

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF APRIL 22, 2019**

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

Others Present: Valerie Allen, Robert & Linda DePoutot, Don Bartenstein, Nathaniel Bragdon, Charlene Stryker

Meeting was called to order by Brian Brown at 7:01 PM.

1. **Minutes**

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

2. **Robert & Linda DePoutot – Application for a Special Exception** to add an accessory dwelling within the existing single family residence on 18 acres located at 258 Oak Hill Road (Map R02-Lot 62) in the Conservation Zone. Brown opened discussion of the application to the board at this time. Discussion ensued.

Lounsbury/Curdie moved to approve the application as complete. **Motion Passed.**

Brown opened the meeting to the public and asked DePoutot to present his plans. Robert DePoutot explained that they would like to add an ADU for future rental in the case that he passes, he would like to make sure his wife can sustain the homestead. The DePoutot's have owned their home for 20-years and in the past the space was used for when family and friends visited. DePoutot continued stating he has had the fire inspector at the residence (inspection included in board packet) and has added 3 smoke alarms and 4 sprinkler systems. This will remain a 1-bedroom unit and has ample parking. DePoutot stated he has also had Durgin inspect the sewer/septic system and has received approval. There are 2-entrance/exits from the lower level and a separate door that separated the 2-units. DePoutot ended showing the board photos of the units.

Brown opened the floor to public comment. Hearing none, public hearing was closed.

Brown opened the meeting to the Board for discussion. **Southworth/Curdie** moved to accept the Special Exception for an ADU at 258 Oak Hill Road (Map R02-Lot 62) that sits on 18 acres in the Commercial Zone. **Motion Passed.**

3. **DVH Trust; Valerie Allen, Trustee:** Application for a Special Exception to add an accessory dwelling within the existing single family residence footprint on 2.34 acres located at 44 Fiske Road (Map R15-Lot 31) in the Conservation Zone. Brown opened discussion of the application to the board at this time. Discussion ensued.

Curdie/Southworth moved to approve the application as complete. **Motion Passed.**

Brown opened the floor to Valerie Allen. Allen stated she would like to create an ADU above the existing garage and family room in order to be able to keep her homestead. Allen stated her daughter would move into the ADU to help elevate the cost of the property. There will be a door that will separate the units. Allen showed design plans to the board that captured what would be added. This ADU will not change the house footprint, has ample parking and she plans on upgrading the septic/sewer system to sustain the changes.

Brown opened the floor to public comment: Nathaniel Bragdon who resides at 36 Fiske Road commented that as an abutter and neighbor, he is in full agreement with the Special Exception of adding an ADU at 44 Fiske Road.

Brown closed public comments and re-opened to the board for discussion.

Southworth/Keyser moved to approve the Special Exception to add an ADU at 44 Fiske Road, (Map R15-Lot 31) which sits on 2.34 acres located in the Conservation Zone. **Motion Passed.**

There being no other business the board moved to adjourn the meeting at 7:37pm.

Minutes approved July 22, 2019