

**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENT  
July 26, 2010**

**MINUTES**

Members present: Kent Finemore, Keith Murray, Phil Cain, Polly Mills Fife, Geoff Ziminski and Brian Brown. Also present: Peer Kraft-Lund, LRPC and Eliza Conde, Secretary.

**Minutes:** Keith Murray moved, seconded by Geoff Ziminski to accept the minutes of May 24, 2010 as read. Motion passed.

**David O’Hearn: Application for a variance from Article 7 Table 2 of the Northfield Zoning Ordinance to build a 16’x20’ shed within the side and front setbacks at 701 Bean Hill Road (Tax Map R17 Lot 31-1) in the Conservation Zone.** Keith Murray moved, seconded by Phil Cain to accept the application as complete. Motion passed.

David O’Hearn explained that he would like to build a shed 70 feet from the front property line as the property is wet further back. The proposed location is right on the side boundary line, however, the O’Hearn’s also own the abutting property. Peer Kraft-Lund advised the Board that they should consider this to be two variances, one for each setback. He added that the applicant plans to merge the two lots which would make the side setback variance unnecessary.

Members reviewed the document for the merging of the two properties which has been submitted to the town, but not yet signed by the Planning Board Chairman. Discussion relative to the procedure assured the Board that the merger will happen without any issues from the Planning Board as it only requires the Chairman’s signature.

Public hearing was opened and closed with no comment.

After further discussion Geoff Ziminski moved, seconded by Phil Cain to approve the variance to build a 16’x20’ shed within the front setback at 701 Bean Hill Road in the Conservation Zone with the condition that lots R17 Lot 31-1 and R17 Lot 29-3 be merged. Kent Finemore questioned whether the motion should be worded differently in order to grant the front setback even if the lots were not merged, but it was decided to leave the motion as is. Motion passed.

Meeting adjourned at 7:15 pm.

Respectfully submitted,  
Eliza Conde, Secretary

*Minutes approved 09-27-2010*