

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
November 26, 2012**

MINUTES

Members present: Kent Finemore, Keith Murray, Phil Cain and Brian Brown. Also present: Gerald Coogan, LRPC.

Minutes: Keith Murray moved, seconded by Phil Cain to accept the minutes of October 22, 2012 as read. Motion passed.

Taylor/Minor Enterprises, Inc/Regina Vachon/Dorothy Carroll: Application for a variance from Article 10 Section 10.2 of the Northfield Zoning Ordinance to construct an 8’x12’ enclosed porch within the 75’ set back requirement at MHP Hillside Tr. Park #8 (Tax Map U7 Lot 100) in the R1 zone. Gerald Coogan reported that the application is complete. He explained that the mobile home park does not have individual lots so setbacks do not normally apply, but in this case the mobile home is within the 75’ setback from the road thereby requiring a variance. Keith Murray moved, seconded by Phil Cain to accept the application as complete. Motion passed.

Don Minor, property owner, explained that the mobile home is on his property but belongs to Regina Vachon and Dorothy Carroll. He has no objections to the proposed addition. Keith Murray asked for clarification of the setback and determined that the porch will be 32 feet from the fence, not the road.

Public hearing opened and closed with no comment. Keith Murray commented that this is a grandfathered non-compliant park and he observed that about half the homes have similar structures added to the mobile homes.

Kent Finemore reviewed the criteria for a variance:

1. Approving the variance would not be contrary to the public interest as it would be similar to other homes in the area.
2. The spirit of the ordinance is observed as this is not a density issue.
3. Substantial justice is done by allowing similar use of property as others have.
4. Values of surrounding properties would not be diminished.
5. Not granting a variance would result in unnecessary hardship as it is a reasonable use of the property.

Keith Murray moved, seconded by Phil to grant a variance from Article 10 Section 10.2 of the Northfield Zoning Ordinance to construct an 8’x12’ enclosed porch within the 75’ set back requirement at MHP Hillside Tr. Park #8 (Tax Map U7 Lot 100) in the R1 zone. Motion passed.

ZBA Rules of Procedure: Review/update and vote on the current Rules of Procedure to bring into compliance with regulations. After review of the proposed changes to the Rules of Procedure to make it compliant with current procedures, Keith Murray moved, seconded by Phil Cain to adopt the proposed changes to the Rules of Procedure as reviewed. Motion passed.

Other: The December meeting will be held on Tuesday, December 18 with the application deadline on December 3.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 03-25-2013