



**Zoning Board of Adjustment
Town of Eaton
Evans Memorial Building
Eaton, NH 03832**

November 18, 2024

The Zoning Board of Adjustment met on Monday, November 18, 2024, at the Town Hall. Present were Chairman Steve Larson, Hoke Wilson, John Border, Joel Wasserman, and Pam Burns. The meeting was called to order at 6:01 pm.

Steve Larson made a motion to waive the reading of the Minutes from October 21, 2024, and adopt them as written. Pam Burns seconded the motion. The motion unanimously carried. Steve Larson then made a motion to waive the reading of the Minutes from the Emergency Zoning Board Meeting on October 30, 2024, and adopt them as written. Pam Burns seconded the motion. The motion unanimously carried.

Case #2024-6 Timothy and Charline Leonardi

At 6:03 pm Chairman Larson opened the Rehearing on an application for a Variance from Timothy and Charline Leonardi to place a shed on their property within the road setbacks. Chairman Larson informed the Board that the application had been withdrawn, because the Leonardis had filed for a building permit to move the shed to a more appropriate location on their property.

At 6:05 pm, Steve Larson made a motion, seconded by Pam Burns, to deny without prejudice the Variance because the shed will be moved out of the road setbacks. The motion unanimously carried.

Case #2024-8 Frank and Dina Lombardi

At 6:07 pm, Chairman Larson began the Public Hearing for Frank and Dina Lombardi for a Variance to allow a camping trailer to be kept on their property. Frank and Dina Lombardi were present for the Public Hearing. Frank Lombardi stated that the land had been listed for sale, and that the camping trailer was scheduled to be moved off the property on Saturday, November 23, 2024. Frank Lombardi stated that because the camping trailer will be removed, he is withdrawing his application for the Variance. Frank Lombardi asked several questions about potentially developing the property. Steve Larson stated that because the last permit was granted ten years ago, anything done to the property will need new applications and permits granted. Steve Larson also stated that any applications to place a home on the property would have to show a State approved septic plan or prove that the old septic system meets current regulations. Also present at the Public Hearing was Chris Quigg, the perspective buyer of the property. Mr. Quigg expressed his desire to eventually

build a small home on the property and stated that he was prepared to follow the Town's Zoning Ordinances to do so. Steve Larson asked Frank Lombardi again if he still wanted to withdraw his application, to which Frank Lombardi answered in the affirmative.

Steve Larson made a motion, seconded by Joel Wasserman, to approve the withdrawal of the application. The motion unanimously carried.

Steve Larson made a motion to adjourn the meeting, seconded by Pam Burns. The motion unanimously carried. The meeting was adjourned at 6:25 pm.

Respectfully submitted,

Bethany Hicks

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