City of Northfield Planning Board
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July 2, 2026

Notice of this meeting had been given in accordance with Chapter 231 Public Law 1975, otherwise known as the Open Public Meetings Act. Notice of this meeting had been posted on the bulletin board in City Hall and posted on the city website, stating the date, time and place of the meeting and the agenda to the extent known. Digital copies of the application documents, exhibits, and the Planning Board Engineer's report have been uploaded onto the city website as well if applicable.

The **REGULAR** meeting of the Northfield Planning Board was held on Thursday, July 2, 2026. ***In following with the decisions of Mayor Chau and City Council, the Planning Board will be eliminating the mandatory observation of Covid-19 related social distancing measures at their public meetings. In addition, the Planning Board will continue to air the regular meetings on Zoom video conferencing for convenience of those who do not wish to appear in public.***

City of Northfield Planning Board is inviting you to a scheduled Zoom meeting.
Topic: City of Northfield
Time: Jul 2, 2026 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
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The meeting was opened at 7:01 p.m. by Chairman Levitt. Mr. Brophy led the flag salute. The roll call was taken and the following Board members were absent or present as noted.

Peter Brophy
Matthew Carney
Mayor Erland Chau

Councilwoman Carolyn Bucci
Henry Notaro
Frank Pomponi
Dan Reardon
Derek Rowe
Clem Scharff
Jim Shippen
Paul Utts
Chairman Levitt
Joel M. Fleishman, Esq.-Planning Board Solicitor
Matthew Doran, PE, PP-Planning Board Engineer

The June 4, 2026 minutes were approved by voice vote.

There was one application on the agenda from Mary Canesi of 606 Herzel Avenue, Block 42 Lot 1.17, for "c" variances in the R-1 zone. Mr. Fleishman noted that most of the Board knows Ms. Canesi, but as long as there is not a financial association, the Board members should be objective and able to hear the application. No one recused.

Ms. Canesi addressed the Board and said she wants to add a small addition to her existing home. She is applying for "c" variance relief for maximum total coverage (a pre-existing non-conforming condition), maximum building coverage, and minimum aggregate side yard setback on the left side. Ms. Canesi explained that she would like to add a 5 ft. addition to the front of the residence and a 10 ft. x 13 ft. addition to the rear of the home to improve livability of the home and to allow her to remain in Northfield. She also requested a waiver for two additional street trees.

The home was built in the late 1980's. The lot coverage aggregate setbacks are a pre-existing condition and Ms. Canesi would like that memorialized along with this application. The aggregate is supposed to be 25 ft. and her situation is a little short. Mrs. Canesi said she wants to stay in the home and she has a 20-year-old college student son who resides with her and they need more room. The storage room is very tiny. Mr. Doran commented that the property has curbs and sidewalks and there is one street tree where three are required. He said it is up to the Board to waive additional trees. Dr. Levitt said the front lawns are not that large and he asked if she could accommodate another tree. Mr. Carney commented that the home is nicely landscaped and well maintained. Dr. Levitt agreed that it is also consistent with other homes in the neighborhood. Ms. Canesi said she has no large shrubbery. Mr. Shippen commented that there are several homes in the neighborhood that do not have the required trees and the neighborhood is very open and airy.

The Board agreed to waive the additional trees. There was no one from the public who wished to speak on the application. Dr. Levitt noted that the water in the pool is considered non-pervious. Mr. Doran noted that every town deals with this differently. The variances requested are for lot coverage where 40% is permitted and 55.8% is proposed, building coverage where 25% is permitted and 26.23% is proposed, and the side yard aggregate where 25 ft. is required and 23.20 ft. is proposed.

Mr. Scharff made the motion and Mr. Shippen seconded the motion. The roll call vote was as follows:

Mr. Boyd-yes
Mr. Brophy-yes
Councilwoman Bucci-yes
Mayor Chau-yes
Mr. Notaro-yes
Mr. Rowe-yes
Mr. Scharff-yes
Mr. Shippen-yes
Chairman Levitt-yes
The motion carries.

Ms. Canesi asked about the expiration of the approval. Mr. Fleishman said it is not a site plan approval that is good for two years and can be extended for one year beyond. The approval is good unless there is a change in zoning. The approval runs with the land unless zoning changes in the R-1 zone. If a building permit is pulled, it is good for one year. There will be a resolution memorialized and that starts the 45-day appeal process. Ms. Canesi said it is a great street and she does not want to move. She thanked the Board.

Dr. Levitt opened the public session. Heather Heck addressed the Board about a commercial property located on New Road. She has a hair salon there and a yoga studio opened there and it is affecting parking and her ability to sell the property. Mr. Fleishman informed her that she does not have a hearing before the Board. Dr. Levitt added that no decisions can be made without an application. He suggested she forward the Zoning Officer's email to the Board Secretary and the Board can go from there.

There was one resolution to memorialize for 1001 New Road, Block 46 Lot 18 for a sign variance. Abstentions were Mr. Carney, Mayor Chau, Mr. Pomponi, and Mr. Rowe. The voice vote was all in favor.

Dr. Levitt closed the meeting at 7:29 p.m. with a motion from Mr. Shippen and a second from Mr. Brophy.

Respectfully submitted,

Robin Atlas

Robin Atlas, Secretary to the Board