

**TOWN OF NORTHFIELD
APPLICATION FOR SITE PLAN REVIEW**

Application for: Design Review Final Application
Level of Site Plan Review Required: Minor Major

Name of Owner: White Mountain Rentals, LLC
Address: 218 South Main St. #1 Laconia NH 03246
Telephone #: 524-1284 E-mail address: wmr@metrocast.net
Authorized Agent: Howard Warren
Address: (same)
Telephone #: 381-7907 E-mail address: wmr@metrocast.net
Name of Development: Office 27 Vine Street
Location: 27 Vine Street, Northfield NH 03276
Tax Map and Lot Number(s): map U-7 lot 36
Description of Development: Office in an R-2 zone
(Real Estate)
Current Zoning of Site: R-2
Special Exception Granted? Yes Not Applicable
Variance Granted? Yes Not Applicable
Site in Acres: .335 ac Site in Sq. Ft.: 14585
Total Developable Acres: .335 ac
Type Sewage Disposal: Municipal Private Other _____
Type of Water Supply: Municipal Private Other _____

ASIDE FROM THE ABOVE, THE FOLLOWING ARE REQUIRED:

1. "Notice of Planning and Zoning Approvals Required" signed by the Northfield Building Inspector.
2. A petition for any and all waivers. The petition shall state fully the grounds for each request for waiver and all of the facts relied upon by the petitioner.
3. All other requirements as per Section 5 of the Town of Northfield Site Plan Review Regulations.

To the best of my knowledge, the information above and that accompanies this request is true and correct. I understand that any approval based on incorrect information and data may be reviewed and withdrawn.

Date: 4/27/16 Signed: Howard Warren

**TOWN OF NORTHFIELD
ABUTTER'S LIST FOR
SITE PLAN/DESIGN REVIEW APPLICATIONS**

An abutter is anyone with property that shares a boundary line or is on the other side of a street from a boundary line. **Include all engineers, surveyors, authorized agent and the applicant.** If applicable, all holders of conservation, preservation or agricultural preservation restrictions must be included in the abutter list.

	NAME	ADDRESS	TAX MAP AND LOT #(s):
1.	Theodore T. & Wendy A. Evangelo	7 Oak Street, Northfield, NH 03276	U-7, Lot 35
2.	Howard Warren, Agent for White Mountain Rentals, LLC	218 South Main St. #1, Laconia NH 03246	U-7, Lot 36
3.	Raymond A. Brorby	9 Oak Street, Northfield, NH 03276	U-7, Lot 36-1
4.	Alan Addario	709 Eley Lane, Pembroke, NH 03275	U-7, Lot 37
5.	Synthia Yandian	70 Park Street, Northfield, NH 03276	U-7, Lot 38
6.	Edward J. & Kerri A. Lougee	26 Vine Street, Northfield, NH 03276	U-7, Lot 61
7.	John M. & Gloria Kramer	21 Arch Street, Northfield, NH 03276	U-7, Lot 63
8.	Amanda M. Taylor	23 Arch Street, Northfield, NH 03276	U-7, Lot 64
9.	Albert J. & Christina Langley	25 Arch Street, Northfield, NH 03276	U-7, Lot 65
14.			
15.			

Design Review :	\$100.00
MAJOR Site plan :	
\$300.00 + \$150/living unit or	
\$150/1500 sq. ft. commercial	
MINOR Site Plan:	
\$100.00 + \$150/living unit or	
\$150/1500 sq. ft. commercial	
ABUTTER NOTIFI-	
CATION/ABUTTER	\$10.00

Total # of Abutters X \$10.00	<u>90.00</u>
Application Fee	<u>150.00</u>
Total Due:	<u>240.00</u>
Date Received	_____



WHITE MOUNTAIN RENTALS

218 South Main Street Suite #1, Laconia, N.H. 03246
(603) 524-1234 FAX (603) 528-3600 E-MAIL wmr@metrocast.net

April 26, 2016

Planning Board
Town of Northfield
21 Summer Street
Northfield, NH 03276

RE: Site plan application, 27 Vine Street

Dear Planning Board:

I hereby authorize Howard Warren, a member of White Mountain Rentals, L.L.C., to represent the company with regard to the above-referenced application.

Sincerely,



Karen Feltham, Manager
White Mountain Rentals, L.L.C,

Impact Statement

Proposed project – Establishment of an office in an existing 24' x 36' building at 27 Vine Street. Husband & wife operators propose to operate their land development company (that only develops and sells their own property) and apartment rental company (which only handles their own units) in the building. Currently 50 rental units are owned and operated and are located in Belmont and Northfield, with 32 of those units within walking distance on Arch, Elm & Vine Streets.

