

**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENT  
May 24, 2010**

**MINUTES**

Members present: Polly Mills Fife, Keith Murray, Dave Liberatore, Geoff Ziminski and Brian Brown. Also present: Peer Kraft-Lund, LRPC and Eliza Conde, Secretary.

Acting Chair Dave Liberatore asked Brian Brown and Geoff Ziminski to be voting members for this meeting.

Keith Murray moved, seconded by Geoff Ziminski to approve the minutes of April 26, 2010 as read. Motion passed.

**David R. Elliott, Jr.: Continuation of an application for a variance from Article 7 section 2 of the Northfield Zoning Ordinance to permit a reduced setback and reduced minimum lot size in order to subdivide 27 Vine Street and 9 Oak Street into two lots (Tax Map U7 Lot 36) in the R2 zone.** Dave Krause, representing the applicant, reviewed the application requesting a variance for the setback to the garage and two variances for the two lots to be created by a subdivision. Members reviewed a letter from Atty. Bart Mayer in response to a request for guidance which suggested the possibility of condominiums for the two homes rather than a subdivision. Discussion of the advantages of condos rather than separate homes included snow removal becoming a non issue. Dave Liberatore felt that the subdivision of the lot would eliminate the situation of having two residences on one lot and there would be no change to the neighborhood. Peer Kraft Lund added that the condo situation would not be suitable for the applicant's intent of removing the additional home from the future ownership of the applicant's son.

Discussion followed relative to the parking area for the 9 Oak Street property. The lot is level and a new driveway could be created on Oak Street. Brian Brown expressed concern about the current parking situation with vehicles on both sides of Oak Street. Peer Kraft Lund reminded the Board that the parking issue is a consideration of the Planning Board and the police have the opportunity to enforce proper parking.

The issue of the boundary line being 4 feet north of the garage was of concern for snow removal, future repair of the roof, etc. Moving the lot line further from the garage creates a smaller parking area for 9 Oak Street. Keith Murray suggested a jog in the line to allow 6 feet from the garage but keep the line where it is in the parking area.

Keith Murray moved, seconded by Brian Brown, that the application for a variance to allow an approximately 7,500 sq. ft lot at the corner of Oak and Vine Street as submitted by David Elliott Jr. for Tax Map U7, Lot 36 located at 27 Vine and 9 Oak Street in the R2 zone be approved with the following condition:

1. That the lot line be no less than 6' from the existing garage.

Motion passed.

Keith Murray moved, seconded by Geoff Ziminski, that the application for a variance to allow an approximately 14,600 sq ft lot south of the Lot at the corner of Oak and Vine Street as submitted by David Elliott, Jr. for Tax Map U7 Lot 36, located at 27 Vine St. and 9 Oak St. in the R2 zone be approved with the following condition:

1. That the lot line be no less than 6' from the existing garage.

Motion passed.

Keith Murray moved, seconded by Brian Brown, that the application for a variance to allow a reduced side line setback of an unknown amount from an existing garage on a lot south of the lot at the corner of Oak and Vine Street as submitted by David Elliott, Jr. for Tax Map U7 Lot 36, located at 27 Vine and 9 Oak Streets in the R2 zone be approved with the following condition:

1. That the lot line be no less than 6' from the existing garage.

Polly Mills Fife questioned the "setback of an unknown amount" being included with the condition of 6 feet. The unknown amount is because the plan as presented does not have surveyed distances included. The plan for the subdivision will be precise in its measurement.

Motion passed.

Meeting adjourned at 7:40 PM.

Respectfully submitted,

Eliza Conde, Secretary

*Minutes approved July 26, 2010*