Date Filed_____
Fee Paid_____
Check #_____

APPLICATION FOR A VARIANCE
To: Board of Adjustment,
Town of Northfield

Name of applicant Gloria AC Blais 2014 Trust
Address 134 Gross Mill Rd Northfield
Owner _____
(If same as applicant, write "same")
Tel. #934-4074 Email address gloriaclair@hotmail.com

Location of property 134 Gross Mill Rd R4 14
(Street address and Tax Map and Lot #)

Description of Property: Subdivide @ .70 acre unbuildable lot from 80 acres intended for access to Winnipesaukee River and parking
(Acreage, dimensions, natural features, etc)

Zoning District: (R1) (R2) (C/I) (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 7 section 2 of the Zoning Ordinance to permit Subdivision of a non residential non buildable lot without sewer of less than the required 1 acre minimum lot size

Facts in support of granting the variance:

1.Granting the variance would not be contrary to the public **interest** because:
it will provide permanent access to Winnipesaukee river for fishermen + boaters

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

It will not create a house lot - or increase density of housing

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

it will provide opportunity for owner to develop property & permanent access to the river and parking for recreational use

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

The access to the river and rail trail increase value of property and providing a parking area will get parked cars off side of road

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:

a larger lot is not necessary for the intended use

and

ii. The proposed use is a reasonable one because:

it allows full use of the remaining property to the landowner.

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 Gloria Blais Date 8-3-16
(Signature)

August 2, 2016

Kent Finemore, Chairman
Northfield Board of Adjustment
21 Summer Street
Northfield, NH 03276

Re: Authorized representative

I have asked Ken Norton and Bob Nasdor to act as my representatives relative to the attached application for a variance to create an undersized unbuildable lot for parking and access to Winnipesaukee River.

Thank you,

Gloria Blais

Gloria Blais

August 2, 2016

Wayne Crowley, Chairman
Northfield Board of Selectmen
21 Summer Street
Northfield, NH 03276

Dear Mr. Crowley,

It is my intention to donate to the Town of Northfield a .70 acre parcel of my property on Cross Mill Road in memory of my late husband, Roger Blais. The purpose of this donation is to provide a permanent public access to Winnipesaukee River and an area for off road parking. This area has been used by boaters and fisherman for years and I hope the town will accept this offer so that the river access will still be available after I have sold my property.

Thank you for your consideration.

Gloria Blais

Gloria Blais

TOWN OF NORTHFIELD
PLANNING BOARD
August 1, 2016
MINUTES

Members present: Jason Durgin, Doug Read, Laurie Hill, Mike Murphy Glen Brown and Wayne Crowley.

Minutes: Mike Murphy moved, seconded by Glen Brown to approve the minutes of July 11, 2016 as read. Motion passed.

Gloria A C Blais 2014 Trust: Application for a minor subdivision to create a .70 acre unbuildable lot for parking and river access on Cross Mill Road (Tax Map R4 Lot 14) in the C/I zone: Bob Nasdor of American Whitewater Association explained that he had contacted Mrs. Blais relative to the access to the Winnipesaukee River. Mrs. Blais desires to donate a small parcel unbuildable lot with deed restrictions that will allow permanent access to the river for boaters and fisherman as well as parking for both the river and the nearby river trail. Mr. Nasdor stated that A.W.A. will bear the cost of creating the parking lot. Ken Norton, representing the applicant, noted that the added parking lot will help to get cars off of Cross Mill Road.

There is a "sliver" of land where cars currently park where the old Cross Mill Bridge was located that is part of the town's right of way for the road. There was discussion about the actual deeded ownership of the "sliver" and it appears to simply be part of the right of way, not an actual deeded parcel.

Ron Moreau, abutter, expressed concern about overnight parking as there have occasionally been cars parked by the road overnight. Ken Norton suggested signage indicating "sunrise to sunset" parking which would give the Police permission to enforce no overnight parking. Mike Murphy asked about future maintenance of the area. Bob Nasdor suggested that the boating community can have clean up days.

Wayne Crowley commented that there is no legal way to do this subdivision of an undersized lot without receiving a variance from the Board of Adjustment. Rather than deny the application, Bob Nasdor asked if the plan could be approved contingent upon receiving a variance. Ken Norton explained that Mrs. Blais is excited about making this donation but is ready to move and not wanting to hold up any potential sale. Dave Krause, surveyor, suggested the need for a purchase and sale of the .7 acre.

