

**NORTHFIELD ZONING BOARD OF ADJUSTMENTS  
MEETING MINUTES OF FEBRUARY 22, 2021**

**Members Present:** Kaitlin Lounsbury, Mark Hubbell, Manuel Pimentel  
**Others Present:** Aimee Dearborn, Kevin Waldron, Darren & Kellianne LaValley  
**Present on Zoom:** Cathy Keyser, Claire Smith, Martha Cheney, Susan Slack, Jeffrey Miller

Meeting was called to order by Chair Lounsbury at 7:00 PM.

Chair Lounsbury appointed Manuel Pimentel, as voting member for this meeting

**1. Minutes**

**Hubbell/Lounsbury** moved to approve the meeting minutes of January 25, 2021. **Motion Passed**

**2. Darren & Kellianne LaValley** - Application for a Special Exception to construct an ADU above their garage (Map R08 Lot 59) in the Conservation Zone.

Chair Lounsbury informed the Mr. and Mrs. LaValley that since there are only 3 members of a 5 person board the votes have to be unanimous, if the votes are not unanimous then they would have to continue to the next meeting in March. She asks Mr. and Mrs. LaValley if they would like to proceed, they both agreed to proceed. Chair Lounsbury asks if all abutters have been notified, Ms. Dearborn confirmed. She asks if we have abutters on Zoom, Ms. Dearborn confirmed there are two.

Mr. and Mrs. LaValley state they would like to build the garage first with the ADU and live in it until lumber prices come down to finish the main house. Chair Lounsbury asks the LaValley's what they intend on using the ADU for when their house is built. Mrs. LaValley states her and her husband both have elderly parents who could use the ADU or the overflow of family they have.

Mr. Hubbell asks the applicants if they talked to the building inspector about their plans to live in the ADU and wait on building the main house which the building permit issued states a house, garage and ADU. Mr. and Mrs. LaValley confirmed they have been in contact with the building inspector and he is aware. Mr. Hubbell asks to see the building permit, upon review noticed the applicants original plans they submitted was for a 4 bedroom in the main house and 2 bedrooms in the ADU. Mr. and Mrs. LaValley stated they are now reducing the number of bedrooms in the main house to support the 4 bedroom septic design, and added that they will be pouring the foundation for the house and garage finishing the main house in the spring. Chair Lounsbury explains to the applicant that whatever decision is made tonight will stay with the property, so during the beginning process of a new construction she wants the applicants to understand how it will be for future owners.

Chair Lounsbury opens the floor for public comments.

She asks the public to speak who are in favor or support?

Clair Smith stated that she has no objection to what the LaValley's are asking for. Jeffrey Miller stated that he has no issues with the applicant's plans.

Chair Lounsbury asks the public for anyone who is opposed to speak, no one spoke.

Chair Lounsbury opens the floor the other public comments and questions.

Kevin Waldron asked if the LaValley's are building a ranch which was on the building permit or a Cape which Mr. Lavalley had mentioned earlier in the meeting. Mr. Waldron added that these are very different plans, but has no concerns with the current plans just thinking down the road if there is going to be 4 bedrooms in the main house which the applicants have now decided there will only be 2 and 2 in the ADU and down the line someone buys the property and wants to put more bedrooms in the main house that current septic plan will not support it. The Board recommended the LaValley's consult with their septic designer while still in the new phase of building to increase the leach field to 5 bedrooms.

Chair Lounsbury closes the public portion and opens up for the board to go through the criteria and Article 6.3 of the Zoning Ordinance.

Board reviewed each criteria for the Special Exception Application.

Criteria #1: No Comments or Questions from the Board.

Criteria #2: No Comments or Questions from the Board.

Criteria #3: No Comments or Questions from the Board.

Criteria #4: No Comments or Questions from the Board.

Hubbell/ Pimentel moved to approve the Special Exception as presented.  
Board agreed no conditions were needed. Motion passed by unanimous vote.

- **Other business**

Chair Loundsbury asked Mr. Pimentel if he is going before the Select board to become a full member. Mr. Pimentel states it won't be for a couple weeks due to running for a Selectman.

There being no other business meeting adjourned at 7:45 PM

**MEETING MINUTES APPROVED ON APRIL 8, 2021**