

Date Filed 9/9/16
Fee Paid 180.00
Check # 1024

APPLICATION FOR A VARIANCE

To: Board of Adjustment,
Town of Northfield

Name of applicant KIPCO PROPERTIES, LLC DANIEL CORNIER
Address 270 TILTON ROAD - RTE 140
Owner SAME

(If same as applicant, write "same")
Tel. # 603-286-1200 Email address KIPCO@METROCAST.NET

Location of property TILTON ROAD MAP-R-14 - LOT 8-1
(Street address and Tax Map and Lot #)

Description of Property: 16.71 AC COMMERCIAL SEE PLOT PLAN
(Acreage, dimensions, natural features, etc)

Zoning District: (R1) (R2) (C/D) (Conservation) (Groundwater Protection)
(Circle one)

NOTE: This application is not acceptable unless all required statements have been made.
Additional information may be supplied on a separate sheet if the space provided is inadequate.

A variance is requested from article 17 section 17.5 of the Zoning Ordinance
to permit THE CONSTRUCTION OF A 48 X 80 BUILDING
AND PARKING WITHIN SETBACKS

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because:

SEE ATTACHED

2. If the variance were granted, the spirit of the ordinance would be observed because:

SEE ATTACHED

3. Granting the variance would do substantial justice because:

SEE ATTACHED

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

SEE ATTACHED

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

SEE ATTACHED

and

ii. The proposed use is a reasonable one because:

SEE ATTACHED

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Applicant
(Signature)

Alam O'Connor

Date 9-9-2016



September 9, 2016

Application for Variance
Town of Northfield
Zoning Board of Adjustment

Applicant

KIPCO Properties LLC
Daniel Cormier
270 Tilton Road
Northfield, NH

Property

Tax map R-14 Lot 8-1
Tilton Road – Route 140

Variance request to Article 17 Section 17.5

Facts in Support of granting the variance:

1. *Granting the variance would not be contrary to the public interest because:*

This parcel was approved by the Northfield Planning Board on August 9, 2000 as part of the Riverside Business Park to be used as a commercial / industrial lot. This lot is located in the Town of Northfield Commercial / Industrial Zone which was approved by Town vote. The proposed use is not contrary to the allowable use within the zone approved by the residents of Northfield. The proposed use does not result in the removal of a naturally vegetated buffer.

2. *If the variance were granted, the spirit of the ordinance would be observed because:*

The granting the variance would not alter the character of the surrounding property, threaten the public health, safety or welfare of the citizens of Northfield.



3. *Granting the variance would do substantial justice because:*

The lot was approved by the Town of Northfield based on Zoning and Planning Board regulations in effect in 2000. The development envelope area was prepared in April 2002 to create a building area of 43,200 +/- sq.ft. Holding to Article 17, Section 17-5 setback would reduce the effective building area to 20,032 +/- sq.ft. or less. It is our position that the if the owner was not allowed to develop the property as shown, which is consistence with the Zoning setback requirements in effect when the subdivision was approved, it would result in a greater loss to the applicant than gain to the public by denying this request.

4. *If the variance were granted the values of the surrounding properties would not be dismissed because:*

Granting the variance does not impact the abutting properties use, prevent the abutting property owners from using their property as allowed under the commercial uses in the Northfield Zoning Ordinance. Granting the variance does not create a nuisance or hazard that would result in a loss of business to the surrounding property impact lighting, traffic or any other hazard. Granting the variance to allow the site to be developed would enhance the properties along 140 and move towards the buildout of the Riverside Business Park. Development of the Riverside Business Park increases the commercial tax base.

5. *Unnecessary Hardship*

A. *Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:*

i. *No fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of the the provision to the property because:*

The special condition that distinguishes this property from other properties similarly zoned in this area is this lot was subdivided as part of the Riverside Business Park prior to the adoption of the Wetland Ordinance by Town vote in 2004. The proposed use does not encroach beyond the building envelope area (top of bank) created in 2002 and the intended use does not reduce the existing natural buffer that the ordinance was created to protect



ii. *The proposed use is a reasonable one because:*

The applicant proposes to create two bio-retention areas to handle runoff from the building and paved areas to treat storm water runoff and connect the building to municipal sewer which will eliminate the potential problems with having an onsite leach field.

