

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF DECEMBER 23, 2019**

Members Present: David Curdie, Brian Brown, Scott Haskins, Cathy Keyser, Kaitlin Lounsbury, Kevin Waldron, Robert Southworth;

Others Present: Heidi Cole, Stephanie Giovannucci, Ron Dunlop, Frank Iberger, Kandi Iberger;

Meeting was called to order by Brian Brown at 7:00 PM.

1. Minutes

Waldron/Curdie motioned to approve the minutes of November 6, 2019 as written, **Motion passed.**

2. Frank Iberger application for a Special Exception for a Service Business located at 11a Cofran Ave (Map-U14-Lot-19-1) in the R1 Zone.

F. Iberger was in attendance. Mr. Brown asked F. Iberger to explain the request for a special exception. F. Iberger stated that he was trying to keep his service business running that he had been running for 18 years. He also stated that he did not know that he needed a special exception to do so. Mr. Waldron asked Mr. Iberger when his business license was established. Mr. Iberger stated that he believed it was 2002. Mr. Waldron also read website details for FBI Supply Outlet and asked Mr. Iberger if customers are coming to his home to purchase supplies/tools. Mr. Iberger stated that all items are drop shipped from the vendor directly, and in rare cases he may sell one of his tools if someone is in dire need of it.

Mr. Brown opened it to the public comment at 7:15 PM.

Ron Dunlop stated that he was concerned with the tractor trailers that were delivering to Mr. Iberger were a safety concern due to them blocking two way traffic. He also stated that the volume of deliveries has increased in the last two years and the lot is looking more commercial than residential.

Mr. Brown closed public comment at 7:19 PM

Mr. Brown deliberated with the Board to try to figure out which category Mr. Iberger's business fell under. Mr. Waldron asked Mr. Iberger if an item is available do they allow customers to come to their home and pick it up. Mrs. Iberger stated that they do if it is in stock. Ms. Keyser asked how often they get deliveries. Mr. Iberger stated about once a month. The Board agreed the home office part is permissible use. Chairman Brown stated that different factors make it difficult to choose which category it falls under. The Board agreed that it needs to fall under a Service Business.

Chairman Brown opened up public comment at 8:04 PM

Mr. Dunlop said he is concerned with the heavy truck traffic, and asked about a possible site walk. Mr. Brown stated that part of the Board review is to ride by the lots to see what they are dealing with.

Chairman Brown closed public comment at 8:07 PM

Mr. Curdie asked Mr. Iberger if all deliveries were 18 wheelers. Mr. Iberger stated that they are all different sizes and he can't control what size truck delivers the products. Mrs. Iberger stated they have not received any complaints or had any accidents in the 18 years they have been in business.

Chairman Brown asked if the Board had a motion.

Lounsbury/Keyser moved to approve the application for a special exception for a service business located at 11a Cofran Ave, Map U14, Lot 19-1 in the R-1 Zone, with the requirement that it remains a Service Business only as defined in the 2019 Zoning Ordinance. **Motion Passed 3 to 2.**

3. Other Business

Review of Zoning Board Checklist, Finding of facts, Decision to grant or deny drafts. The Board all agreed that the drafts looked great no revisions were necessary.

There being no other business the board moved to adjourn the meeting at 8:30 PM

Minutes approved on January 27, 2020