

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
March 27, 2017
MINUTES**

Present: Brian Brown, Bob Southworth, Kent Finemore, and Dave Curdie.

Kent Finemore appointed Bob Southworth and David Curdie to act as a voting members of the board.

Minutes: Brian Brown moved, seconded by Bob Southworth to approve the minutes of January 23, 2017 with one change. Motion passed. David Curdie abstained.

Robert W. Murdoch: Application for a variance from Article 7 Section 7.2 of the Northfield Zoning Ordinance to allow the construction of deck within the setbacks at 188 Sandogardy Pond Road (Tax Map R08 Lot 43.0) on .21 acres in the Conservation Zone (Consv).

Brian Brown moved, seconded by Bob Southworth to accept the application as complete. Motion passed.

Mr. Murdoch spoke to his application and noted some interesting facts pertaining to the history of this property. He informed the Board of the location of both the well and the septic on the property and noted that the septic was replaced recently.

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

The Board noted that Mr. Murdoch received a letter signed by the Northfield Code Enforcement officer. The letter stated the reasons why Mr. Murdoch's building permit was denied, as well as notification that a permit from DES is not required as long as the deck will infiltrate rain water. The letter also stated that if the ZBA grants this variance, and a building permit is approved, the deck will not be permitted to have roof, unless a permit from DES is obtained.

Bob Southworth moved, seconded by David Curdie to approve the application for variance from Article 7 Table 2 of the Northfield Zoning Ordinance to allow the construction of a deck within the side and rear setback and from the setback to the body of water at 188 Sandogardy Pond Road (Tax Map R08 Lot 43.0) in the Conservation Zone. Motion passed; variance granted.

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

Minutes approved 05-22-2017