

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
September 28, 2005**

MINUTES

Members present: Chris Dunne, Polly Fife, Steve Bradbury, Roland Seymour. Also present: Dave Lorch, LRPC and Eliza Conde, Secretary.

Acting as Chairman, Roland Seymour appointed Polly Fife and Steve Bradbury as voting members for this meeting.

David Colvin: Application for a variance to the terms of Article 7, Table 2 of the Northfield Zoning Ordinance to construct a residence within the front and side setbacks at 111 Shaker Road (Tax Map R14 Lot 4B) in the Conservation zone.

Roland Seymour informed the board that he has had a previous professional relationship with the applicant but does not believe it would influence his decision. Members did not believe there would be a conflict of interest.

After review of Dave Lorch's report, Chris Dunne moved, seconded by Steve Bradbury, to accept the application as complete. Motion passed. Dave Lorch explained that this is a small pre-existing, non-conforming lot which do not allow the applicant to conform to the current Conservation zone setbacks of 100' in the front and 50' on the side. Mr. Colvin explained that the current mobile home on the lot is old and need of repair. He would like to replace it with a conventionally built log home which would be set back further from the road than the current mobile home. He is requesting that the home be allowed 45' from the front line and 30' from the south side line.

Public hearing opened: Chris Hunt asked that if the board grants a variance that they include the actual footage within the setback and that it would be for a standard home rather than a replacement mobile home. Public hearing closed.

Chris Dunne moved, seconded by Steve Bradbury, to grant a variance for Tax Map R14 Lot 4B located at 111 Shaker Road, David Colvin owner, to locate a new house 20' inside the side setback and 55' inside the front setback with the condition that the mobile home is to be razed after the new house is occupied. Steve Bradbury reviewed the 5 criteria and it was agreed that this application meets the criteria, particularly the hardship due to lot size. Motion passed.

Steve Bradbury moved, seconded by Chris Dunne to accept the minutes of Aug. 24, 2005 as read. Motion passed.

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Roland Seymour passed out a memo for members to consider relative to “After the fact fees” and limiting the amount of time spent per application per meeting.

Meeting adjourned at 6:55 PM.

Respectfully submitted,

Eliza Conde, Secretary