The following narrative discusses the potential impacts of this project on the immediate neighborhood and the Town in general:

- a. **Attendance in public schools** – not applicable as this project creates no new housing units.
- b. **Increase in vehicular traffic** – very low as the majority of the land development and sale of lots is done off site and 32 out of the 50 rental housing units owned by White Mountain Rentals, LLC & Red Hot Properties, LLC are located within walking distance on Arch, Elm & Vine Streets. Also many tenants pay their rent through the mail or through electronic funds transfer.
- c. **Changes in the number of local residents** – not applicable as no new housing units are proposed.
- d. **Increase in municipal costs** – not applicable as no new demands will be placed on the police, fire department, public works, or school system.
- e. **Load on public utilities or future demand for them** – a bathroom with toilet only and a small kitchen area will be constructed in the building to serve two part-time employees and the husband and wife who are also generally only on site part-time. There will be connections to the town water and sewer systems. The overall impact of these new connections will be negligible.
- f. **Public safety** – as this is a very small part-time office, the impacts on municipal services will be negligible.
- g. **Changes in tax revenue** – the real estate tax levied on this lot and its structures will more than likely increase while there will be little or no cost increase to the town.
- h. **Changes in surface drainage** – the proposed parking lot will create additional runoff from this property. The new parking lot will be graded so that the drainage will be directed into the existing catch basin at the edge of the street in front of the existing building where the office is proposed.
- i. **Increase in consumption of ground water** – not applicable as municipal water is available.
- j. **Increased refuse disposal** – a negligible amount of refuse will be created by this small office. When added to the current municipal refuse stream its impact will not be noticeable.

- k. **Pollution water or air** – as no pollutants will be discharged as a result of this project there will be no increase in either water or air pollution.
- l. **Land erosion or loss of tree cover** – no erosion will result from this project. One maple tree will be cut down to create the proposed parking area.
- m. **Disturbance to other aspects of the natural environment** – none, as this project is so small in size and its major impact is replacing some lawn with pavement to create a parking area.
- n. **Blocking of views** – as there are no views on this property, no new structures are proposed, no views will be blocked.
- o. **Harmony with the character of surrounding development** – this building already exists. The only impact will be the new use of the existing structure by an office as is allowed under the current zoning regulations.
- p. **Location of utilities** – the proposed office building already has its own telephone, electric and cable hookups, so the location of these services already exists. (See below for water and sewer.)
- q. **Water** – this proposal includes hooking the existing structure to the municipal water service. This service is provided underground so there will be no visual impact once the connection is made. As this will be an office with no bathing facilities and no washer and dryer hookups, the demand on the municipal water system will be negligible.
- r. **Sewer** – this proposal includes hooking the existing structure to the municipal sewer system. This service is provided underground so there will be no visual impact once the connection is made. As this will be an office with no bathing facilities and no washer and dryer hookups, the demand on the municipal sewer system will be negligible.



TOWN OF NORTHFIELD

21 Summer Street, Northfield, New Hampshire 03276
Tel. 603-286-7039 Fax 603-286-3328
www.northfieldnh.org



4/27/2016

White Mountain Rentals
218 South Main Street
Laconia, NH 03246

Dear Mr. Warrren,

Please be advised that in order for me to issue you a permit to construct an office in the existing building located at 27 Vine Street you will need to obtain site plan approval from the Northfield Planning Board.

Sincerely

Dana Dickson

Building inspector.



MAP U-7, LOT 38
Synthia Yandian
70 Park Street
Northfield, NH 03276

MAP U-7, LOT 37
Alan Addario
709 Eley Lane
Pembroke, NH 03275

MAP U-7, LOT 35
Theodore T. & Wendy A. Evangelo
7 Oak Street
Northfield, NH 03276

5/8" x 6" x 0.17"
GRAVITE BOUND W/DH
FOUND 4/8/2010
SITE REBAR W/CLP
SET 7/18/2010

5/8" x 6" x 0.17"
GRAVITE BOUND W/DH
FOUND 4/8/2010

MAP U-7, LOT 36-1
Raymond A. Brorby
9 Oak Street
Northfield, NH 03276

MAP U-7, LOT 36-1
7,420 S.F.
0.173 ACRES

5/8" x 6" x 0.17"
GRAVITE BOUND W/DH
FOUND 4/8/2010

MAP U-7, LOT 65
Albert J. & Christina Langley
25 Arch Street
Northfield, NH 03276

