

Zoning Board of Appeals Meeting Minutes
December 10, 2020 7:00 p.m.
Business Meeting
Northfield Town Hall

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

Applicant present: James Kazokas

Jennifer Cox Chair opened the meeting at 7:10 p.m. And she read the following 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, December 10th, 2020 at the Town Hall, 69 Main Street, Northfield, MA on the application by James Kazokas, 48 Main Street, Northfield, MA 01360 for a Variance or whatever relief is needed for an addition to the existing garage at 48 Main Street, Northfield MA 01360 (Assessor's Map Parcel 24A A17) as required by the Northfield Zoning Bylaws per Section 7, Paragraph E, Table 2.

The Zoom meeting was connected as required by Governor Baker as per the order dated March 12th regarding social distancing and masks.

The Chair asked James to explain his project. He noted it was an addition to the side of the garage. It will be on the southerly 12 feet into the 25 foot easement. He is requesting a variance because it is a hardship due to the lot size and septic system. It would be difficult to go up due to the type of items he would be storing. He is not looking for parking but to increase his storage area for tools and family items he inherited. There is limited options, he has been living here for 25 years. The addition would visually improve the property. He has a small but beautiful lot and he would like to start building in the spring.

Board members asked and discussed the following: location of the addition, location of the septic system, the contractor hasn't finalized the design, the roof line would match the house, wall would have a doorway possible two doors, how would this impact property values, justification of a variance, weight of tools, adding second story, James does not want to block the view, impact of shrubs, need specific plans with dimensions (height/width) including driveway, lights, electric lines etc.

The Board determined that they needed more specific information and plans. The applicant agreed and the public hearing was continued. The Board was updated on the Homer Browning application that was withdrawn and another possible application pending.

The Board discussed the protocols of doing Zoom meetings. There was also discussion about past permits issued and the need to have decisions be more specific.

The mail was reviewed and the Mitchell bond was reviewed.

On a motion by Cox, seconded by Foster it was unanimously voted to adjourn the meeting at 8:16 p.m.

Respectfully submitted,

Vivien Venskowski
Administrative Assistant to
The Zoning Board of Appeals