- Granting the variance would not result in placing fill within the wetlands.
- Granting the variance does not result in the change to the wetland or the existing natural buffer.
- Granting the variance does not impact sensitive or unusual natural areas.
- Granting the variance does not impact wildlife habitats
- Granting the variance does not impact the floodplain



g.r.spaulding design consultants, LLC
providing a balance between growth and the environment

September 9, 2016

Application for Variance
Town of Northfield
Zoning Board of Adjustment
Abutters List

Property – Tax map R-14 Lot 8-1
Tilton Road – Route 140

PROPERTY OWNER - KIPCO Properties LLC
Daniel Cormier
270 Tilton Road
Northfield, NH 03276

ABUTTERS LIST

TAX MAP R-14 LOT 8
KIPCO Properties LLC
Daniel Cormier
270 Tilton Road
Northfield, NH 03276

TAX MAP R-14 LOT 8-2
TAX MAP R-14 LOT 5
Monique T Cormier Family Trust
Odilon Cormier Trustee
5 Leavitt Road
Sanbornton, NH 03269

TAX MAP 234 LOT 004
Town of Belmont
P.O. Box 310
Belmont, NH 03220



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CONSULTANTS

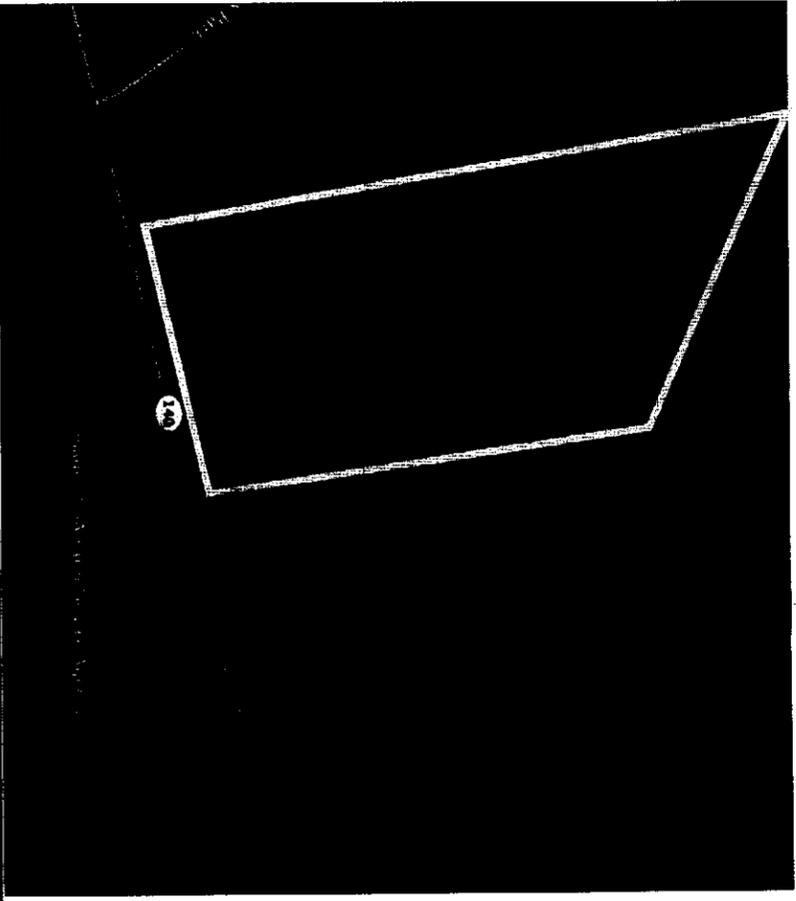
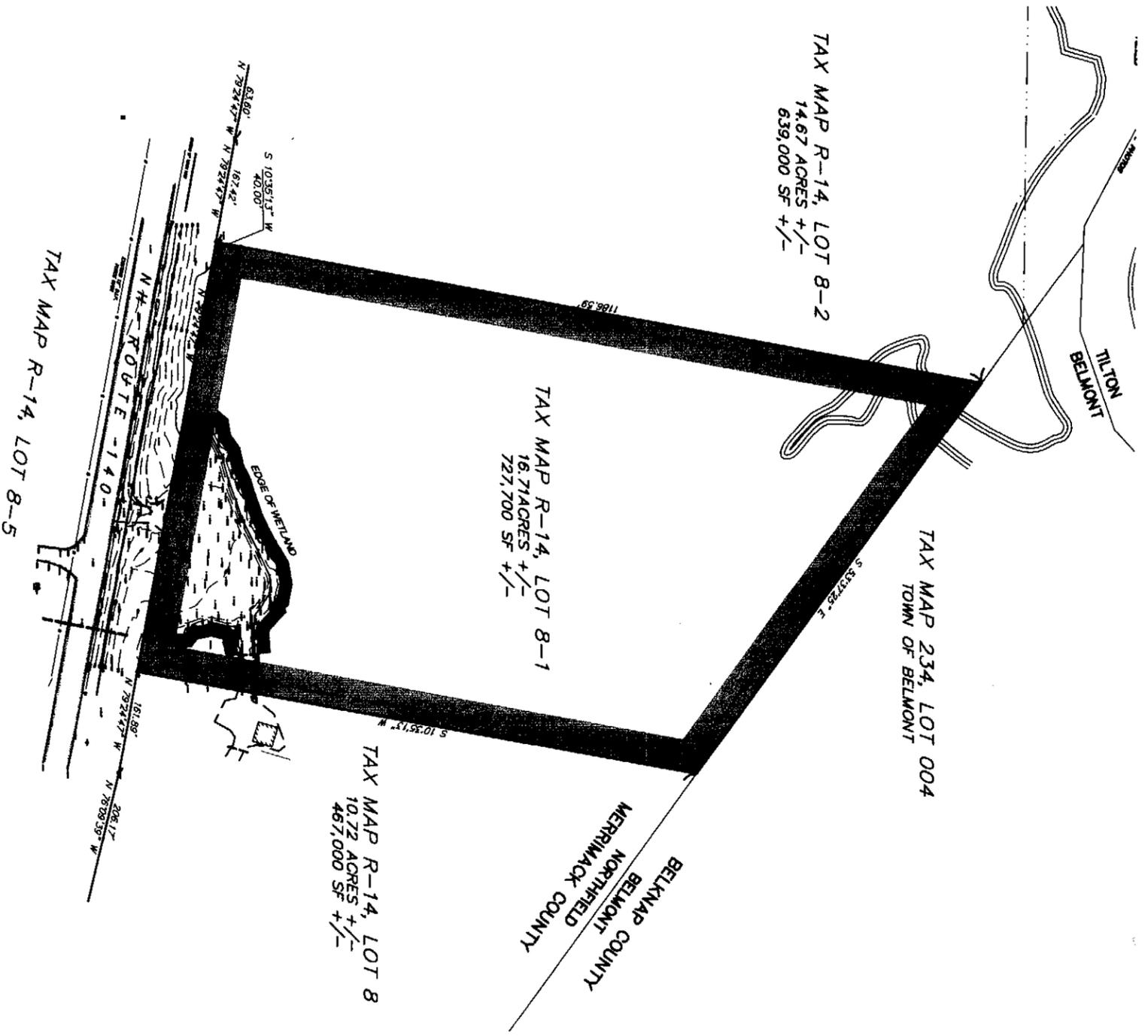
g.r. spaulding design consultants LLC
Gary Spaulding
P.O. Box 248
Canterbury, NH 03224

David B. Krause, LLS
18 Summer St
Northfield, NH 03276

Schauer Environmental Consultants, LLC
Peter Schauer
138 Cross Brook Road
Loudon, NH 03307

