



TOWN OF LITCHFIELD

LITCHFIELD ZONING BOARD OF ADJUSTMENT

Litchfield, New Hampshire August 16, 2021

DRAFT

Regular meetings are held at the Town Hall at 7:00 pm on the 2nd Wednesday of each month.

ZBA Members in Attendance (indented if absent):

Laura Gandia, Vice Chairman

Albert Guilbeault

John Brunelle

Kevin Cormier

Thomas Cooney (alternate)

Kyle D'Urso (alternate)

Mark Falardeau (alternate)

Jerry Sorenson (alternate)

Mike Salvo (alternate)

Mark Benoit (alternate)

Jeff Blackwell, Building Inspector

I. CALL TO ORDER AND ROLL CALL

Laura Gandia called the meeting to order at 7:00 pm. Attendance was taken by roll call.

Attending: Laura Gandia, Vice Chair; John Brunelle; Jerry Sorenson, Alternate; Al Guilbeault; Kevin Cormier; Jeff Blackwell, Building Inspector.

Laura Gandia appointed Jerry Sorenson to the Board, resulting in a five member Board.

II. CHAIRPERSON OPENING REMARKS

Laura Gandia reviewed Case 2021-08 and 2021-11 A/B, which were scheduled for hearings.

Case Number: 2021-08

Name of applicant: Roger Soulard

Owner of property: Roger Soulard

Location of Property: 1 Grove Ct, Litchfield, NH 03052, Map 18 Lot 73

Appeal Requested

- 1) Variance from LZO Section 310 to allow the installation of an inground swimming pool measuring 35 ft. x 15 ft., which would encroach approximately 15 ft into the rear setback where a 20 ft setback is required.

Laura Gandia noted there is no one in attendance at tonight's meeting. She indicated that the case was continued at the request of the applicant on June 9, 2021 to July 19, 2021. She noted that there was no meeting on July 19 for lack of a quorum and the case was continued to this meeting. She commented the Board can motion to continue the case to September 20 or motion for a determination.

John Brunelle made a motion to continue Case 2021-08 to September 20, 2021. Al Guilbeault seconded. The motion carried 5-0-0.

Case Number: 2021-11 A/B

Name of Applicant: 531 Amherst Street, LLC

Owner of property: Colby Litchfield, LLC, % Richard Maloney

Location of Property: 490 Charles Bancroft Hwy, Litchfield, NH 03052, Map 22 Lot 96
6 St. Francis Way, Litchfield, NH 03052, Map 22, Lot 4

Appeal Requested

1. Variance from LZO Section 801 to permit a 132,000+/- sf warehouse and distribution facility for Baron's Major Brands Appliances, with 8,000-10,000 +/- sf of office space located therein, which is not permitted in the Northern Commercial District.
2. Special Exception from LZO Section 1208 for a reduction of the Wetland Conservation District buffer for the construction of a distribution warehouse.

Laura Gandia announced that she received an email on August 10, 2021 from Andrew Prolman who represents the applicant that the applicant has withdrawn their application and no longer wishes to pursue the acquisition. She indicated that the Board does not need to take any action on this case.

III. COMMUNICATIONS AND OTHER BUSINESS

Laura Gandia indicated that the Board needs to address the election of officers, for which there are three positions: Chair, Vice Chair, and Clerk.

Jerry Sorenson nominated John Brunelle as Clerk. Laura Gandia seconded.

Laura Gandia indicated that she will be having a conversation with Troy Brown, Town Administrator, regarding the roles and duties of the Board officers as well as administrative functions for the Board. She noted that Mrs. Flynn typically records the minutes and has been performing the administrative functions and the responsibility for those functions needs to be determined.

Vote on the motion: The motion carried 4-0-1, with John Brunelle abstaining.

Laura Gandia nominated Al Guilbeault as Vice Chair. Jerry Sorenson seconded. The motion carried 5-0-0.

Al Guilbeault nominated Laura Gandia as Chair. Jerry Sorenson seconded. The motion carried 4-0-1, with Laura Gandia abstaining.

Laura Gandia announced the Select Board will be discussing the Zoning Board budget on August 23. She indicated she requested funding for training, books and administrative tasks for the Board.

Laura Gandia reported that she requested new dates for deadlines for applications, as well as a revision for eight copies of the applications and case documentation for the Board.

Al Guilbeault asked if it is fair to ask the Building Inspector if any cases are forth coming.

Jeff Blackwell indicated he does not see any cases coming forward at this time.

V. ADJOURNMENT

Jerry Sorenson made a motion to adjourn the meeting and Kevin Cormier seconded the motion. The motion passed by roll call vote: Laura Gandia, yes; Al Guilbeault, yes; John Brunelle, yes; Jerry Sorenson, yes; Kevin Cormier, yes.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Michele E. Flynn