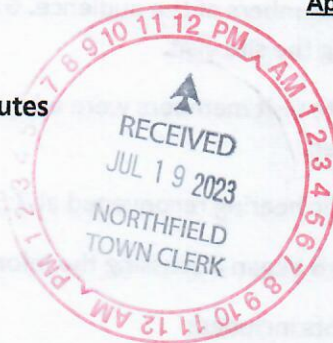


Approved

**Zoning Board of Appeals Meeting Minutes  
June 27th, 2023 7:00 p.m.  
Public Hearing  
Northfield Town Hall**



Attendance Jennifer Cox, Chair, Erin Jaworski, Clerk, Al Dietrich, Michael Bird, Larry Hansen and Vivien Venskowski, Administrative Assistant

Absent: Shawn Foster

Jennifer Cox, Chair opened the meeting at 7:05 pm. She read the following legal notice "The Zoning Board of Appeals of the Town of Northfield will hold a public hearing at 7:00 p.m. on Tuesday, June 27, 2023 at the Town Hall, 69 Main Street, Northfield on the application by Patrick Gardner, 9 Elm Street, Northfield, MA for a Special Permit or whatever relief is necessary for an Accessory Dwelling Unit, in compliance with 9.1C Basic Requirements 1-4A, at 9 Elm Street, Northfield, MA 01360 (Assessor's Map 10A, Block C, 20.1) as required by the Northfield Zoning Bylaws, Section 9.1". She noted that she had the certified mail receipts for abutters and tear sheets from the Greenfield Recorder published on June 10<sup>th</sup> and June 20<sup>th</sup>.

She requested that Patrick Gardner do a presentation. He noted that his wife Kate Gardner was also going to assist with the presentation.

The special permit application was for an accessory dwelling for his parents. They are in need of care and this would also provide more space for his family. The area in question is east of his home and would include an expansion of the current one car garage to a two car garage. They will continue to reside in the current residence. They currently did not have specific dimensions.

The Board discussed a possible site visit after the Public Comment portion of the meeting.

Members of the public comments are as follows:

- Roof lines, connects to the house and accessory dwelling
- The original house should blend with the accessory building
- Where is exact location of the accessory dwelling
- Question as to if this could become an apartment in the future
- Would this function as one house
- The importance of maintaining the zoning as established in town
- Commercial vs rental single family home

As there were no other comments from the public the public portion of the public hearing was closed.

At 7:18 pm the Board suspended the meeting to conduct the site visit. Jaworski noted there would be no discussions at the site visit. As this is private property the applicant has the option of excluding or

- Garage in front

On a motion by Dietrich, seconded by Bird it was unanimously voted (Cox/yes, Jaworski/yes, Dietrich/yes, Bird/yes, Hansen/yes) to grant a special permit to Patrick Gardner, 9 Elm Street, Northfield, MA for a Special Permit or whatever relief is necessary for an Accessory Dwelling Unit, in compliance with 9.1C Basic Requirements 1-4A, at 9 Elm Street, Northfield, MA 01360 (Assessor's Map 10A, Block C, 20.1) as required by the Northfield Zoning Bylaws, Section 9.1. With the following conditions:

1. The Accessory Unit must comply with the Northfield Bylaw Accessory Unit Article 9, section 200 – 9.1
2. The Accessory Unit should be no more than 850 square feet of living space
3. The Accessory Unit shall be a single story
4. The Accessory Unit shall be connected to the main dwelling by a breezeway from the garage or accessory unit
5. The applicants are permitted to widen the existing driveway to accommodate a 2-car garage

The date of the next meeting was discussed.

The Board also discussed the purchase of a laptop and portable printer.

The Board reviewed the minutes of April 11, 2023.

On a motion by Jaworski, seconded by Bird it was unanimously voted to approve the minutes of April 11, 2023 as written.

On a motion by Dietrich, seconded by Hansen it was unanimously voted to adjourn at 8:45 pm.

Respectfully submitted,

Vivien Venskowski  
Administrative Assistant  
Northfield Zoning Board of Appeals

