

**Minutes for Zoning Board of Adjustment
July 22, 2010**

Roll Call

Present for the hearing were Chairman Landers, Vice Chairman Donahue, Skinner, and Ruttenberg. Michele Braun was present as Clerk. Members of the public present included Patrick Demasi, Jeff Doney, and Trish Coppolino.

The Hearings began at 7:10 pm.

Chairman Landers stated the following:

1. All meetings of the Board of Adjustment shall be open to the Public.
2. The Officers of the Board of Adjustment may administer oaths to the witnesses.
3. All witnesses will be "Interested Persons" to the appellant. "Interested Persons" are owners of property abutting that of the appellant.
4. All testimony by "Interested Persons" and materials shall be germane to any issue under appeal.
5. All Hearings shall be open to the public and the rules of evidence at such hearings shall be the same as set forth in Title 3§810.
 - a) Irrelevant, immaterial or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in superior courts of this state shall be followed.
6. The Board of Adjustment shall render its decisions, which shall include "Findings of Facts".

Ruttenberg moved to reopen Hearing 100624-2 to reconsider the request based on the new site plan submitted by the applicants; Donahue seconded the motion. **The motion passed 4-0-0.**

The Board commented that they had visited the site, had observed the topography, had reviewed the revised site plan and the location of the special flood hazard area, and they concluded that the applicants are requesting the least obtrusive variance possible.

Skinner moved to reverse the decision recorded in the Minutes of June 24, 2010, and to grant the variance based on the revised site plan; Ruttenberg seconded the motion. **The motion passed 4-0-0.**

Approval of Minutes

Meeting 100624, June 24, 2010: Ruttenberg moved to approve the minutes, with an note to indicate that Hearing 100624-2 was subsequently reopened; Donahue seconded the motion. **The motion passed 4-0-0.**

7:14 pm

Hearing 100722-1: The Village of Northfield has applied for Conditional Use approval to construct a 40'x50' garage on the wastewater treatment facility property at the end of Dog River Drive.

Mr. Demasi testified that the garage would be used primarily for the storage of Water Department equipment; it would be stick-built with a metal exterior, and it would be unheated, at least initially.

Skinner moved to approve the request; Ruttenberg seconded the motion. **The motion passed 4-0-0.**

Hearing 100722-2: Jeff and Boni Doney have applied for a Variance to construct a 16'x24' barn on their property at 351 Dickinson Drive closer to the road than the regulations allow.

Mr. Doney testified that the barn will be at the same level as the house; and that adding fill would make the slope steeper.

Donahue moved to approve the request; Skinner seconded the motion. **The motion passed 4-0-0.**

Skinner moved to adjourn at 7:30 pm. **The motion passed 4-0-0.**

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.