ABUTTER'S LIST: An abutter is anyone with property that shares a boundary line or is on the other side of a street from a boundary line. (Please list all abutters and addresses on an additional sheet if necessary). **Applicant and/or property owner must be included in list of abutters as well as any engineers, surveyors, wetlands scientists involved in the application.**

NAME	MAP/LOT #	ADDRESS	CITY/STATE/ZIP
See attached			

APPLICATION FEES

Variance	$100.00
Special Exception	$100.00
Waiver of Dimens. Req.	$25.00
Appeal of Admin Decision	$25.00
Abutter Notification	$10.00

(To be increased as U.S. Postal Rates Increase)

Total # of Abutters x $10.00 _____

Application Fee _____

Total Due: _____

Northfield

R4 14 Gloria A C Blais 2014 Trust 134 Cross Mill Road

R4 15 Luis & Anne Campo 150 Cross Mill Road

R4 17-1 James Dole 194 Cross Mill Road

R4 17-2 Faye Dehart 206 Cross Mill Road

R5 35-1 Kenneth Partridge 53 Sargent St

R4 1 PSNH PO Box 330 Manchester, NH 03105

R4 3 Ronny Moreau 119 Cross Mill Road

R4 2 Thomas & Melissa D'Abbraccio 131 Cross Mill Road

R4 2-1 Town of Northfield 21 Summer Street

R4 7 Ralph & Marie Leo 161 Cross Mill Road

R4 8 Robert & Szczepkowski 169 Cross Mill Road

R4 9 Scott & Nadine Marshall 177 Cross Mill Road

R4 10 Michelle Newman & Matthew Young 183 Cross Mill Road

R4 11 Steven & Jean Archambault, 193 Cross Mill Road

Dave Krause, Surveyor, 18 Summer Street

Franklin

N10 148-001 Martha Turnbloom, 28 Cross Mill Road Franklin, NH 032335

N10 148-005 Kathleen A Trachy Trust, 88 Day Street, Newton, MA 02166-2916

Tilton

R26 10 Helen Belair Rev. Trust 9 Academy St. Apt 2, Tilton, NH 03276

R26 12 Nova USA Wood Products, 8082 SW Nimbus Ave #6A Beaverton, OR 97008-6437

R26 17 Jason & Judith Wright 570 W Main St. Tilton

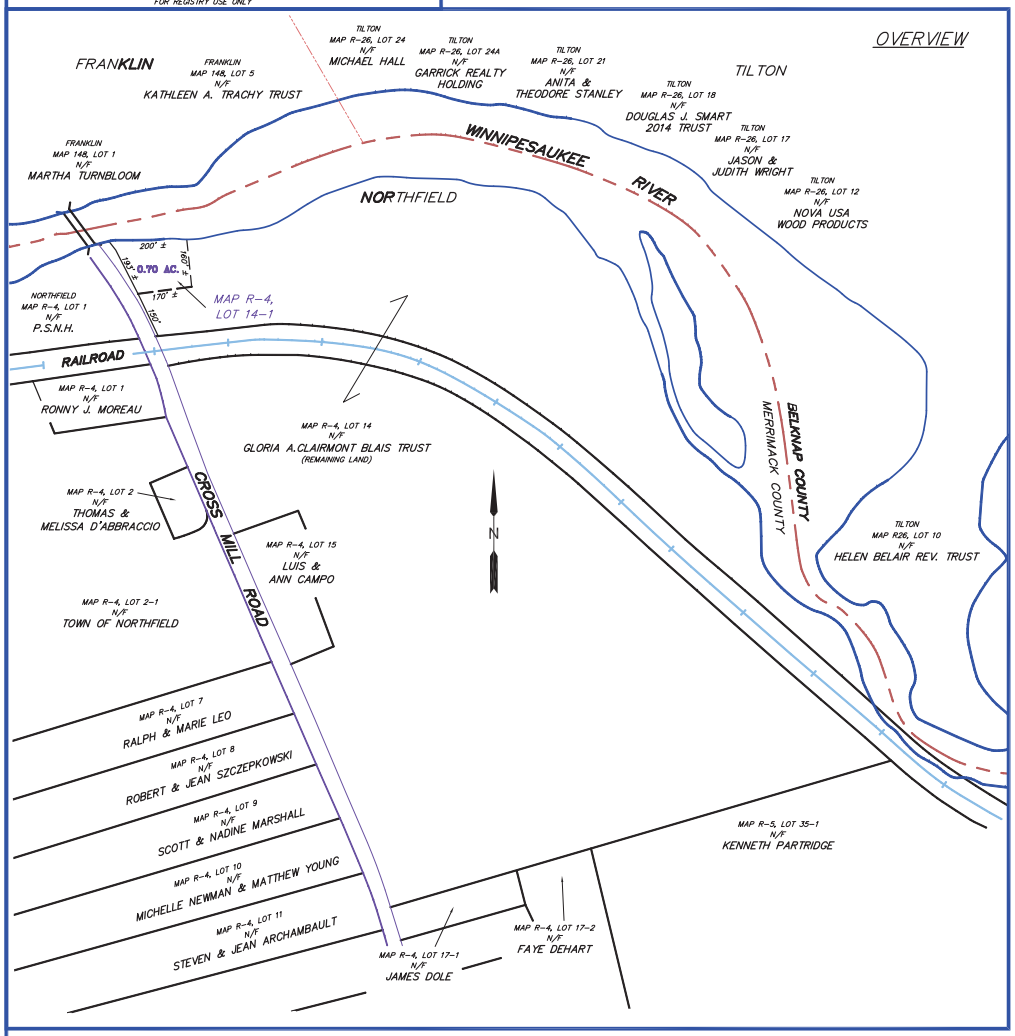
R26 18 Douglas J Smart 2014 Trust Po Box 378 Tilton