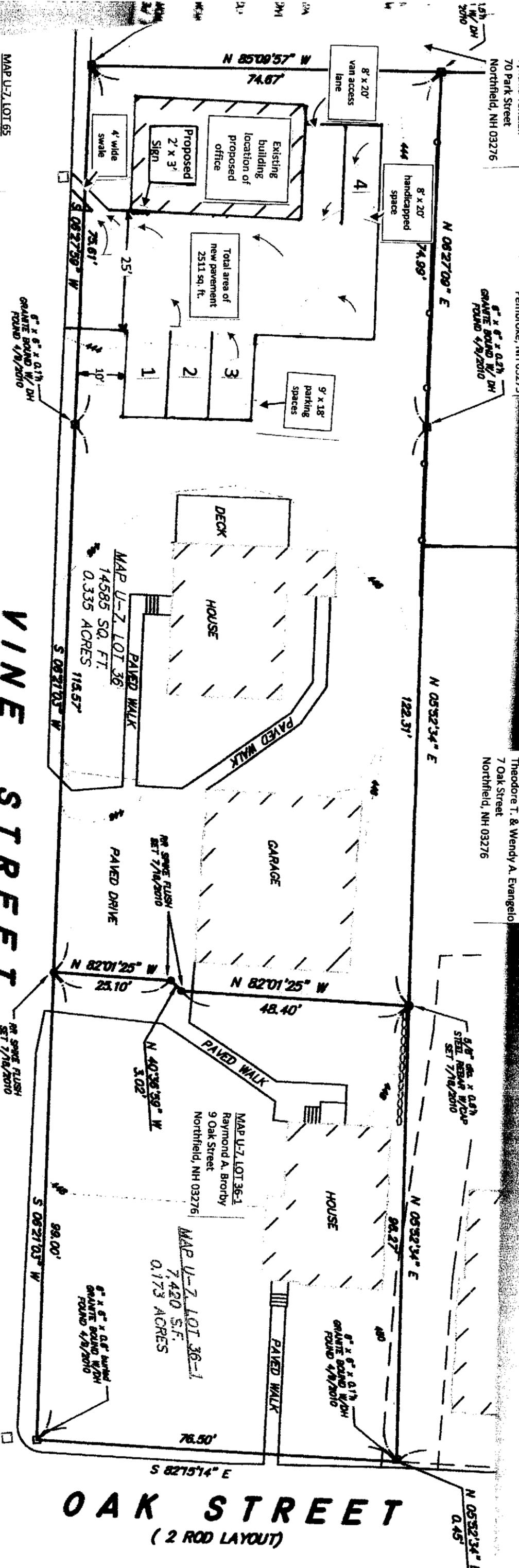
MAP U-7, LOT 64
Amanda M. Taylor
23 Arch Street
Northfield, NH 03276

MAP U-7, LOT 63
John M. & Gloria Kramer
21 Arch Street
Northfield, NH 03276

MAP U-7, LOT 61
Edward J. & Kerri A. Lougee
26 Vine Street
Northfield, NH 03276

VINE STREET (2 ROD LAYOUT)

OAK STREET (2 ROD LAYOUT)



Approved by the Northfield Planning Board

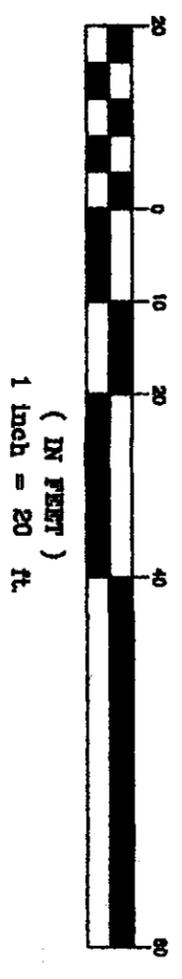
Chairman _____

Secretary _____

Date: _____

PURSUANT TO THE SITE REVIEW
REGULATIONS OF THE NORTFIELD
PLANNING BOARD, THE SITE PLAN
APPROVAL GRANTED HEREON
EXPIRES ONE YEAR FROM DATE OF
APPROVAL.

GRAPHIC SCALE



OFFICE 27 VINE STREET

Owner: White Mountain Rentals, LLC
218 South Main Street, #1, Laconia NH 03246

Agent: Howard Warren
Date: 4/26/16

Revisions: _____

Site Plan Prepared By: Howard Warren

From a plan dated 6/11/10
by David B. Krause, LLC

Recorded at:
Merrimack County Registry of Deeds Doc #19532

Map U-7 Lot 36 Deed reference:
Merrimack County Registry of Deeds Book 3500