

Zoning Board of Appeals Meeting Minutes
March 23, 2017 7:00 p.m.
Northfield Town Hall

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

The Chair opened the continuation of the application for special permit at 6:35 pm and read continuation and legal notice for the Browning PH. She noted that the public hearing was at 7:00pm.

The Chair noted that Timothy Rogers was appointed by the Selectmen however he still needed to be sworn in, so he was only observing tonight.

The Chair suspended the hearing to do the site visit. She noted to the audience that the public cannot attend the site visit unless the property owner gave specific permission. She also noted that this is only a tour of site. There will be not be any discussion during the site visit.

The Chair re-opened the public hearing at 7:15pm. The Chair invited the applicant to make a presentation.

Sam Browning noted that the building will contain an office and storage for vehicles. There will be no toilet/septic facilities. There will be minimal tools on site and some minor repairs. Most repairs will be done at 20 Orange Road. Currently there is a junk yard/Class III permit, which started in 1965-1966. The cars have been thinned out since then. Thee only people who will be coming on the site are the property owners and truck drivers, their vehicles will be parked in the garage. There will be motion sensor lights outside. The power will be brought in underground. The first goal is to clean up the area where the building is going to be located. Sand provides good drainage, crushed gravel will be brought in to stabilize the area/driveway. A four-foot deep frost wall will be dug for a foundation, and stumping of trees.

Browning responded to questions regarding the floor depth, the historical significance of the land, Battlefield Grant could be used to preserve the land with economic benefits for owner and town (National Register), and the possible impact on the future handicapped access Ames Trail. There was discussion regarding the Junk Yard License expiring if SP was issued.

There being no other questions the Chair closed the public comment portion of the public hearing at 7:45pm. She noted that the public hearing had been advertised in the Recorder (tear sheets) and that she had the certified mail receipts for the abutter letters. She also noted that the members had received comments from the Historical Commission with an attached letter from the Narragansett Indian Tribe Historic Preservation Office (NITHPO) and a letter from Richard Holschuh, Brattleboro, VT and will part of the record. The Board discussed the information presented and noted:

- Low impact use of land
- The land would be cleaned up and no longer a junk yard
- Browning was flexible to the location of the building/work with Historic Commission

- Can come back for a variance to locate the building closer to the lot line than allowed
- Should a specific location be noted
- No septic system
- Not an intrusive building, no basement
- The land has been a junk yard for over 50 years
- No fuel storage on site
- Won't be a junk yard any more if special permit is issued
- Regulate the number of vehicles outside of building
- Once property was split there will no longer be a junk license
- Adjacent parcels would still be a junk yard
- Change of use of that section of the land
- Nothing in application states it would continue to be a junk yard
- Junk yard license expires the end of December
- 5 vehicles will be stored in garage
- Time frame for cleanup
- Bylaws and number of unregistered vehicles/parts vehicles
 - Stored outside/out of sight
 - Limit number of unregistered vehicles
 - Shall not run with the land
- 5-6 unregistered vehicles/for parts
- Trees can be planted
- Improves the site
- Good idea
- How quickly would cars/junk required to be moved
- Out of sight storage for unregistered vehicles
- How to handle current # of vehicles
- Would still be private property
- Encouraged applicant to work with historical groups for best location but applicant has choice

The Historic Commission requests that the land be cleaned up but that the applicant does not put up a building. Leaving the land as a junk yard would be less intrusive then adding a building.

The Board continued the public hearing until next week Wednesday March 29th at 7:00pm.

Jack Spanbauer was invited to speak to the Board regarding questions about the draft Northfield Bylaws. He noted that Rich Fitzgerald could not attend the meeting. Spanbauer responded to questions that the Board had asked previously.

- Gravel pits were allowed by special permit
- Planning Board vs Zoning Board of Appeals responsibilities
- Bylaws would have to go through codification process
- Invitation to attend April 12th meeting and Annual Town Meeting
- Outreach to educate public
- Current bylaws are out dated

- Thanked Erin for all of her work

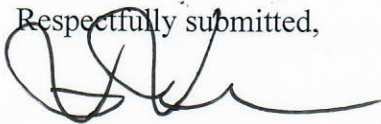
The Board discussed preparing a statement of support regarding the new bylaws for the Chair to read at the April 12 and Annual Town Meeting meetings.

On a motion by Dietrich, seconded by Foster it was unanimously voted to endorse the proposed Bylaws.

There being no further business the Board adjourned the meeting.

On a motion by Dietrich, seconded by Foster it was unanimously voted to adjourn the meeting at 8:54.

Respectfully submitted,



Vivien Venskowski
Administrative Assistant to
The Zoning Board of Appeals

Northfield Zoning Board of Appeals
Audience Attendance Record

3/23/2017

Continuation of Public Hearing -Sam Browning Jr.

Date of Meeting

Meeting Topic

PRINTED NAME

ADDRESS

LISA McLOUGHLIN

364 FOUR MILE BROOK RD.

DON CAMPBELL

113 Coller Cemetery Rd

Leigh Youngblood

Millers Falls Rd

Karin Browning

20 Orange Rd

Samuel Browning Jr

20 Orange Rd

Clayton Browning

22 Upper Farms Rd

Sam Browning II

637 Bulf Rd

JACK SPANBAUGH

609 MILLERS FALLS RD