

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF MARCH 25, 2019**

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

Others Present: William Coulter, Charlene Stryker

Brian Brown opened the meeting at 7:00 PM.

1. Minutes

Curdie/Lounsbury moved to approve the minutes of January 28, 2019 as written with changes previously made. **Motion Passed.**

Curdie/Haskins moved to approve minutes of February 25, 2019 as written as presented. **Motion Passed.**

- 2. William & Jessica Coulter – Application for a Special Exception** to add an accessory dwelling within the existing single family residence on 1.38 acres located at 200 Cross Mill Road (Map R04-Lot 17-2A) in the C/I Zone. Brown opened discussion of the application to the board at this time. Discussion ensued. **Curdie/Lounsbury** moved to approve the application as complete. **Motion Passed.**

Brown opened the meeting to the public and asked the Coulter to present his plans. William Coulter 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 future use when he and his wife would want to winter in Florida. The plan is to rent out the main house and the Coulter's would reside in the ADU as their primary residence. Coulter 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 680 sq. ft. and will have 2-separate entrances.

Haskins asked about parking. Coulter replied there is ample parking both in the front of the dwelling and in the back. Coulter continued by stating his plan was not to rent to a large family so parking would not be an issue. Curdie questioned sizing of the windows. Coulter explained these are full size windows and would provide easy escape route in case of emergency. Curdie expressed that one of the dwellings has to be owner occupied. Coulter stated this was understood.

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 wanted it noted going forward that the septic systems in place when applying for an ADU should be able to support the ADU or would need to be pumped annually or as needed.

Curdie/Keyser moved to approve the Special Exception for 200 Cross Mill Road, (R04-Lot 17-2A), and that the rules of Article 6.3 of the Zoning Ordinance be followed. **Motion Passed.**

- 3. Other Business:** Stryker asked if anyone on the ZBA would be willing to commit to a 1-year term as representative on the Capital Improvements Committee beginning in September 2019. Waldron agreed to accept this position. Brown asked Southworth if he would be willing to continue as an alternate on the ZBA. Southworth agreed.

There being no other business, **Curdie/Lounsbury** motioned to adjourn the meeting, **Motion Passed** meeting adjourned at 7:38PM

Minutes Approved April 22, 2019