

**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENTS  
MEETING MINUTES OF SEPTEMBER 23, 2019**

**Members Present:** Brian Brown, Scott Haskins, Cathy Keyser, Kevin Waldron

**Others Present:** Keith Lamanuzzi, Danielle Lamanuzzi, Jonathan Halle, Ted Begin, Heidi Cole, Stephanie Giovannucci

Meeting was called to order by Brian Brown at 7:04 PM.

Chairman Brown asked both applicants if they wanted to wait until next month since there were only two voting members of the Board present. Both applicants denied waiting another month, and elected to continue with their application.

Chairman Brown appointed Sel. Haskins as a full member.

**1. Minutes**

**Haskins/Waldron** moved to approve minutes from July 22, 2019 as written as presented. **Motion Passed.**

**Waldron/Haskins** moved to approve minutes from August 26, 2019 as written as presented. **Motion Passed.**

**2. Keith Lamanuzzi, application for a Variance to construct an addition to the existing garage within the setbacks located at 20 Shedd Road (Map-U15-Lot-39) in the Conservation Zone.**

K. Lamanuzzi and D. Lamanuzzi were in attendance. The Board discussed if the application should be accepted since there was a clerical error on the first page where the map and lot was listed as Map U15, Lot 15-1 and should be Map U15, Lot 39. After a disagreement between the Applicant and a Board member the Board reviewed the Zoning Board Procedures and confirmed the correct abutters were notified. All other aspects of the application were covered including the drawings and property map. The Board decided to move forward with the application as corrected.

Chairman Brown asked K. Lamanuzzi to explain the request for a variance. K. Lamanuzzi stated that the addition would be replacing a lean-to that was currently there, He also stated that he is putting on the addition to be able to store all of his equipment inside to create less of an eye sore. K. Lamanuzzi added that this location is the only place he can utilize due to the ledge and drop offs on his property.

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

**Keyser/Haskins** moved to approve the application as amended for a variance to construct an addition to the existing garage within the setbacks located at 20 Shedd Road, Map U15, Lot 39 in the Conservation Zone, giving relief to Article 7 Table 2 of the Zoning Ordinance. **Motion Passed.**

**3. Ted & Elizabeth Begin application for a Variance to enclose a portion of an existing deck within the setbacks located at 156 Sandogardy Pond Road. (Map R08, Lot 57-02) in the Conservation Zone**

T. Begin and J. Halle were in attendance. The Board discussed if the application should be accepted since there was a clerical error on the first page where the map and lot was listed as Map R08, Lot 57 and should be Map R08, Lot 57-2. After a disagreement between the Applicant and a Board member the Board reviewed the Zoning Board Procedures and confirmed the correct abutters were notified. All other aspects of the application were covered including the drawings and property map. The Board decided to move forward with the application as corrected.

Chairman Brown asked T. Begin to explain the request for a variance.

J. Halle on behalf of T. Begin stated that the Begins would like to enclose a portion of the existing raised deck to create a four season room. Sel. Haskins confirmed that this addition is taking up half of the deck space. J. Halle said yes.

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

**Haskins/Keyser** moved to approve the application as amended for a variance to enclose a portion of the existing deck located at 156 Sandogardy Pond Road, (**Map R08, Lot 57-02**) in the Conservation Zone, giving relief to Article 7 Table 2 of the Zoning Ordinance. **Motion Passed.**

- 4. Other Business:** The Board discussed having a working session to review the town's procedures for zoning applications. The Board tentatively set a date for October 23, 2019 at 7:00 PM if applications are received prior to October 11, 2019. If no applications are received the Board agreed on having a working session at their normal meeting date of October 28, 2019.

There being no other business the board moved to adjourn the meeting at 9:22 PM.

**Meeting minutes approved on 11/6/2019.**