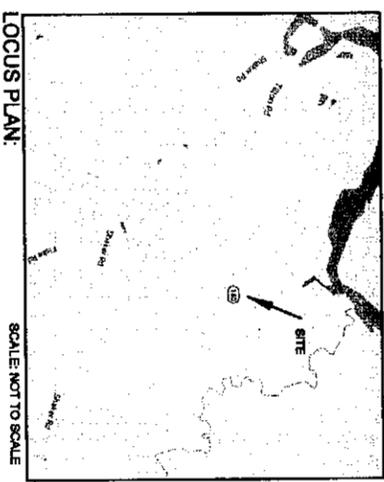
Normandin, Cheney & O'Neil
Regina Nadeau, Esquire
P.O Box 575
Laconia, NH 03247-0575

LABELS FOR OWNER AND ABUTTERS	LABELS FOR OWNER AND ABUTTERS	LABELS FOR OWNER AND ABUTTERS
<p>KIPCO Properties LLC Daniel Cormier 270 Tilton Road Northfield, NH 03276</p> <p style="text-align: right;">Owner</p>	<p>KIPCO Properties LLC Daniel Cormier 270 Tilton Road Northfield, NH 03276</p> <p style="text-align: right;">Owner</p>	<p>KIPCO Properties LLC Daniel Cormier 270 Tilton Road Northfield, NH 03276</p> <p style="text-align: right;">Owner</p>
<p>KIPCO Properties LLC Daniel Cormier 270 Tilton Road Northfield, NH 03276</p> <p style="text-align: right;">Tax Map R-14 – Lot 8</p>	<p>KIPCO Properties LLC Daniel Cormier 270 Tilton Road Northfield, NH 03276</p> <p style="text-align: right;">Tax Map R-14 – Lot 8</p>	<p>KIPCO Properties LLC Daniel Cormier 270 Tilton Road Northfield, NH 03276</p> <p style="text-align: right;">Tax Map R-14 – Lot 8</p>
<p>Monique T Cormier Family Trust Odilon Cormier Trustee 5 Leavitt Road Sanbornton, NH 03269</p> <p style="text-align: right;">Tax Map R-14 – Lot 8-2 and Lot 5</p>	<p>Monique T Cormier Family Trust Odilon Cormier Trustee 5 Leavitt Road Sanbornton, NH 03269</p> <p style="text-align: right;">Tax Map R-14 – Lot 8-2 and Lot 5</p>	<p>Monique T Cormier Family Trust Odilon Cormier Trustee 5 Leavitt Road Sanbornton, NH 03269</p> <p style="text-align: right;">Tax Map R-14 – Lot 8-2 and Lot 5</p>
<p>Town of Belmont P.O. Box 310 Belmont, NH 03220</p> <p style="text-align: right;">Tax Map 234 – Lot 004</p>	<p>Town of Belmont P.O. Box 310 Belmont, NH 03220</p> <p style="text-align: right;">Tax Map 234 – Lot 004</p>	<p>Town of Belmont P.O. Box 310 Belmont, NH 03220</p> <p style="text-align: right;">Tax Map 234 – Lot 004</p>
<p style="text-align: center;">LABELS FOR CONSULTANTS</p>	<p style="text-align: center;">LABELS FOR CONSULTANTS</p>	<p style="text-align: center;">LABELS FOR CONSULTANTS</p>
<p>g.r. spaulding design consultants LLC Gary Spaulding P.O. Box 248 Canterbury, NH 03224</p> <p style="text-align: right;">Consultant</p>	<p>g.r. spaulding design consultants LLC Gary Spaulding P.O. Box 248 Canterbury, NH 03224</p> <p style="text-align: right;">Consultant</p>	<p>g.r. spaulding design consultants LLC Gary Spaulding P.O. Box 248 Canterbury, NH 03224</p> <p style="text-align: right;">Consultant</p>
<p>David B. Krause, LLS 18 Summer St Northfield, NH 03276</p> <p style="text-align: right;">Consultant</p>	<p>David B. Krause, LLS 18 Summer St Northfield, NH 03276</p> <p style="text-align: right;">Consultant</p>	<p>David B. Krause, LLS 18 Summer St Northfield, NH 03276</p> <p style="text-align: right;">Consultant</p>
<p>Schauer Environmental Consultants, LLC Peter Schauer 138 Cross Brook Road Loudon, NH 03307</p> <p style="text-align: right;">Consultant</p>	<p>Schauer Environmental Consultants, LLC Peter Schauer 138 Cross Brook Road Loudon, NH 03307</p> <p style="text-align: right;">Consultant</p>	<p>Schauer Environmental Consultants, LLC Peter Schauer 138 Cross Brook Road Loudon, NH 03307</p> <p style="text-align: right;">Consultant</p>
<p>Normandin, Cheney & O'Neil Regina Nadeau, Esquire P.O Box 575 Laconia, NH 03247-0575</p> <p style="text-align: right;">Consultant</p>	<p>Normandin, Cheney & O'Neil Regina Nadeau, Esquire P.O Box 575 Laconia, NH 03247-0575</p> <p style="text-align: right;">Consultant</p>	<p>Normandin, Cheney & O'Neil Regina Nadeau, Esquire P.O Box 575 Laconia, NH 03247-0575</p> <p style="text-align: right;">Consultant</p>



