. She thanked them for the kind words and informed them her last day will be September 1st.

MOTION: Mr. Chui made a motion to adjourn. Second, by Mr. Hewett. All in favor. Motion Passed.

Mr. Chui adjourned the meeting at 7:25 PM

Respectfully Submitted,

Nicole D. Pitts

Administrative Aide for the Town of Sandown

Conservation Commission, Zoning and Planning Boards