R26 21 Anita & Theodore Stanley PO Box 600 Tilton

R26 24 Michael Hall 612 W Main St. Tilton

R26 24A Garrick Realty Holding c/o Tri State Painting PO Box 1240 Tilton

FOR REGISTRY USE ONLY



NOTES

1) FIELD PROCEDURE: LEICA TCRA 1100 TOTAL STATION INSTRUMENT, ADJUSTED CLOSED TRAVERSE PERFORMED JULY 29 2016. COMPASS RULE ADJUSTMENT. NHLSA STANDARD PROPERTY SURVEY CATEGORY 1, CONDITION 1.

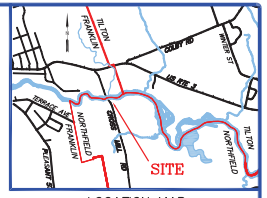
2) ERROR OF CLOSURE: BETTER THAN 1 IN 15,000.

3) TITLE REFERENCES:
   A) DEED OF GLORIA A. CLAIRMONT BLAIS TO GLORIA A. CLAIRMONT BLAIS, TRUSTEE OF THE GLORIA A. CLAIRMONT BLAIS 2014 TRUST DATED OCTOBER 13, 2014 AND RECORDED IN BOOK 3458, PAGE 1520 MERRIMACK COUNTY REGISTRY OF DEEDS (MCRD). (50% INTEREST).
   B) DEED OF GLORIA A. CLAIRMONT BLAIS TO GLORIA A. CLAIRMONT BLAIS, TRUSTEE OF THE GLORIA A. CLAIRMONT BLAIS 2014 TRUST DATED SEPTEMBER 11, 2015 AND RECORDED IN BOOK 3491, PAGE 1796 MCRD (50% INTEREST)