NOTES

1. THIS PLAN WAS PREPARED TO REQUEST A VARIANCE TO THE TOWN OF NORTHFIELD WETLANDS CONSERVATION ORDINANCE - ARTICLE 17.3 - DIMENSIONAL REQUIREMENTS: BUFFER ZONE AND WETLANDS SETBACK.
2. THIS PARCEL IS LOCATED IN THE COMMERCIAL /INDUSTRIAL DISTRICT AND GROUNDWATER OVERLAY.
3. LOT SIZE IS 18.71 ACRES - 727,700 SQ.FT
4. LOT FRONTAGE IS 685.99 FEET
5. PROPERTY LINE SETBACKS
 - a. FRONT 35 FEET
 - b. SIDE = 20 FEET
 - c. REAR = 20 FEET
7. PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE - ELEVATION 470.5 NGVD
8. LOT TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
9. WETLANDS MAPPING PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS - LONDON, NH ON JULY 20, 2016. AS OUTLINED IN THE CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987)
10. THE EXISTING CONDITION SURVEY WAS COMPLETED BY DAVO B. KRAUSE LLS - NORTHFIELD, NH AUGUST 2016
11. PLAN OF REFERENCE
TAX MAP R-14, LOT 8-1 SUBDIVISION FOR MONIQUE CORNIER -NH ROUTE 140, MERRIMACK CO. - NORTHFIELD, NH - SCALE 1"=100' DATED SEPTEMBER 8, 1999. PLAN RECORDED NO. 151586



