

TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
May 22, 2017
MINUTES

Present: Brian Brown, David Curdie, Keith Murray, Kent Finemore, Bob Southworth, and Stephanie Giovannucci

Vice Chair Keith Murray appointed Bob Southworth to act as a voting member of the board.

Ian Dupont: Application for a variance from article 7 Section 7.2 of the Northfield Zoning Ordinance to allow construction of shed within the setbacks at 205 Shaker Road (Tax Map R15 Lot 40) on 5.4 acres in the Conservation Zone (Consv).

Keith Murray moved, seconded by Brian Brown to accept the application as complete. Motion passed.

Ian Dupont spoke to his application and informed board of restrictions on his property on where to place the shed.

Public Hearing opened: There being no comment; public hearing closed.

Keith Murray motioned to grant the application for variance shed 40x32 within setback regulation at 205 Shaker Road (Tax Map R15 Lot 40) Bob Southworth seconded.

Kent Finemore called for discussion from the board, Bob Southworth recommended to include front setback exact location. Keith Murray moved to amend the motion to include condition no more than 40" front setback. Dave Curdie seconded the amendment. Motion passed as amended.

Jason Perkins: Application for a variance from Article 7 Section 7.2 of the Northfield Zoning Ordinance to allow construction of a deck and shed within the setbacks at 107 Fellows Hill Road (R22 Lot 2-2) on 2.887 acres in the Conservation Zone.

Keith Murray moved, seconded by David Curdie to accept the application as complete. Motion passed.

Jason Perkins spoke to his application and informed the board of restrictions on his property on where to place the shed.

Public hearing opened: There being no comment; public hearing closed.

Keith Murray motioned to grant the application for Variance for Jason Perkins 107 Fellows Hill Road (Tax Map R22 Lot 2-2) seeking relief from Article 7 Section 7.2 to build a deck within setback to the property line and 12x16 shed within 50" of the setback and to be no closer than 12" of that property line. Brian Brown seconded. Motion passed.

Minutes: Brian Brown moved, seconded by David Curdie to approve the minutes of March 27, 2017. Motion passed.

Stephanie Giovannucci: presented a revised Variance Application to the board. The board reviewed the application and approved it with minor changes.

The board reviewed Zoning Board Rules of Procedure and discussed changes and will continue to review and update in future meetings.

There being no further business the meeting was adjourned at 8:07 p.m.

Minutes approved on 06-26-2017