

Zoning Board of Appeals Meeting Minutes

May 14, 2007 7:00 p.m.

Northfield Town Hall

Members Present: Ed Shearer, Chair, Marguerite Lentz, Clerk, Mary King, Samuel Richardson, Raymond Clark (alternate), and Vivien Venskowski (Assistant to the ZBA).

Absent: William Forrest, Robert Barnes, Erin Jaworski

The Chair opened the meeting at 7:10 pm. He read the application from Donald Stebbins and Kimberly Godfrey requesting to operate a part time business/park a truck on their property. He noted that the Building Inspector had sent this application to the ZBA for a special permit to run this business.

The Chair asked the members to review the Northfield Protective Bylaws and the definition of a Home Business. The Chair asked if any members had any comments.

The members discussed the definition of a home business and how it applied to this request. The members posed questions to Donald Stebbins and Kimberly Godfrey regarding their request.

Stebbins and Godfrey responded that the business consisted of a single septic pump truck with no trailer, a home office, it was a 1/4 time business/week nights/weekends, there was adequate off street parking, no retail sales, there would be no customers coming to their residence and that Stebbins was the only employee.

The Board reviewed the map presented and discussed how this would affect the neighbors. The Board found that:

- *The applicant fit the definition of a home business as per the Northfield Protective Regulations 6.03.02*
- *There will be only one truck parked in the applicant's yard*
- *No customers will be coming to the applicant's home*
- *The business is part time*
- *There is only one part time employee, the applicant*
- *There will be a home office not exceeding the size limitations as per 6.03.02*

On a motion by Shearer Seconded by Lentz it was unanimously voted on a roll call vote (Shearer/yes, Lentz/yes, King/yes, Richardson/yes, Clark/yes) that a special permit as applied for by Donald Stebbins and Kimberly Godfrey, 74 Alexander Hill Road, Northfield, MA 01360 is determined to be a Home Business as per Northfield Protective Bylaws 0.03.02 and no special permit is necessary.

Stebbins and Godfrey were reminded that they would need to return to the ZBA if their business changed and was not longer considered a home business. They were also informed that there was a 20-day appeal period beginning once the Notice of Decision was stamped by the Town Clerk.

The public hearing was closed at 7:50 pm.

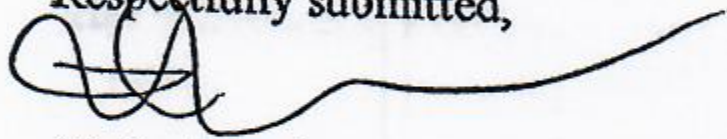
The Chair noted that the Board needed to approve the minutes dated February 28, 2007. The Board reviewed the minutes, discussed the conditions/#5 and possible corrections.

On a motion by Lentz seconded by King it was unanimous voted to put off ratifying the minutes of February 28, 2007 until the Board got clarification on item number 5 of the conditions and to discuss this further at the next ZBA meeting on May 21, 2007.

The Chair asked if there was any other business. He reminded the Board that there was a public hearing on May 21, 2007 for Lane's application for their 3 year renewal.

There being no further business to discuss on a motion by Lentz seconded by Richardson, it was unanimously voted to adjourn at 8:32 pm.

Respectfully submitted,



Vivien Venskowski
Administrative Assistant
Zoning Board of Appeals