

**LITCHFIELD ZONING BOARD**  
**TOWN OF LITCHFIELD, NEW HAMPSHIRE**  
**APRIL 13, 2010**

DRAFT

**ZBA Members Attending (Indent if Absent):**

Richard Riley, Chairman

Laura Gandia, Vice Chairman

John Regan

Albert Guilbeault

Tom Cooney, Clerk

Gregory Lepine (alternate)

John Devereaux (alternate)

Eric Cushing (alternate)

John Brunelle (alternate)

**I. Call to Order**

- Richard Riley calls the meeting to order at 7:08 pm. Meeting was published at Town Hall and in the Hudson-Litchfield News.
- Laura Gandia takes attendance.

**II. New Applications**

Acceptance of new Applications. There are no new applications.

**III. Hearings.**

Hearings: Case # 2010-01, William and Diane Lamonthe, 21 Circle Drive, Map 2, Lot 19. *The applicant seeks a variance from Section 501.00 of the Litchfield Zoning Ordinance to permit a second dwelling on a single lot in a Residential District where only single-family dwellings are permitted. Applicant also seeks a variance from Section 502.01 of the Litchfield Zoning Ordinance as the lot in question lacks the required minimum 64,340 sq. ft. for two-family unit. Actual lot size is 43,560 sq. ft.*

Present are William Lamonthe, Diane Lamonthe and Jeff Lamonthe - applicants

Mr. Riley explained the procedure when a full quorum of the five-member board was not present. Approval of an applicant's case requires a majority of the five-member board. Since there are only three members present this evening, approval would require a unanimous vote. The applicants would have the option to request a postponement, or continuance of the hearing until next month when more board members could be present. If they opted to have their application heard tonight the applicant would be required to sign a statement indicating their consent to proceed without a full quorum present. Based upon that information, the applicants request the hearing to be postponed until next month.

*Laura Gandia makes a Motion to postpone the hearing on Case #2010-01 until May 12, 2010 at 7:00 PM due to having only three members of the board present. Mr. Guilbeault Seconds the Motion. The Board votes in favor of the motion 3-0-0. MOTION CARRIES.*

Mr. Riley informs the Board that two letters have been received from abutters that have no objection to what the Lamonthes are proposing. They will be read into the minutes at the next meeting.

#### **IV. Communications and Miscellaneous Business.**

Review and approval of Minutes for January 13, 2010, February 11, 2010 and March 10, 2010.

*Laura Gandia makes a Motion to Accept the minutes from February 10, 2010 as written. Mr. Guilbeault Seconds the Motion. Vote is unanimous 3-0-0. Motion carries.*

Nominations for Chair, Vice-Chair and Clerk for the 2010/2011 terms.

*Laura Gandia Makes a Motion to appoint Richard Riley as Chairman and Eric Cushing as Clerk. Mr. Guilbeault Seconds the Motion. VOTE: 3-0-0.*

*Mr. Guilbeault Makes a Motion to appoint Laura Gandia as Vice-Chairman. R. Riley Seconds the Motion. VOTE: 3-0-0. MOTION CARRIES.*

Review mail and any other official communications to the ZBA.

**Correspondence:** Mr. Riley notes that there was a letter from Bob and Jaci Gilbride in support of the Lamonthes application which has been assigned Case 2010-01. There is also a letter from Harry Fulmer, 25 Circle Drive, also in favor of the Lamonthes application.

#### **Any other business.**

There is no other business to come before the Board.

#### **Adjournment.**

*Laura Gandia makes a Motion to Adjourn. Mr. Guilbeault Seconds the Motion. VOTE: 3-0-0. MOTION CARRIES.*

The meeting is adjourned at 7:30 PM.

*Respectfully submitted,  
Margaret J. Dabrowski*