

Zoning Board of Appeals Meeting Minutes
March 31, 2022 7:00 p.m.
Public Hearing
Northfield Town Hall

Members Present: Jennifer Cox, Chair, Erin Jaworski, Shawn Foster, Al Dietrich, Timothy Rogers (arrived 7:16pm), Michael Bird and Vivien Venskowski, administrative assistant.

Applicant present: Robert Mitchell, Tony Wonseski, SVE, Ken Parsons, attorney and Jacqui Beaman, CRR

Audience members present: See attached sign in sheet.

Jennifer Cox, Chair opened the meeting at 7:09 p.m. She noted she had the certified mail receipts and tear sheets for this public hearing. She read the public hearing notice - The Zoning Board of Appeals of the Town of Northfield will hold a public hearing at 7:00 p.m. on Thursday, March 31st, 2022 at the Town Hall, 69 Main Street, Northfield on the application by Connecticut River Realty, LLC/Rob Mitchell, 191 Reynolds Road, Shelburne Falls, MA 01370 for a Special Permit or whatever relief is needed for expansion of existing gravel pit at 122 Old Bernardston Road, Northfield, MA 01360 (Assessors Map Parcel ID 29-E1) as required by the Northfield Zoning Bylaws, Section 5.4F. She noted she had spoken with the Town Attorney.

The Chair asked Mr. Mitchell to present information regarding his application. Tony Wonseski, of SVE Associated Engineering Firm did a presentation. He spoke about excavation, phases of the project and existing pit. Ken Parsons, attorney for Robert Mitchell, also spoke about the history of the site, excavations on this property, well monitoring and Mitchell businesses. Parsons also explained that the applicant is seeking a new special permit not an expansion of an existing pit.

The Chair opened the meeting to comments from the public.

Comments included:

- Concerns about impact on aquifer
- Size of gravel pit
- Noise, truck traffic, dust
- Truck traffic impact on roads, noise of including airbrake/backup beeping noise, school buses and on Main Street/historic district
- Impact on local real estate values
- New vs expansion
- Replanting/reclamation
- Lead in soil/contamination - shooting range
- Special Permit should have gone to Planning Board
- Mitchell has not been a good neighbor in the past
- Hours of operation and hours of truck operation

- Agricultural/residential not commercial area
- Impact concerns regarding Historic sites King Philip's Hill/Bennett Meadow/Main Street
- Impact on tourism
- Permit new application vs expansion

The Chair closed the public comment portion of the meeting and noted it would be reopened if there were additional public comments.

The meeting was suspended. There will be a site visit on Saturday April 9th at 3:00 pm. The public hearing will be reconvene on May 5th, 2022 at 7:00 pm.

The Chair gave an update on a new ZBA laptop and printer.

The Board reviewed the draft Annual Report and added an additional item.

On a motion by Foster, seconded by Bird, it was unanimously voted, to accept the minutes of March 3rd, 2022 as amended.

On a motion by Jaworski, seconded by Bird it was unanimously voted to accept the minutes of April 15, 2021 as amended.

On a motion by Dietrich, seconded by Bird it was unanimously voted to adjourn the meeting at 9:02 p.m.

Respectfully submitted,

Vivien Venskowski
Administrative Assistant to
The Zoning Board of Appeals