

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES OF JULY 25, 2022**

Members Present: Manuel Pimentel, Morris Boudreau, Richard Honer
Staff: Stephanie Giovannucci

Chairman Pimentel called the meeting to order at 7:00 PM.
Introductions of Board members was completed.

- **Minutes**

Honer/Boudreau moved to approve the meeting minutes of June 25, 2022 as written. **Motion Passed**

Chairman Pimentel explained that there is only three members present so the vote will need to be unanimous to either pass or fail the application. Angela Dipietrantonio chose to continue with the discussion.

- **Angela Dipietrantonio** – Application for a Variance to construct an addition and new shed within the setbacks located at 12 Kimball St (Map U08 Lot 59) on .23 acres in the R2 Zone.

Angela Dipietrantonio explained that they would like to do an addition to the house, along the existing footprint and move the location of the shed to the end of the driveway.

Mr. Honer asked about the interaction with the Code Enforcement Officer. Mrs. Giovannucci explained there some miscommunications between the CEO and the property owner. Stating that the CEO explained that they were to stay within the footprint of the existing home, the owner thought that meant they could do the addition as long as it did not go beyond the existing structure, meaning no further out than the existing front entry, no longer than the existing house, etc. Once it was realized that the miscommunication happened, the CEO issued a cease-and-desist order.

Public Comment session opened at 7:09pm.

Arthur Brouilliard stated that with what they are doing it looks really good, and he has no issues. He added even without the siding it looks better than some of the other properties that are currently around them.

Kevin Waldron stated that the applicant has already done work without going through the proper channels. Mr. Honer explained the miscommunication. Mr. Waldron continued to state that if Board member Ross Cunningham was here, he would be motioning to deny the application, just like at the last meeting.

Board members reviewed the cease-and-desist order.

There being no further public input, closed at 7:22pm

Board reviewed each criteria...

Criteria 1: Board agrees with what's written, no questions or concerns

Criteria 2: Board agrees with what's written, no questions or concerns

Criteria 3: Board agrees with what's written, no questions or concerns

Criteria 4: Board agrees with what's written, no questions or concerns

Criteria 5: Board agrees with what's written, no questions or concerns

Board feels the applicant meets all of the criteria.

Honer/Boudreau moved to grant the application as presented. **Motion Passed.**

Chairman Pimentel requested that they ask before doing anything else to the property in the future.

- **Kyle and Baylee Paterson;** property owned by James Dodge Woodland Trust c/o John Dodge – Application for a Variance to construct a single-family residence with detached ADU on a Class VI Road located on Polly Ham Road (Map R17 Lot 36A) on 41 acres in the Conservation Zone.

Chairman Pimentel explained that there is only three members present so the vote will need to be unanimous to either pass or fail the application. Kyle and Baylee Paterson chose to continue with the discussion.

Mr. Paterson explained the application, stating that he wants to build a single-family home with the possibly down the road an ADU. Mr. Honer explained that after the ZBA he will need to do a waiver with the Board of Selectmen. Mr. Paterson stated that he is aware of this.

Chairman Pimentel opened the floor to the public at 7:33pm

Daniel Durgin stated that he has no issues with this and supports it. He is concerned that a current resident on that road has a lot of unregistered vehicles in the street.

Closed the public input session at 7:35pm.

Board reviewed each criteria...

Criteria 1: Board agrees with what's written, no questions or concerns

Criteria 2: Board agrees with what's written, no questions or concerns

Criteria 3: Board agrees with what's written, no questions or concerns

Criteria 4: Board agrees with what's written, no questions or concerns

Criteria 5: Board agrees with what's written, no questions or concerns

Honer/Boudreau moved to grant the single-family dwelling on the Class VI Road with a waiver from the Board of Selectmen. **Motion Passed.**

- **Other Business**

Mrs. Giovannucci presented a variance criteria guideline for the board to review and potentially add to the applications. Board agreed to take a look at this for the next meeting.

There being no other business meeting adjourned at 7:41 PM

Minutes approved August 22, 2022