

**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENTS  
MEETING MINUTES OF APRIL 27, 2020**

**Members Present:** Kaitlin Lounsbury, Kevin Waldron, Mark Hubbell, Manuel Pimentel;  
**Others Present:** Stephanie Giovannucci, Jeffrey Miller, Jeff Couture, Richard Couture, Karen Couture, Tim Concannon;

Meeting was called to order through Zoom by Kaitlin Lounsbury at 7:08 PM.

Chairman Lounsbury appointed Mark Hubbell, Manuel Pimentel, and Kevin Waldron as voting members.

- **Richard and Karen Couture-** Application for a Special Exception to add a garage with an ADU above located at 83 Sandogardy Pond Rd (Map R08 Lot 1-1) in the Conservation Zone.

Mrs. Giovannucci confirmed that all abutters have been notified.

Mr. J. Couture explained his application stating that he moved in with his parents and found that they need additional space, prompting a request for an ADU.

Chairman Lounsbury read through the application criteria's...

1. "the addition is appropriate as it is already a single family home in a sf neighborhood." Board agreed and had no additional questions.
2. "All structures around the property are single family homes or vacant land" Mr Hubbell asked if anyone else in the neighborhood has a multi-family unit. Mr. Miller stated that there were a couple multi-families, one being the first house on Sandogardy Pond Rd.
3. "property has private well and septic in good condition and on a public road" Mr. Waldron asked about the size of the current septic system. Mrs. Giovannucci pulled up the plan of the existing system which states it's a 2 bedroom system. Mr. Hubbell stated that Mr. Couture will need to contact the State of NH Dept of Environmental Services to get a waiver due to adding a bedroom utilizing a two bedroom septic.
4. "Approving this request will increase the value of the property and assist us with additional living space." Board agreed and had no additional questions.

Chairman Lounsbury opened the meeting for public comment.

Mr. Miller expressed his curiosity about the project, and just asked for clarification as to the location of the ADU. Application was shared on the screen via Zoom for Mr. Miller to look at the map and see the proposed location.

No further questions public hearing closed.

Mrs. Giovannucci read through the requirements of the ADU as stated in the Zoning Ordinance.

Mr. Waldron questioned the number of bathrooms in the current house. Mr. J. Couture stated only one.

**Hubbell/Pimentel** moved to approve the application with the condition of filing the application with the State DES in regards to the Septic System before obtaining a building permit. **Motion Passed 3-1.** Mr. Waldron abstained as he was not confident that the board had authority to control the septic system.

There being no other business meeting adjourned at 7:47 PM

**Minutes approved 5/18/2020**