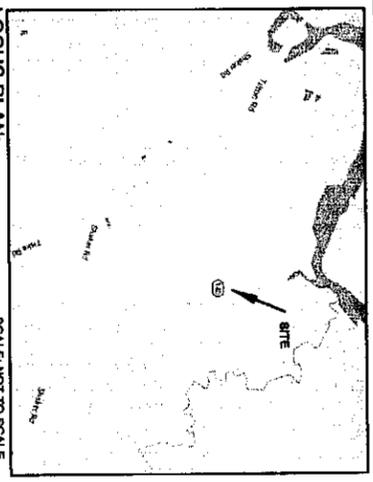
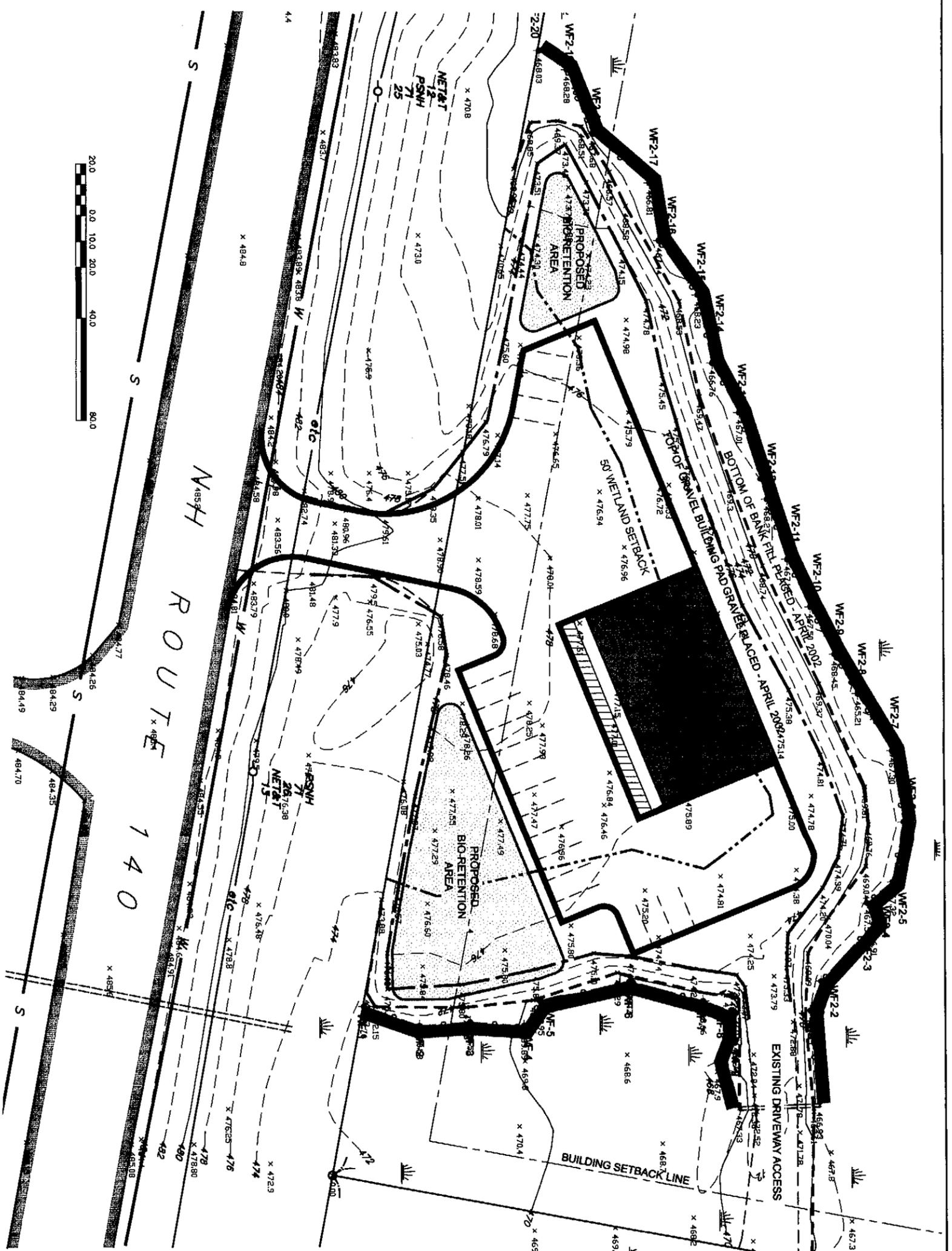
OWNER:
MR33 PROPERTIES, LLC
DANIEL CORNIER
210 TILTON ROAD - RTE 140
NORTHFIELD NH

SCALE: 1" = 20'

DATE: SEPTEMBER 8, 2016

G.I. Geotechnical design consultants, LLC
Professional Seal
210 TILTON ROAD - NORTHFIELD, NH 03059
PHONE (603) 888-8777 FAX (603) 783-4466

REV	DATE	DESCRIPTION	DES	CHK	APP	SHEET 1 OF 2
1	JLL					



ZBA HEARING PLAN
PROPOSED COMMERCIAL BUILDING
 Tax Map R-14 Lot 008-01
 TILTON ROAD
 NORTHFIELD, NH
 DATE: SEPTEMBER 6, 2018

OWNER:
 KIPCO PROPERTIES, LLC
 DANIEL CORNIER
 270 TILTON ROAD - RTE 140
 NORTHFIELD NH

G.C. Spaulding design consultants, LLC
 providing a balance between growth and the environment
 170 East Side - Conway, NH 03824
 Phone 603/456-9197 Fax 603/754-4448

REV.	DATE	DESCRIPTION	DES.	CHECKED
1	LL			
2	LL			
3	LL			
4	LL			
5	LL			
6	LL			
7	LL			
8	LL			
9	LL			
10	LL			