

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF AUGUST 26, 2019**

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

Others Present: Jamie Dalton, William Dalton, Melissa Howard, Bruce Howard, Judy Milner, Stephanie Giovannucci

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

Chairman Brown appointed Haskins and Southworth as full members.

1. Minutes

Chairman Brown stated that the approval of the meeting minutes would be held off until the next meeting incase Cathy Keyser had any input or changes.

2. Continuation: Judith and Chris Milner application for a Special Exception for an Accessory Dwelling Unit located at 142 South Road (Map-R15-Lot-52-7) in the Conservation Zone.

J. Milner was in attendance. Brown asked J. Milner to explain the request for a special exception. J. Milner stated that the ADU was for their parents, and built so that it could be converted back to part of the house once they are gone. Waldron confirmed with J. Miler that the structure was already built, J. Milner confirmed that it was and the building permit was pulled for an addition and the ADU was an afterthought. Brown asked about interior connecting doors, Miler stated that there was an interior door, and a back door. Milner stated that the ADU is a one bedroom, one bathroom, small kitchen, open concept living room, egress entry to the house and back door.

Brown opened the floor for public comments, being none closed the public discussion.

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

Lounsbury stated that the application meets all of the criteria, and the structure meets the requirements in the Zoning Ordinance.

Lounsbury/Southworth moved to approve the application for a special exemption for an accessory dwelling unit located at 142 South Rd, Belmont Map R15, Lot 52-7 in the R-1 Zone, with the requirement that it follows section 6.3 of the Zoning Ordinance. **Motion Passed.**

3. Jamie and William Dalton application for a Special Exception for an Accessory Dwelling Unit located at 117 Park St (Map U08, Lot 11) in the R2 Zone

Mr. and Mrs. Dalton were in attendance. Waldron confirmed that they previously apply to put up a garage. W. Dalton confirmed but that the garage has not been built.

Waldron/Haskins moved to accept the application as complete. **Motion Passed.**

W. Dalton spoke to the application stating that the building is going to be a garage with an in-law above it, and replacing the existing mud room which will now be a connector between both buildings. They are still working on the second egress plan.

Brown asked about sharing or separate water and sewer, W. Dalton replied that the ADU would be on it's own water, sewer and electric.

Brown asked about parking, W. Dalton stated that there is plenty of parking.

Brown opened the floor for public comments, being none closed the public discussion

Waldron moved to approve the application as presented. No Second **Motion Fails**.

Lounsbury/Curdie moved to approve the application for a special exemption for an accessory dwelling unit at 117 Park Street map U08 Lot 11 in the R2 Zone, with the requirement that the applicant follows section 6.3 of the Zoning Ordinance. **Motion Passed**.

4. Bruce and Melissa Howard application for a Special Exception for an Accessory Dwelling Unit located at 130 Shaker Rd (Map R14, Lot 5) in the Conservation Zone.

Waldron/Haskins moved to accept the application as complete. **Motion Passed**.

M. Howard explained that the ADU is for her parents.

Brown opened the floor for public comments, being none closed the public discussion

Curdie/Haskins moved to approve the application for a special exemption for an accessory dwelling unit at 130 Shaker Rd map R14 Lot 5 in the Conservation Zone, with the requirement that the applicant follows section 6.3 of the Zoning Ordinance. **Motion Passed**.

5. Review of Special Exception and Variance applications

Curdie moved to table this discussion, **motion rescinded**.

Board members reviewed the updated applications and asked for the following changes...

- Current Zone Type, be a circle one, instead of a check mark
- Add to the Special Exception application what section and article of the Zoning Ordinance the applicant is requesting an SE for questions.

There being no other business the board moved to adjourn the meeting at 8:02pm.

Minutes approved September 23, 2019