

**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENT  
August 22, 2011**

**MINUTES**

Members present: Kent Finemore, Keith Murray, Brian Brown and Dave Liberatore. Chairman Finemore appointed Brian as a voting member for this meeting.

**Minutes:** Dave Liberatore moved, seconded by Brian Brown to approve the minutes of July 25, 2011 as read. Motion passed.

Keith Murray moved, seconded by Dave Liberatore to approve the minutes of August 3, 2011 as read. Kent Finemore asked about the State of NH easement on the Couture property, specifically the length of the easement on this lot. Dave Liberatore stated that there appeared to be no wetland vegetation that the area was dry and did not appear to be an issue. Motion passed.

**Bruce and Maureen Couture Realty Trust: Application for an Area Variance from Article 7 Section 2 of the Northfield Zoning Ordinance to allow construction of a residence within the 100 foot setback on Glines Park Road (Tax Map R8 Lot 23) in the Conservation zone.** With the new map, the corrected article of the Zoning Ordinance and the 2 additional abutters being notified, Dave Liberatore moved, seconded by Brian Brown to accept the application as complete. Motion passed.

Dave Liberatore commented that the site walk had clarified any concerns he had about the lot and the State of NH's easement. There appeared to be plenty of room for a residence with a septic system and well. Brian Brown added that the presence of sand on the lot makes it favorable for building with proper drainage. The map submitted by the Coutures shows that they can create a building envelope that allows a 50' setback on all sides and this would be in compliance with the spirit of the Conservation District.

Public hearing: Chairman Finemore read a letter from the Conservation Commission indicated there were no concerns. Public hearing closed.

Members reviewed the criteria for a variance:

1. Granting a variance would not diminish surrounding property values as there is plenty of room on the lot for a residence.
2. Granting a variance would not be contrary to the public interest because it would be within the spirit of the ordinance.
3. The lot is pre-existing, established before zoning and the establishment of the Conservation zone. The lot is not large enough to be able to meet the required setbacks of the conservation zone.
4. Granting the variance would do substantial justice because it allows the lot to be used as intended.
5. Granting the variance is within the spirit of the ordinance.

Dave Liberatore moved, seconded by Keith Murray to grant a variance from Article 7 Section 2 of the Northfield Zoning Ordinance to allow construction of a residence within the 100 foot setback on Glines Park Road (Tax Map R8 Lot 23) in the Conservation zone with the following condition:

1. That any building not be any closer than 50 feet from any property bound.

Motion passed.

Meeting adjourned at 7:35 pm.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved 09-26-2011*