

Sandwich NH Board of Adjustment

August 13, 2026

Members present: Vice chair Kurt Olafsen, Jim Gaisser, Chris Grant, alternates Jim Bullitt, & Chase Rozelle.

Public present: Tyler Damen & Leo Dwyer

Mr. Olafsen opened meeting at 6:00pm. All members present will have voting status.

Minutes May 14, 2026. One change, page 7, line 43. Mr. Grant is new 2nd vice chair, not Mr. Gaisser. As amended, Mr. Rozelle moved, 2nd, Mr. Bullitt, approved voice vote.

Case # 2026-09. Waiver of Equitable Dimension. Applicant Tyler Damon, 385 Diamond Ledge Road. Mr. Damon introduced self and Mr. Dwyer introduced self as code enforcement.

Open hearing, motion Mr. Bullitt, 2nd Mr. Rozelle, approved voice vote.

Mr. Olafsen explained application. Noted no request for variance. Mr. Damon explained reasoning for EWDR request and history of property. Dave Ames did septic design. Long history on property of building permits. Lot is nonconforming as is house. Work has started and is well along. An addition that was 47 feet from west property line was torn down and a new addition 43 feet from the property line has been constructed within the last two years. The setback for the addition calls for 50 feet.

Mr. Dwyer acknowledged he made a mistake by signing a building permit not realizing where property line was. A new permit was issued, conditional on a variance received or a lot line adjustment, dated 6/10/2025.

Mr. Olafsen went through 4 standards that must be met. There was much discussion on #2. There was mention of a new septic system installed for the house on the neighboring property, also owned by Mr. Damon. There was discussion of possible variance or lot line adjustment. Mr. Dwyer offered his personal thoughts.

Mr. Grant moved to close public hearing, 2nd Mr. Bullitt, approved 5-0 show of hands.

Chair went through four standards that must be met. There were negative feelings voiced of the first two, positive feelings for the second two.

Mr. Gaisser made motion: To deny the request due to concerns of standards 1 & 2. Suggest that if Mr. Damon came back with variance request his application fee be waived. 2nd Mr. Bullitt.

Motion to deny approved by show of hands 4 – 1, Mr. Grant nay.

Findings of fact:

New addition is 4 feet closer to west boundary than what was torn down.

The sideline setback for such a structure is 50 feet.

Property has long history of building permits

Applicant knew he was not in compliance when work commenced.

Mr. Dwyer advised applicant to continue work with conditional permit.

With hearing complete, Mr Olafsen asked if there was anything else. No response.

Mr. Grant moved to adjourn, 2nd Mr. Rozelle, approve by voice vote. 6:49 pm.

Submitted, Jim Gaisser, fill in minute taker.