

**Zoning Board of Adjustment Public Meeting  
Richmond Veterans Hall**

**July 11, 2018**

**7:00 PM**

**Members Present**

Mark Beauregard, Chairman  
Alan Schmidt, Vice Chair  
Lloyd Condon  
Larry Richardson  
Tom Lavoie

**Members Absent**

Jean Tandy

Public: Gerald Romano, Cathy Romano, Tom Forest from Forest Designs, Jessica Patch.

**1. Meeting called to order/roll call:**

Roll call was done.

**2. Map 201 Lot 48 Submission of Application for a Use Variance:**

Map 201 Lot 48 owned by Gerald and Cathy Romano from Westport Ct. came before the board for a discussion. Mr. Romano came before the Zoning Board of Adjustment in 2011 requesting a variance for relief on setbacks to allow a two bedroom septic system. The variance was granted in 2011, Mr. Romano would like to increase the 2 bedroom septic to a 3 bedroom. Tom Forest from Forest Designs located in Keene, NH has made the ZBA aware that with newer technology he can now put a 3 bedroom septic in the same space as he could a two bedroom in 2011 by installing the EnviroFin ® System. This is an expensive system by a very effective system.

The Zoning Board of Adjustment contacted the New Hampshire Municipal Association to ask the procedure to increase the septic from a 2 bedroom to a 3 bedroom. The advice given to the ZBA: even if Mr. Romano could build in the same area that was granted in 2011 it would not be conforming to the variance he was granted allowing a 2 bedroom. Therefore a new hearing on a new variance application would be required. The State of NH doesn't have a statutory allowance for an amended variance decision. The ZBA is only allowed to modify or change their decision when the window to reconsider has not lapsed

With that being said the board suggested that Mr. Romano apply for a Public Hearing to request the 3 bedroom. Mr. Romano has been emailed the necessary Zoning Ordinance, Application for a Variance, and Instructions on how to apply with a fees schedule and the checklist.

**3. Discussion with Patch's Kindred/Jessica Patch (Special Exception)**

Patch's Kindred owned by Jessica Patch came in for a discussion on a Special Exception to increase her breeding Kennel as per a letter from the State of NH. According to the letter the State of NH does not go by calendar year but rather by a 12 month period and Patch's Kindred was reaching the threshold of needing a State license. Once Ms. Patch receives her license she will be randomly inspected by the State of NH regarding the health and cleanliness of the kennels. The ZBA explained the procedure and cost for a Special Exception and Ms. Patch requested attending the ZBA meeting of August 8, 2018 at 7:00 PM located at the Richmond Veterans Hall.

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**4. Minutes June 13, 2018:**

**Page 2, Under 1. Map 201 Lot 48, second paragraph down, third line.** Pull the words since and. The sentence should read “and ask the question to guide the ZBA to the RSA that would allow for statutory allowance”

**5. Other:**

None.

With no other business before the Zoning Board of Adjustment.

Motion made by Lloyd Condon the adjourn. Seconded by Alan Schmidt. All in favor. None opposed. Motion carries.

Meeting adjourned at 8:07 PM.

Respectfully Submitted.

Kandace Mattson.