

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
September 22, 2014**

MINUTES

Members present: Brian Brown, Phil Cain, Keith Murray, Kent Finemore and Kevin Waldron.

Minutes: Phil Cain moved, seconded by Brian Brown to accept the minutes of August 25, 2014 as read. Motion passed.

Robbie Robbins and Amy Marrello: Application for a Special Exception to operate an automotive repair facility on .61 acre at 35 Park Street (Tax Map U7 Lot 4) in the C/I zone. The applicant informed the Board prior to this meeting that they would not be able to attend the meeting and asked that the application be considered at the November meeting. After discussion relative to how to handle it, members reviewed the application for completeness. As there was no sketch or plan included with the application as required, Keith Murray moved, seconded by Phil Cain to not accept the application as complete. Motion passed. A new application will be necessary should the applicant decide to continue.

Melanie Bell: Application for a variance to Article 7 of the Northfield Zoning Ordinance to add a 12'x16' addition within the 50' setback on 2.79 acres at 163 Sandogardy Pond Road (Tax Map R8 Lot 4-9A) in the Conservation zone. After review of the application, Keith Murray moved, seconded by Phil Cain to accept the application as complete. Motion passed. Melanie Bell explained that she had originally planned a glass pre-fab addition, but due to cost is now planning a stick built addition which will be 14'x16' rather than the 12'x16' as in the application. This property was subdivided before the zoning changed to Conservation and now cannot meet the 50' side setback. Keith Murray asked if there were other setback issues. The driveway is 200' long and the proposed addition would be 41' from the side.

Public hearing was opened and closed with no comment.

Members reviewed the criteria for a variance:

1. Granting the variance would not be contrary to the public interest because it would not decrease the conservation area and no large trees will be removed.
2. Granting the variance would not be contrary to the spirit of the ordinance because it is not causing higher density population in the Conservation Zone.
3. Granting the variance would do substantial justice because it would add value to the home and allow the family to have more space.
4. Granting the variance would not diminish the values of the surrounding properties because it is not visible from the road and would add value to the home.
5. Literal enforcement of the Ordinance would result in unnecessary hardship because the zoning changed after the home was already built.

Kevin Waldron moved, seconded by Keith Murray to grant a variance to Article 7 of the Northfield Zoning Ordinance to add a 14'x16' addition within the 50' setback on 2.79 acres **at** 163 Sandogardy Pond Road (Tax Map R8 Lot 4-9A) in the Conservation zone. Motion passed.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 10-27-2014