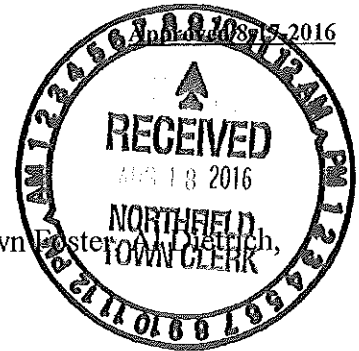


**Zoning Board of Appeals Meeting Minutes**  
**August 11<sup>th</sup>, 2016 7:00 p.m.**  
**Northfield Town Hall**



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

Also in attendance: Tim O'Shea

The Chair opened the meeting at 7:05 pm and 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 Thursday, August 11th, 2016 at the Town Hall, 69 Main Street, Northfield on the application by Timothy O'Shea, 531 Mount Hermon Station Road, Northfield, MA for a Special Permit or whatever relief is needed to use property and garage as a repair facility of automotive, truck and equipment and towing of vehicles at 531 Mount Hermon Station Road, Northfield, MA 01360 (Assessors Map Parcel ID 16-A3) as required by the Northfield Protective Regulations Bylaw, Section 6.02. She noted that she had the abutter certified mail receipts and copies of the tear sheet from the Recorder for the legal notice that ran on the following dates July 25, 2016 and August 4<sup>th</sup>, 2016.

The Chair suspended the public hearing at 7:10 pm to do a site visit of 531 Mount Hermon Station Road, Northfield, MA.

The Board reconvened at the site and did a tour of the property and garage. It was noted that there were two access roads on the property, the garage was large with 3 doors. There are several other buildings on site. And the property size was 8 ½ acres.

The Board reconvened the public meeting at the Town Hall at 7:40 pm. The Chair asked Mr. O'Shea to present his request for a special permit.

Mr. O'Shea noted his request was to repair motor vehicles and operate a towing business. He was not requesting to do body work or painting.

Mr. O'Shea responded to the Board's questions regarding the following:

- Some storage of vehicles on site
- Duration of storage time depended on length of repair time
- Not planning on storing parts
- Possible 6 vehicles on site at one time
- Towed vehicles would be stored in the garage/or other buildings for security
- The Building Inspector noted the business needed a special permit
- No employees at the moment
- He had 25 years of experience and the goal is to work full time on site
- Hours of operation 7:00am – 7:00pm requested
- It was noted there are no close neighbors and land close by is under protected status
- He will have a small wood sign, no lighting

The Chair asked if any of the members of the public had any comments or concerns.

Comments from members of the public:

o No concerns

- o O'Shea is conscientious and it is great to have him as a neighbor
- o Would Mr. O'Shea be selling used cars, that could be added now to be ready for the future
- o Insurance companies usually want towed vehicles removed within a day or two

The Board discussed the possibility of adding retail sales and a maximum number of vehicles parked outside.

There being no further comments from the public the Board closed the public comment portion of the public hearing to go in to deliberations.

The Board discussed that this was an ideal location for the business. Mr. O'Shea already has the large garage, no close neighbors, no abutter concerns, discussed hours of operation best suited for this business/location (5:00 am to 9:00pm), conditions to insure there isn't an accumulation of derelict vehicles, towing/body shop, and that the barns can be used for additional storage if necessary.

The Board discussed the information provided and possible conditions.

Consideration

- o The land abutting this property/across road and behind is protected

A motion was discussed and made by Dietrich to authorize a special permit to Timothy O'Shea to operate a garage and repair for motor vehicles, and for a towing at 531 Mount Hermon Station Road with conditions.

There was no second and Dietrich withdrew his motion.

The Board discussed the conditions further.

**On a motion by Dietrich, seconded by Foster it was unanimously voted to approve a special permit for Timothy O'Shea to operate a garage and repair facility for vehicles and towing at 531 Mount Hermon Station Road subject to the following conditions:**

- 1. Hours of operation will be 5:00 am to 9:00 pm**
- 2. Painting shall not permitted**
- 3. Limiting 12 vehicles parked outside overnight, excluding vehicles owned by residents of 531 Mt. Hermon Station Road**
- 4. Sale of vehicles permitted**
- 5. Collection and storage of hazardous materials shall be maintained in accordance with State Regulations**
- 6. He will acquire all applicable State and Federal permits as required to operate a repair garage and for the sale of vehicles**

The Board advised Mr. O'Shea of the next step of the process, time frame to sign Notice of Decision, 20 days/ appeal period and that to complete the process paperwork had to go to the Registry of Deeds.

The Board scheduled two meetings. The first to sign the Notice of Decision for Timothy O'Shea on August 17, 2016 and Notice of Decision for Lane Expansion on August 31, 2016.

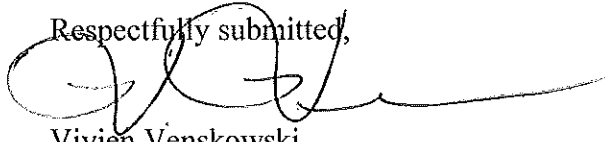
The Board reviewed and discussed the minutes of July 21, 2016.

**On a motion by Jaworski, seconded by Dietrich it was unanimously voted to approve the minutes of July 21<sup>st</sup>, 2016 as amended.**

The Board started to review and discuss the minutes of July 28<sup>th</sup>, 2016 but decided to finish at the next meeting.

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

Respectfully submitted,

A handwritten signature in black 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