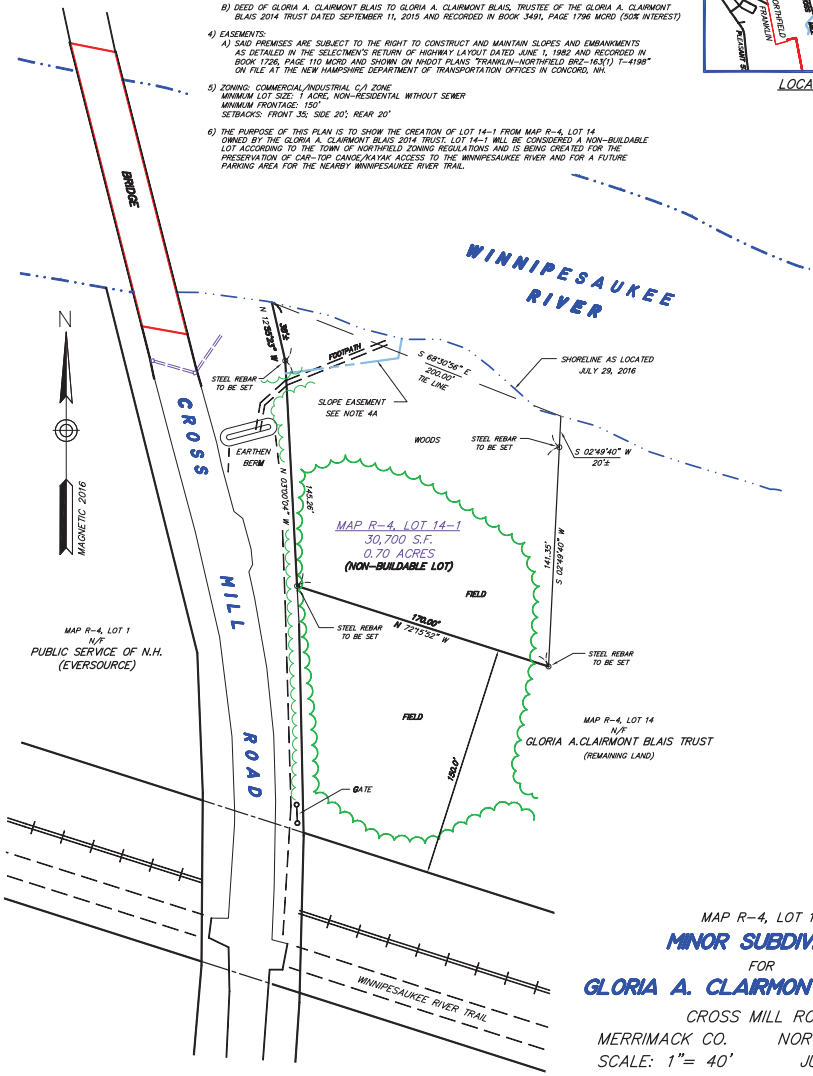
4) EASEMENTS:
   A) SAID PREMISES ARE SUBJECT TO THE RIGHT TO CONSTRUCT AND MAINTAIN SLOPES AND EMBANKMENTS AS DETAILED IN THE SELECTMEN'S RETURN OF HIGHWAY LAYOUT DATED JUNE 1, 1982 AND RECORDED IN BOOK 1726, PAGE 110 MCRD AND SHOWN ON NHDOT PLANS "FRANKLIN–NORTHFIELD BRZ-163(1) 1–4198" ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION OFFICES IN CONCORD, NH.

5) ZONING: COMMERCIAL/INDUSTRIAL C/I ZONE
   MINIMUM LOT SIZE: 1 ACRE, NON-RESIDENTIAL WITHOUT SEWER
   MINIMUM FRONTAGE: 150'
   SETBACKS: FRONT 35; SIDE 20'; REAR 20'

6) THE PURPOSE OF THIS PLAN IS TO SHOW THE CREATION OF LOT 14-1 FROM MAP R-4, LOT 14 OWNED BY THE GLORIA A. CLAIRMONT BLAIS 2014 TRUST. LOT 14-1 WILL BE CONSIDERED A NON-BUILDABLE LOT ACCORDING TO THE TOWN OF NORTHFIELD ZONING REGULATIONS AND IS BEING CREATED FOR THE PRESERVATION OF CAR-TOP CANOE/KAYAK ACCESS TO THE WINNIPESAUKEE RIVER AND FOR A FUTURE PARKING AREA FOR THE NEARBY WINNIPESAUKEE RIVER TRAIL.



LOCATION MAP



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

FIELDBOOK 43

MAP R-4, LOT 14

MINOR SUBDIVISION

FOR

GLORIA A. CLAIRMONT BLAIS, TR

CROSS MILL ROAD

MERRIMACK CO. NORTHFIELD, N.H.

SCALE: 1"= 40' JULY 30, 2016

OWNER OF RECORD

GLORIA A. CLAIRMONT BLAIS, TRUSTEE
GLORIA A. CLAIRMONT BLAIS 2014 TRUST
134 CROSS MILL ROAD
NORTHFIELD, NH 03276

APPROVED BY THE NORTHFIELD PLANNING BOARD ON _____

_____ CHAIRMAN

_____ SECRETARY

LEGEND

- GRANITE BOUND/POST AS NOTED
- UTILITY POLE
- DRILL HOLE
- IRON PIPE OR REBAR
- PROPERTY LINE
- STONE WALL
- OU OVERHEAD UTILITY LINE

DAVID B. KRAUSE, LLS
18 SUMMER STREET
NORTHFIELD, N.H. 03276
603-286-4404