

Approved March 29, 2017

**Zoning Board of Appeals Meeting Minutes**  
**March 8, 2017 7:00 p.m.**  
**Northfield Town Hall**

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

The Chair opened the business meeting at 7:20 pm.

The Chair read the following public hearing notice “The Zoning Board of Appeals of the Town of Northfield will hold public hearings at 7:00 p.m. on Wednesday, March 8th, 2017 at the Town Hall, 69 Main Street, Northfield on the application by Samuel Browning Jr. 20 Orange Road, Northfield, MA for a Special Permit or whatever relief is needed to use build a 60ft x120ft structure for the purpose of equipment storage and an office at Millers Falls Road, Northfield, MA 01360 (Assessors Map Parcel ID 43 A6) as required by the Northfield Protective Regulations Bylaw, Section 6.02.”

The Chair noted that there was not a quorum tonight and that the public hearing would be continued to 7:00 pm Wednesday, March 15, 2017. The Board also noted that a site visit would be held at 6:30pm the same evening. The Board will meet at the Town Hall to open the meeting, do a site visit/Millers Falls Road, and return to Town Hall to reopen the public hearing. Members of the public are not invited to the site visit.

Dietrich declared that he may have a conflict of interest in that he worked with the applicant’s wife. He noted that he felt this would not impede his ability to be part of this hearing.

**Public Forum**

Bill Llewelyn had a question regarding a situation on Old Wendell Road and frontage. The Board recommended that he speak with the building inspector to get an official determination.

The Board discussed sending a letter of appreciation to Ed Shearer for his many years of dedicated service to the Zoning Board and the Town of Northfield. The Chair noted she would be drafting a letter for the March 15<sup>th</sup> meeting.

The Board reviewed and approved the draft of the 2016 Annual Town Report.

Jack Spanbauer and Rich Fitzpatrick will do a presentation next week on the revised bylaws. The Board briefly discussed the NMH property and the new owner’s plan. Jaworski advised the Board members that there would be a joint meeting of the Selectmen and Planning Board on Monday March 13<sup>th</sup>. The consultant will also be available to answer questions.

The Board reviewed the mail including an updated ZBA budget. The Board noted the balance in the current budget and that the fiscal year ends June 30, 2017. There are enough funds to start the data base project now. There are also funds in next fiscal year’s budget to continue the project. Other mail reviewed: a Bernardston Planning Board meeting notice and an invitation to the PTO’s “State of Our Town” meeting. The Board drafted text about the ZBA for the PTO to include in the PTO information booklet.

The Board reviewed and discussed the minutes of December 14, 2016.

**On a motion by Dietrich, seconded by Jaworski it was unanimously voted to approve the minutes of December 14, 2016 as amended.**

The Board reviewed and discussed the minutes of January 26<sup>th</sup>, 2017.

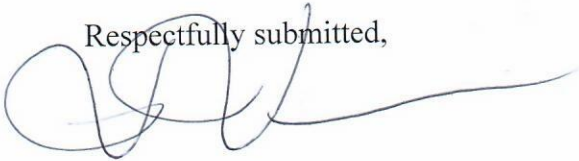
**On a motion by Jaworski, seconded by Dietrich it was unanimously voted to approve the minutes of January 26, 2017.**

The Chair noted the new Attorney General public records requirements. And the Board discussed the new data base and scanning documents.

The Chair also noted she would follow up with the Assessor's Office and the request from Lane's attorney.

**On a motion by Dietrich, seconded by Foster, it was unanimously voted to close the meeting at 8:34 p.m.**

Respectfully submitted,

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

Vivien Venskowski  
Administrative Assistant to  
The Zoning Board of Appeals