

**NORTHFIELD ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF JULY 27, 2020**

Members Present: Kaitlin Lounsbury, Kevin Waldron, Mark Hubbell, Manuel Pimentel, Cathy Keyser;
Others Present: Stephanie Giovannucci, Kevin Waldron, Scott Haskins, Chief Michael Sitar
Present on Zoom: Tim & Jess Allerdice, Michael Dolan, John Arthur, April Grasso, Michael Leach, Doug Read,
Brandon & Susan Bartlett, Jean Sullivan, Joshua Cantara

Meeting was called to order by Chair Lounsbury at 7:02 PM.

Chairman Lounsbury appointed Manuel Pimentel, as voting members.

- **Minutes**

Hubbell/Pimentel moved to approve the meeting minutes of June 22, 2020. **Motion Passed**

- **Wireless EDGE Towers II, LLC**- Continuation Application to construct an AGL Tower located at 149 Park Street (Map U09-1F) in the C/I Zone.

Mrs. Lounsbury acknowledged that a memo from Stantec dated July 22nd was received.

Mr. Leach of Stantec reviewed the memo with the Board which included the height of the tower, noise, foot candles, and setbacks. Mrs. Lounsbury asked the Board if they had any questions regarding the memo from Stantec, none at this time.

Mr. Dolan stated that he has reviewed the report from Stantec and reiterated that the proposed structures fall zone avoids all structures and/or any inhabited buildings and that it does not reach the highway. He added that current communication towers throughout the country are located near emergency buildings, fields, etc.

Mrs. Lounsbury asked why the fall zone is 142' and not 215'. Mr. Arthur replied pointed out the fall zone map provided, and added that the first 60' of the tower is structurally harden at the foundation and is designed to act as one unit. Mrs. Giovannucci reminded the Board that the fall zone is half of the tower height in accordance to the ordinance.

Mr. Hubbell asked for an update on the proposed fire station. Chief Sitar stated that there are no building plans yet and nothing has been approved by the voters to move forward.

Board discussed the fall zone easement. Mr. Dolan stated that they are seeking a variance from that requirement as the only impact is the Town and District which has not provided any feedback to date.

Mrs. Giovannucci recommended proceeding with a balloon test, Board agreed. Mr. Dolan stated that he will work with Mrs. Giovannucci to set that up and get sights to take pictures.

Lounsbury/Hubbell moved to continue the application to the next meeting. **Motion Passed.**

- **Timothy and Jessica Allerdice** – Application for a Variance to construct a shed within the setbacks located at 64 Wethersfield Drive (Map R15 Lot 47-18) in the Conservation Zone.

Timothy Allerdice explained his application for a proposed shed to be located within the setbacks due to topography and the location of well and septic and to avoid the water easement the runs along his property.

Mrs. Lounsbury opened the floor to for public input.
There being none, Mrs. Lounsbury closed the floor for public input

Board reviewed the criteria, with no further questions.

Hubbell/Lounsbury moved to approve the variance for the shed as presented. **Motion Passed**

- **Brandon and Samantha Bartlett** – Application for a Special Exception to construct an Accessory Dwelling Unit at 17 Vining Way (Map R11 Lot 8-1A) in the R1 Zone

Jean Sullivan, attorney for Bartlett explained the application and added that the ADU is for their mother to live in.

Mr. Hubbell stated that they currently have a 4 bedroom on a 4 bedroom septic, so they will need to receive approval from NHDES.

Mrs. Lounsbury opened the floor for public input.

Mr. Cantara stated that he feels this is a great project and needed for this family and that he supports the approval of this application.

There being no further input from the public Mrs. Lounsbury closed the floor.

Board read through the criteria.

Mr. Hubbell question what egress is? Mr. Sullivan stated there are two driveways leading to the house.

Mr. Hubbell reiterated that NHDES will need to be contacted in regards to the septic system. Mr. Sullivan stated that they will contact DES to find out what they have to do tomorrow.

Lounsbury/Hubbell moved to grant the special exception as presented. **Motion Passed.**

- **Jason Evangelista** – Application for a Special Exception to construct an Accessory Dwelling Unit at 572 Shaker Rd (Map R19 Lot 10) in the R1 and Conservation Zone.

Mr. Evangelista was not present to review his application.

Board agreed to review anyways. Mr. Hubbell noted that Mr. Evangelista is installing his own septic and well for this ADU.

Mrs. Lounsbury opened the floor for public input.

There being none, Mrs. Lounsbury closed the floor for public input.

Board reviewed each of the criteria with additional questions.

Hubbell/Lounsbury moved to approve the Special Exception as presented. **Motion Passed.**

There being no other business meeting adjourned at 8:25 PM

Minutes approved August 24, 2020