

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
August 28, 2017
MINUTES**

Present: David Curdie, Keith Murray, Kent Finemore, Bob Southworth

Chair Kent Finemore appointed Bob Southworth to act as a voting member of the Board.

Kent Finemore asked Cathy Keyser and Mary Tilton if they would like a continuance due to there being four members present and a unanimous vote would be required from three board members to pass. Both applicants decided to continue with the approval process at tonight's meeting.

Cathy Keyser: Application for Special Exception to create an ADU (Accessory Dwelling Unit) in the R2 Zone located at 98 park street (Tax Map U08-24)

Keith Murray moved, Dave Curdie seconded to accept the application as complete. Motion passed unanimously.

Cathy Keyser spoke to her application.

The Board reviewed the Accessory Dwelling Unit Ordinance with amongst themselves then with Cathy.

Public Hearing: Opened: There being no comment: public hearing closed.

Keith Murray moved, Bob Southworth seconded to grant the Special Exception for Cathy Keyser and John Guay to allow an ADU (Accessory Dwelling Unit) at 98 Park Street (Tax U08-24).

Mary Tilton: Application for a variance from Article 7 Section 7.2 of the Northfield Zoning Ordinance to allow construction of a garage within the setbacks at 620 Concord Road (R09 Lot 34) on 2.75 acres in the Conservation Zone.

Keith Murray moved, Bob Southworth seconded to accept the application as complete. Motion passed unanimously.

Mary Tilton spoke to her application and asked the Board to change the garage size from 14x24 to 18x25.

The Board discussed the application amongst themselves.

Public Hearing: Opened: There being no comment: public hearing closed.

Keith Murray moved, Bob Southworth seconded to grant variance from Article 7 Section 7.2 of the Northfield Zoning Ordinance to allow construction of an 18x25 garage within the setbacks

at 620 Concord Road (R09 Lot 34) on 2.75 acres in the Conservation Zone. Motion passed unanimously.

Minutes: Dave Curdie moved, Bob Southworth seconded to approve the minutes of July 24, 2017. Motion passed unanimously. Kent Finemore stated that the June 26, 2017 meeting minute's acceptance will be continued to the next meeting.

There being no further business the meeting was adjourned at 7:30 p.m.

Minutes approved on February 26, 2018