

Town of Northumberland Zoning Board of Appeals

Thursday,

December 8, 2021 7:00 pm

Accepted by Zoning Board

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**Zoning Board Members Present:** Paul Becker, John Amidon, Carl Harrison, Vice Chair and Chairman Mark Boyce

**Zoning Members Absent:** Sarah Mojzer

**Town Employees Present:** Richard Colozza, Consulting Code Enforcement, Michael Terry, Code Enforcement and Tia Kilburn, Zoning Board Clerk

**COVID-19 - Compliance**  
**social distancing and mask are required**

Chairman Boyce called the meeting to order at 7:06 PM  
All in attendance stood and recited the Pledge of Allegiance.

Quorum established; Chairman Boyce announced application # 0019-21, Rachel Alderman, 16 Maplewood Ct. The applicant was not present.

Mr. Becker asked for clarification if a variance is granted if it runs with the property or the applicant? Chair Boyce explained it goes with the property however, the Board can put conditions on an approval it is not open ended.

Mr. Colozza explained the application is in a Residential 1 acre district, a subdivision. He explained it is for an office of the applicant who is a Counselor to children, there is only 1 client at a time and he suggested the Board consider it similar to a home daycare. If approved it would then go to the Planning Board for a site plan review. He said the Board can limit the number of children per day but she will not be able to avoid the Planning Board's site plan review.

Mr. Amidon asked how long the applicant has lived there? Mr. Colozza responded 2 years, she has recently made improvements to the home; decks and addition and a handicap ramp.

Mr. Becker asked if this was brought to this attention by a neighbor complaint? Mr. Colozza responded yes.

Mr. Amidon stated it did not sound similar to a daycare, it is an office.

Chair Boyce asked the Board if they would like to schedule a public hearing or table the application and wait for the applicant to appear to explain the proposal? Discussion ensued and the Board unanimously agreed to table the application.

Chairman Boyce made a motion to adjourn the monthly meeting at 7:24 pm,  
Mr. Amidon 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Respectfully submitted,  
Tia Kilburn, Zoning Board Clerk