

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF AUGUST 22, 2022**

Members Present: Manuel Pimentel, Morris Boudreau, Richard Honer, Ross Cunningham

Staff: Stephanie Giovannucci

Chairman Pimentel called the meeting to order at 7:00 PM. Introductions of Board members was completed.

- **Minutes**

Honer/Boudreau moved to approve the meeting minutes of July 25, 2022 as written. **Motion Passed**

Chairman Pimentel explained that there is not a full board tonight, so the vote will need to be unanimous to either pass or fail the application. Scott Lewandowski chose to continue with the discussion.

- **Scott Lewandowski** – Application for a Special Exception to allow the current 2-family dwelling to be changed to a 3-family dwelling, located at 20 Caveney Dr (Map U15 Lot 2) on 7.829 acres in the R1 Zone.

Scott Lewandowski stated that the number of bedrooms will not change, so he does not need to upgrade the septic system. He added that he met with the Fire Department and one bedroom is close to the mechanical room so he will be installing a barrier wall and sprinklers, other than that it all meets life safety.

Public Comment session opened at 7:03pm.

Hunter Hill was only concerned about the septic as he is downhill from this property, but the owner answered that concern in is explanation.

There being no further public input, closed at 7:04pm

Board reviewed each criteria...

Criteria 1: Board agrees with what's written, no questions or concerns

Criteria 2: Board agrees with what's written, no questions or concerns

Criteria 3: Board agrees with what's written, no questions or concerns

Board feels the applicant meets all of the criteria.

Honer/Cunningham moved to grant the application as presented. **Motion Passed.**

- **TAM Holdings LLC** – Application for a Special Exception to utilize the existing home as Short-Term Lodging, located at 11 Ski Hill Drive (Map R12 Lot 18-1E) on .92 acres in the R1 Zone.

Chairman Pimentel noted that the applicant is not present, the Board agreed to review the application.

No Public present.

Board reviewed each criteria...

Criteria 1: Board agrees with what's written, no questions or concerns

Criteria 2: Board agrees with what's written, no questions or concerns

Criteria 3: Board agrees with what's written, no questions or concerns

Board feels the applicant meets all of the criteria.

Cunningham/Boudreau moved to approve the application as submitted. **Motion Passed.**

- **Other Business**

Mrs. Giovannucci informed the board that the Planning Board is reviewing the Zoning Ordinance, and will be putting on the ballot to fix criteria 4 for Special Exceptions and the requirements for ADU's.

There being no other business meeting adjourned at 7:37 PM

Minutes approved November 28, 2022