

Zoning Board of Appeals Meeting Minutes
March 29, 2017 7:00 p.m.
Northfield Town Hall

Members Present: Jennifer Cox, Chair, Erin Jaworski, Clerk, Shawn Foster, Al Dietrich, Tim Rogers and Vivien Venskowski, administrative assistant. *Absent:* Bill Forrest

The Chair opened the continuation of the public hearing at 7:05 pm and read the Browning legal notice. She stated that Tim Rogers had been sworn in by the Town Clerk. She noted that the public comment portion of the meeting was over. However, new letters were submitted. She asked the Board members if they wanted to reopen the public portion of the meeting to accept the new letters.

The Board discussed and agreed to open the public comment portion of the meeting to accept the new letters and also to give members of the audience who have not yet commented the opportunity to do so. However, there would be a time limit.

The Board reviewed the 4 letters and opened the floor for new comments. The Chair asked if anyone new would like to comment.

Audience comments included:

- Historical site should be protected
- A recommendation to involve and give notice of intent as part of conditions to the Mass Historical Commission
- Archeologist to be present
- A history of the area was given by Sue Ross, Vice President of Historic Commission/Society

The Chair asked the applicant to explain the excavation. Browning noted that there would be 4x4ft frost wall dug up and filled with concrete around the perimeter. He also discussed other options: installation of a monolithic or Alaskan slab and noted electric would be underground and would follow the driveway to the property.

The Board closed the public comment portion of the meeting and began discussion of the information presented and the comments from the public.

- The unknowns of the situation
- This site is private property
- Existing houses on Millers Falls Road
- Impact on Town and applicant
- Size of the project
- Past history of location being a junk yard
- Land has already been disturbed
- Role of ZBA
- Building a house on this site would not require SP
- Currently site has not been given official historical status

- It is the hope of Board that any artifacts uncovered would be given to local Historical Commission/Society
- Amount of excavation relatively shallow compared to building a house with septic system
- Browning family history with lands

The Board discussed possible conditions and wording of the motion.

On a motion by Jaworski, seconded by Foster it was unanimously voted (Cox/yes, Jaworski/yes, Foster/yes, Dietrich/yes) to issue a special permit to Samuel Browning Jr. to build a 60 ft x120ft structure for the purpose of equipment storage and an office at Millers Falls Road, Northfield, MA 01360 (Assessors Map Parcel ID 43 A6) with the following conditions:

1. **There will be no basement and excavation will be limited to no greater than 4ft x 4ft area for frost wall around the perimeter or the installation of a monolithic/Alaskan slab and a utility corridor.**
2. **Exterior lighting limited to the front of building and should not be visible at lot lines. Motion sensing lights recommended.**

The Board reviewed the findings:
 Does not endanger the public health
 No traffic
 Less of a public nuisance/junk yard
 No excessive demand on public services
 Value of land will be improved
 No noise/dust etc
 No detriment to abutters
 Adequate off street parking
 Betterment of ground water
 Low impact use of land

The Chair advised the applicant of the process and 20 day appeal period.

The Chair read a draft letter for Ed Shearer. The Board discussed reading the letter at the Annual Town Meeting as well.

The Board discussed the Bylaws recommendation wording. Cox and Jaworski will work on the language together.

The Board read and discussed the draft minutes of March 8th and March 15th.

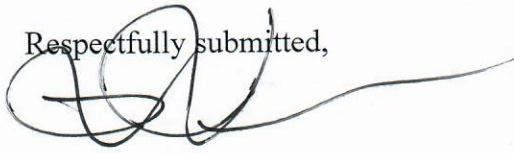
On a motion by Jaworski, seconded by Foster to approve the March 8th minutes as amended.

On a motion by Dietrich, seconded by Foster it was unanimously voted to approve the March 15th minutes as amended.

The Board scheduled the business meeting to sign the Browning Notice of Decision on Thursday April 6th, 2017 at 7:00pm.

On a motion by Dietrich, seconded by Foster it was unanimously voted to adjourn the meeting at 8:46.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'V. Venskowski', with a long horizontal flourish extending to the right.

Vivien Venskowski
Administrative Assistant to
The Zoning Board of Appeals

Northfield Zoning Board of Appeals
Audience Attendance Record

3/29/2017

Date of Meeting

Continuation of Public Hearing -Sam Browning Jr.

Meeting Topic

PRINTED NAME

ADDRESS

Leigh Youngblood

Millers Falls Rd

Karin Browning

20 Orange Rd

Sam Browning Jr

20 Orange Rd

Sam Browning Jr

637 Gulf Rd

LISA McLOUGHLIN

364 Four Mile Brook Rd

Susan Ross

253 Birnam Rd.

DON CAMPBELL

113 Collier Cemetery Rd