

**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENT  
July 26, 2006**

**MINUTES**

Members present: Dave Liberatore, Steve Bradbury, Polly Mills Fife, and Keith Murray, Alternate. Also present: Dave Lorch, LRPC and Eliza Conde, Secretary.

Dave Liberatore asked Keith Murray to be a voting member for this meeting.

Polly Mills Fife moved, seconded by Steve Bradbury to accept the minutes of June 28, 2006 as read. Motion passed.

**Wayne & Pamela Doucet: Application for at variance to the terms of Article 7, Table 2 of the Northfield Zoning Ordinance in order to subdivide land in Northfield from land in Canterbury with 1071.60 frontage on a Class VI highway rather than Class V as required on Windfall Road (Tax Map R13 Lot 10A) in the Conservation zone.** The Board received a letter from the Doucet's asking to withdraw this application. No action taken.

**Angel Hernandez: Application for a Special Exception to Article 7 Table 1 of the Northfield Zoning Ordinance to construct a 10'x37' addition to the existing home and a workshop addition to the existing garage within the 100' I93 Buffer Zone at 54 Summer Street (Tax Map U9 Lot 14) in the R1 zone.** After review of the application, Steve Bradbury moved, seconded by Keith Murray to accept the application as complete. Mr. Hernandez explained that the current rooms are small and he would like to be able to build the addition to make the home more comfortable. The addition would not extend beyond the length of the current home. The proposed garage addition would not encroach the 20 foot rear setback.

Dave Lorch pointed out that the lot is 114 to 130 feet deep from the back lot line and any new building on this lot will be within the 100 foot I93 buffer zone. Keith Murray asked about removal of trees. There will be 6-8 trees removed as they are a danger to the home. No tree material will be removed behind the garage.

Public hearing opened and closed with no comment. Steve Bradbury noted that the lot and building are already non-conforming and cannot conform to the current ordinance requirements. Dave Liberatore commented that the addition wouldn't impact the buffer. Polly Mills Fife asked if there is any liability to the town if they approve a building that is too close to the highway. Dave Lorch responded that the highway corridor allows for that safety buffer and the proposed additions meet the towns regular rear setbacks.

Steve Bradbury moved, seconded by Polly Mills Fife to grant a special exception for Tax Map # U9, Lot # 14 located at 54 Summer Street, Angel Hernandez owner, to construct an addition to the principal residence measuring 37' long by 10' wide and to construct a

garage measuring 20' by 12' not be located any closer to the rear lot boundary than 20' .  
The criteria for approving a special exception were discussed as follows:

- a. *The site appropriate for the proposed use in regard to surrounding land uses, the master plan, public facilities, utilities.*  
The Master Plan land use map indicates this area as primarily residential use. The purpose is to expand the size of the house by increasing it 10' wider. The purpose of the buffer is to leave the land undisturbed in order to reduce noise and to maintain rural character along the highway. Enlarging the house will not accomplish this purpose.
- b. *Compatibility of the proposed use with the vicinity.*  
This proposal to expand the size of the house is consistent with land use along Summer Street which is primarily residential.
- c. *Provision for adequate sanitary facilities, water supply and road access.*  
The lot is on public water and sewer. Road access is adequate.
- d. *Other related factors.*  
The addition to the house and construction of the garage will cause the removal of 6 to 8 trees located in the back yard.

Motion passed.

Meeting adjourned at 7:00 pm.

Respectfully submitted,

Eliza Conde, Secretary