

Zoning Board of Appeals Meeting Minutes
September 6, 7:10 p.m.
Northfield Town Hall

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

The Chair opened the business meeting at 7:10 pm. While waiting for public hearing paperwork the Board moved to the agenda item of old business, no new minutes. Discussed new application and if Planning Board was involved. The public did not have any comments on any other issues.

The Chair opened the public hearing at 7:20 pm. She noted that she had the copies of the legal notice and certified mail receipts. She read the legal notice and asked the applicant to present their application information

Denise and Lee Winemiller gave the Board information regarding their plans, updates in the large farm house and how they intend to run the bed and breakfast. The house has been renovated and they will live in the in-law apartment. The guests/renters will have 4 rooms in the main house, they will have access to bathroom and kitchen.

The Board asked questions and the Winemillers' responded. They have formed a Limited Liability Corporation. The house has been reconfigured but the footprint is the same. There are two kitchens one the in-law apartment and one in the main house. Juice and coffee will be provided, guests will cook their own food. The maximum number of guests is 8. There is a new septic system. The nearest neighbor is approximately 300 feet away and was in attendance. Parking will be on circular driveway, there is ample parking. The guests will have their own keys and can come and go as they please. Lighting is motion sensor lights in the front and back of house and there are two additional lights on the porch. They want to put up a 2x3ft back to back sign near the road, it will be illuminated by low key solar lights. Entrances for guests will be porch/french doors, the owners will use the garage entrance. Each room has a mini-split for heat and air conditioning. The house will only be open ~6 months per year and then winterized. The Winemiller's will only have guests when they are living in the house. There is also a back-up generator. As there were no further questions from the Board the Chair opened the meeting to the public for comments.

An abutting neighbor spoke and noted that there were no problems, it was a good plan and won't interrupt the neighborhood or traffic.

The Chair closed the public comment section of the meeting and the Board began deliberations. Comments included

- Nice plan
- Ample parking
- No lighting issues
- Size of foot print not changing
- No setback issues
- New septic system that will only be used part time

- Special permit would go with property if sold
- Use mainly during summer months (May – September), or longer. No limit on months open
- Owner occupied
- Smoke and carbon monoxide detectors have been installed
- Exits are down stairs
- A fire certificate was discussed
- Outside storage was discussed. It was noted this is a business where looks matter.
- A Bed & Breakfast can rent up to 6 rooms per bylaws

On a motion by Jaworski, seconded by Dietrich, it was unanimously voted (Cox/yes, Jaworski/yes, Rogers/yes, Foster/yes, Dietrich/yes, Forrest/yes) to grant a special permit to Denise and Lee Winemiller of 748 Mt. Hermon Station Road at 748 Mt. Hermon Station Road, Northfield.

Assessors map parcel ID 4B 7 1, with the following special conditions:

- 1. Use as a Bed & Breakfast shall be owner occupied**
- 2. Signage that will comply with the provisions set forth in the Northfield Zoning Bylaws**
- 3. Number of rentable rooms shall be no more than 4.**

The Chair advised the applicant of the remainder of the process. The Board set Wednesday September 12 as the business meeting date to review and sign the Notice of Decision.

The Board reviewed the mail. The Mitchell report from December 2017 was reviewed.

On a motion by Foster, seconded by Forrest it was unanimously voted to adjourn the meeting at 8:21 p.m.

Respectfully submitted,

Vivien Venskowski
Administrative Assistant to
The Zoning Board of Appeals