

Zoning Board of Appeals Meeting Minutes
February 4th, 2021 7:00 p.m.
Business Meeting
Northfield Town Hall

Members Present: Jennifer Cox, Chair, Erin Jaworski, Clerk, Shawn Foster, Al Dietrich, Timothy Rogers.

Absent: Vivien Venskowski, administrative assistant.

Applicant present: James Kazokas

Jennifer Cox Chair opened the meeting at 7:05 p.m. And the Board continued the public hearing on an application by James Kazokas for an addition of a garage at 48 Main Street. The Chair has the Zoom application open should any one wish to “attend” via Zoom. There were several complaints that Zoom was not available at the last meeting.

The Board reviewed the architectural renderings provided by James. The addition could be 12 feet wide maximum (possibly 10 feet due to costs). The addition dimensions are currently 12x29 feet. 12 feet to south (towards property line) 7 foot addition to the west. The addition does not have a heated space, no plumbing @ 12 feet still 13 feet off the property line. James noted the neighbor that is affected is in favor and he has shared the plans with her. She is unable to attend the meeting tonight. The height of the new construction is the same as current garage. With a possible addition of a decorative cupola.

The public comment portion of the meeting was closed at 7:19pm.

The Board began deliberations. Discussion included that the drawings looked good, blends with existing structure, no opposition from the abutter, and there will be 42 feet between new structure and Tower house (closest abutter). The variance conditions: shape of the lot and placement of current buildings, placement of septic tank and leach field prohibit any other placement. It doesn't change the dynamics of the area. Exterior lighting was also discussed. Currently there is a flood light over the garage/door pointing towards street.

On a motion by Jaworski, seconded by Foster, it was unanimously voted (Cox/yes, Jaworski/yes, Foster/yes, Dietrich/yes, Rogers/yes) to grant a variance to James Kozokas, 48 Main Street to build an addition to the existing garage closer to the southern lot line than allowed with the following conditions:

- **Must comply with the architectural drawings submitted to the ZBA and attached.**
- **Addition shall not be larger than 12x29 wrap around existing garage**
- **The addition shall not be used for the purpose of living space**
- **No additional exterior lighting beyond illuminating the entrance**
- **Existing driveway shall not be moved or expanded**

The Chair explained the process to James.

Findings: 3 criteria

1. The current location of the buildings on the lot are right on the setback no space to expand to the S or W. the placement of the septic tank and leach field prohibit any other placement of addition.
2. Building in any other location would require moving the septic tank and leach field at a prohibitive cost.
3. Granting this variance doesn't affect the public good. The look blends with the neighborhood. No objections from the abutters. Does not alter the esthetic or property value of the neighborhood.

Old Business

There is no information available from the Planning Board regarding Site Plan Review for the Browning project on Millers Falls Road.

On a motion by Foster, seconded by Dietrich it was unanimously voted to adjourn the meeting at 8:02 p.m.

Respectfully submitted,

Vivien Venskowski
Administrative Assistant to
The Zoning Board of Appeals