

**LITCHFIELD ZONING BOARD**  
**TOWN OF LITCHFIELD, NEW HAMPSHIRE**  
**MARCH 10, 2010**

DRAFT

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

Richard Riley, Chairman  
Laura Gandia, Vice Chairman  
John Regan  
Albert Guilbeault  
Tom Cooney (alternate)  
Gregory Lepine (alternate)  
John Devereaux (alternate)  
Eric Cushing (alternate)  
John Brunelle (alternate)

**I. Call to Order**

- Laura Gandia calls the meeting to order at 7:05 pm. Meeting was published at Town Hall.
- Tom Cooney takes attendance.
- Laura Gandia appoints Greg Lepine, Eric Cushing and John Devereaux to the Board.

**II. New Applications**

There is one new application.

**Applicant's Name:** William and Diane Lamonthe  
**Location of Property:** 21 Circle Drive

**Applicants seek to request a variance from Section 501.00 of the Zoning Ordinance to permit 2 detached units on a single lot in a Residential District. Applicants also seek to request a variance from Section 502.01. Lot lacks approved 65,340 sq. ft. for 2-family unit: Actual lot size is 43,560 sq. ft.**

Mr. Lamonthe is present with the application. There is a check to the Town of Litchfield for the application fee and another check to the U.S. Postmaster to mail out abutter notices. Three sets of abutter labels are also attached to the application.

Mr. Lamonthe stated that there is a paved driveway with an additional second gravel driveway. He went on to state that the original house had been built in 1980. A detached garage had been built in 1988 and converted into a two-family unit. There had been a recent fire and applicant wishes to rebuild the two-family unit to provide an apartment in the basement for his son and daughter-in-law.

There is a letter from the Code Enforcement Officer, Kevin Lynch. The request for a building permit had been denied because the conversion was done in violation of town zoning. Because

of this, Mr. Lynch had informed Mr. And Mrs. Lamonthé that he could not review or allow the repair of a building back into residential use and would need to apply for two variances.

Mr. Lamonthé is informed of the requirements for the application. He needs to provide two presentations, one for each request for a variance and providing background on each, with any other pertinent information, photographs, etc. Applicant will return next month for the official hearing.

*Laura Gandia proposes a motion to accept the application for a variance to permit two detached units on a single lot and a request for a variance of lot size – Case# 2010-1*

*Tom Cooney seconds motion.*

*The Board votes in **favor** of motion 5-0-0.*

There was a brief discussion between Mr. Lynch and the Board regarding procedures to streamline the application process. Mr. Riley and Mr. Lynch have discussed changes to allow the Code Enforcement Officer to receive the application, as well as accepting a check for the application fee, a check to the U.S. Postmaster, and the three sets of abutter labels. The proposed changes would allow the Board to accept and open a hearing on the application on the same evening, rather than delaying the hearing for a month. The abutters would be notified, the newspaper notice would have been sent and information would be provided to the Board members before the hearing.

## **II. Miscellaneous Business**

There was no other business to come before the Board.

## **III. Adjournment**

*John Devereaux makes a motion to adjourn.*

*Tom Cooney seconds the motion.*

*The board votes **in favor** of adjourning at 7:41 pm, 5-0-0.*

*Respectfully submitted,  
Margaret J. Dabrowski*