

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
DECEMBER 17, 2018 – 7:00 pm
MINUTES**

Members Present: David Curdie, Brian Brown, Scott Haskins, Cathy Keyser, Kaitlin Lounsbury

Others Present: Stephanie Giovannucci, Pat Moynihan, Ron Moreau, Charlene Stryker

Having a quorum established Brian Brown called the meeting to order at 7:00 PM.

Curdie began by asking if a new Chair and Vice Chair should be nominated and established before the meeting began. Agreement was unanimous.

Curdie/Keyser moved to nominate Brown as Chairman. Curdie asked if there was any discussion or comments from the Board. None being - a vote was taken. Motion Passed.

Haskins/Keyser move to nominate Curdie for Vice Chairman, Brown asked if there was any discussion or comments from the Board. None being – a vote was taken. Motion passed.

Brown declared Haskins to be a voting member for this meeting.

Giovannucci announced there were two new persons interested in joining the Board. She then followed with the positions available at this time.

- There are presently 3-Alternate openings for the Board.
- The Board is currently 1-full member short.
- We have 2-people interested in joining.
- This will be discussed and addressed at the Selectmen Meeting being held tomorrow, December 18, 2018. Any on the Zoning Board are welcome to attend for comments and suggestions.

1. **Minutes:** Curdie/Haskins moved to approve the minutes of November 26, 2018 as written. Motion Passed

2. **Gloria Blais Trustee of the Gloria Blais 2014 Trust – Application for Special Exception** to allow agricultural use on 79.3 acres located at 134 Cross Mill Road (Map R04 Lot 14) in the Commercial Industrial Zone.

Giovannucci presented the Board with a letter from Mrs. Blais stating that Pat Moynihan had her permission to represent her at this meeting.

Giovannucci also called the Boards attention to a memo from Susan Slack from the Lakes Region Planning Commission on her recommendations.

Brown opened the meeting to hear from Moynihan about the application. Moynihan explained that although the property is zones for commercial/Industrial use, Ms. Blais is looking for a Special Exception to allow a few farm animals along with vegetable gardens and perhaps communal gardens. Curdie asked if the new owners would be living on the property. Moynihan answered yes.

Brown asked if there would be any large signage for items such as the farm stand. Moynihan answered no.

Giovannucci stated she has done extensive research on this property and although the property was once used as a farmstead, those grandfather rights have expired.

Brown asked if there were any other questions or comments from the Board. Being none, Brown asked if all abutters have been notified. Giovannucci stated they had.

Curdie moved to accept the application as complete, **Keyser** second the motion. **Motion Passed.**

Ron Moreau, an abutter of the Blais property, commented that he was in agreement with a farmstead, as long as there were to be no more condos being built there.

Brown then opened comments up to the Public to acknowledge Moreau's comments. Brown asked Moreau if he had any other comments before closing the discussion to the Board. None were established.

Brown asked Moynihan if any type of pick your own or tourist activities would be happening on the above property. Moynihan answered no. Giovannucci stated the new owners would have to follow the Manual of Best Management Practices (BMPs) for Agriculture New Hampshire developed by the NH Department of Agriculture, Markets and Food, and the UNH Cooperative Extension.

Curdie/Keyser moved to accept the motion with the condition that the Best Management Practices for Agriculture NH by the NH Department of Agriculture, Market and Foods, and the UNH Cooperative Extension be followed. **Motion Passed.**

There being no other business, meeting adjourned at 7:34 PM.

Minutes Approved March 25, 2019