TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
September 26, 2016
MINUTES

Present: Brian Brown, Bob Southworth, Keith Murray, Paula Benski, Kent Finemore, Jacqueline Roy and Dave Curdie.

Minutes: Keith Murray moved, seconded by Paula Benski to approve the minutes of August 22, 2016 as read. Motion passed.

Kipco Properties, LLC – Daniel Cormier: Application for a variance from Article 17 Table 17.5 of the Northfield Zoning Ordinance to allow the construction of a 48x80 building and parking within setbacks at 270 Tilton Road, Rte 140 (Tax Map R14 Lot 8-1) on 16.71 acres in the Commercial/Industrial Zone.

Attorney Regina Nadeau submitted a letter on behalf of Mr. Cormier to the Zoning Board of Adjustment on September 22, 2016 which stated that they wished to withdraw his application at this time.

Wadleigh Auto Repair - James Wadleigh: Application for a variance from relief of restrictions set on an October 28, 2008 variance to allow for 3 additional parking spaces at 28 Sargent St. (Tax Map U03 Lot 25) on .46 acre in the Commercial/Industrial Zone.

After review of the application, Keith Murray moved, seconded by Brian Brown to accept the application as complete. Motion passed.

James Wadleigh spoke regarding his request for additional vehicles; he stated that his business has grown and he needs the ability to have more vehicles on hand to be serviced. Pictures of the proposed parking arrangement are attached to the application for review.

Kent Finemore clarified that it is not additional parking spaces that Mr. Wadleigh is requesting; he is asking for approval to have a total of 6 vehicles stored for the purpose of being serviced. Mr. Wadleigh agreed.

Kent Finemore made reference to the Minutes of the October 28, 2008 meeting of the Zoning Board of Adjustment. It is stated in these minutes that this property is located within the Groundwater Protection Zone; the conditions of the approval given at that time were partly based on precautions to protect the groundwater. Therefore, Mr. Wadleigh's request was presented to the Conservation Commission at the meeting held on September 21, 2016. Secretary Lindsey Giunta reported on behalf of the Conservation Commission. The Commission discussed the application and its effect on groundwater protection; it was decided by the Commission that, providing Mr. Wadleigh meets all State regulations, there are no foreseen issues with his request. The application, as well as photographs of the property were provided to the members of the Commission as reference.

Public hearing was opened.

Abutter Wayne Hammond had questions and concerns; discussion ensued regarding groundwater runoff, the need for additional paved area for the parked cars, the effect the additional cars will have on the site line, the concern that vehicle headlights will shine into Mr. Hammond's home. Tire management and proper setbacks were also discussed. Kevin Waldron stated that in his opinion there is ample room for the additional parking, Chris Cartier agreed with Kevin Waldron and added that the additional parking would allow for Mr. Wadleigh's

business to thrive. Chris Hunt stated that the Board could consider the possibility of having Mr. Wadleigh construct a fence between his property and Mr. Hammond's property as a condition of approval.

Mr. Finemore stated that these questions, concerns and suggestions would be considered by the Board. Public hearing was closed.

After further discussion; Keith Murray makes a motion to approve the application for a variance from relief of restrictions set on an October 28, 2008 variance to allow for a total of 6 vehicles for the purpose of being serviced at 28 Sargent St. (Tax Map U03 Lot 25) on .46 acre in the Commercial/Industrial Zone, seconded by Paula Benski. Motion passed.

There being no further business the meeting was adjourned at 8:20 pm.

DRAFT