

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
JANUARY 28, 2019 – 7:00 pm
MINUTES**

Members Present: David Curdie, Brian Brown, Scott Haskins

Others Present: Jonathan & Bridgette Fowler, John Cilley, Charlene Stryker

Brown opened the meeting at 7:03, there being no quorum Brown appointed Haskins as a full voting member.

1. **Minutes** were reviewed and Curdie asked for two changes. One being on “page 2” the word “Assessment is changed to Exception”. Second change on “page 2” **Curdie/Keiser** moved to accept the motion for the Blais Special Exception *not* **Curdie/Lounsbury**. Minutes will be reviewed and approved at the next meeting when there is a full board present.

Brown asked the Fowlers if they wanted to continue with their application without a full board being present. Fowlers replied, they did want to continue.

2. **Jonathan and Bridgette Fowler – Application for a Special Exception** to add an accessory dwelling within the existing single family residence on 4.642 acres located at 24 Shaw Road (Map R06-23-3) in the R1 Zone. Brown opened discussion of the application to the board at this time. Discussion ensued. **Curdie/Haskins** moved to approve the application as complete. **Motion Passed.**

Brown opened the meeting to the public and asked the Fowlers to present their plans. Jonathan Fowler explained they feel as though they have met all the requirements to move forward on this ADU. He expressed this would be an In-Law apartment for his relatives and would not be used as a rental. He continued stating there is a door that would separate this space from the principle dwelling unit and this space will tie into the existing sewer system, the unit is about 900 sq. ft. and is equipped with a sprinkler system.

Curdie asked about egress. Fowler replied there is a double door that provides an entrance/exit from the unit and also a large window in the bedroom area.

Being no other discussion, Brown closed discussion from the public.

Brown opened discussion to the Board. Article 6.3 on Accessory Dwelling Units (finished basements) were reviewed and discussion ensued.

Curdie/Haskins motioned to approve the Special Exception for 44 Shaw Road, (R06-23-0003), and that the rules of Article 6.3 of the Zoning Ordinance be followed. **Motion Passed.**

There being no other business, meeting was adjourned at 7:28 PM

Minutes Approved March 25, 2019