

RECEIVED
JAN 07 2022
TOWN OF
NORTHFIELD, NH

January 7, 2022

Ms. Aimee Dearborn
Town of Northfield
Zoning Board of Adjustment
21 Summer Street
Northfield, NH 03276

Subject: **Special Exception Application for
LRCD Workforce Multi-Family Housing**
Map R14 Lots 5-5 & 5-2
Northfield, New Hampshire
NPE Project. No. 21103

Ms. Dearborn:

Northpoint Engineering, LLC, on behalf of Lakes Region Community Developers (Applicant) are hereby submitting the enclosed material for the purpose of a Special Exception Application to the Northfield Zoning Board of Adjustment. The application proposes the construction of 66 work force housing units on two adjacent lots known as R14 Lot 5-5 and 5-2. The lots are zoned C/I Commercial/Industrial which allows "multi-family residence 5 units or more" by Special Exception. The proposed project is intended to have a blend of 1 to 3-bedroom units along with a small free standing community building. Further details of the proposal are contained within the application material. Enclosed please find the following material being submitted as part of this application:

- A completed and executed Application for Special Exception, including Attachment A;
- Application Fee Check for \$190
- One copy of authorization letter
- One copy of the Abutters list and required abutter labels.
- Ten (10) copies of Project Plans including: Existing Conditions Survey and Preliminary Conceptual Plan for planned workforce multi-family development
- Ten (10) copies of Sample Schematic Building Elevation providing the spirit of what applicant intends to build for buildings.

We believe this package includes all the material required. We understand that this should be heard at the January 24th Zoning Board Meeting. In the event you have any questions or require additional information do not hesitate to contact myself or Sal Steven-Hubbard, Real Estate Development Director for LRCD.

Thank you in advance for your assistance with this application.

1/7/2022

Page 2 of 2

Sincerely,

Handwritten signature in blue ink, appearing to read "K M L".

Kevin M. Leonard, PE,
Principal Engineer
Northpoint Engineering, LLC



TOWN OF NORTHFIELD
APPLICATION FOR SPECIAL EXCEPTION

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TOWN OF NORTHFIELD, NH

What is a Special Exception? Certain sections of the zoning ordinance provide that a particular use of property in a particular zone will be permitted by special exception if specified conditions are met.

APPLICANT INFORMATION

Name Lakes Region Community Developers
Applicant's Address 193 Court Street, Laconia, NH
Tel # 603524-0777 Email Address sstevenhubbard@lrccommunitydevelopers.org

AGENT INFORMATION

Name Kevin Leonard, Northpoint Engineering
Address 19 Stovrs St. suite 201 Concord, NH 03301
Tel # 6032261166 Email Address kevin@northpointeng.com

PROPERTY INFORMATION

Physical Location South Park Drive
Tax Map and Lot Number(s) R14-0005-005 AND R14-0005-002
Current Zoning of the Site (circle all that apply) R1 R2 Comm/Ind Conservation Ground Water Protected
Site in Acres 22.293 Site in Square Ft. Total Developable Acres 17.926
Type Sewage Disposal Municipal X Private Other but connected to public
Type of Water Supply X Municipal Private Other

PROJECT INFORMATION

Please describe your proposed plan/use Multifamily Workforce Housing

What is the property used for now?

- X The property is currently vacant
Single Family Home
Multi Family Home
Business
Residence and Business
Agricultural

I am requesting a Special Exception from article 7 section TABLE 1 of the Zoning Ordinance.

Explain how the proposal meets the special exception criteria as specified in Article 8, Section 8.2 of the Northfield Zoning Ordinance: (please contact the assessor's office with any questions):

Criteria #1 Whether the site proposed for the use is appropriate based upon existing development, the master plan, availability of public facilities and utilities, character of the site, and nature of the proposed use?

see attachment A

Criteria #2 Compatibility of the site with property and land uses in the vicinity.

see attachment A

Criteria #3 Adequacy of, and plans for, sanitary facilities, water supply and road access

see Attachment A

Criteria #4 Such other factors as may be appropriate

see Attachment A

ABUTTER'S LIST: An abutter is anyone with property that shares a boundary line or is on the other side of the street from a boundary line. (Please list all abutters and addresses on an additional sheet if necessary). If you have any difficulty, consult the assessor's office, but the accuracy the list is your responsibility. **Applicant and/or property owner must be include in list of abutters as well as any engineer, surveyors, wetlands scientist involved in the application and any others it covered in RSA 477:45.**

NAME	ADDRESS	TAX & LOT #
<i>See attached</i>		
<i>11 abutters</i>		

APPLICATION FEES	
Special Exception	\$100.00
Abutter Notification	\$ 10.00
(To be increased as U.S. Postal Rates Increase)	

Total # of Abutters x \$10.00 = \$ 90.00 - \$110.00
 Application Fee = \$ 100.00
 Total Due = \$ 190.00 Pd. ck # 2365



- Before signing your application *Need \$210.00*
- ✓ Have you answered all the questions?
 - ✓ Does your **sketch** include all requested information?
 - ✓ Have you included 3 sets of mailing labels for the applicant, abutters and any engineers, surveyors, wetland scientists, etc involved?

I request a special exception for the project described in this application and grant town officials permission to access my property for inspection purposes related to this project. I understand that any misrepresentation in this application, intentional or not, will invalidate ZBA approval.

Applicant *[Signature]* Date _____
 Land Owner: *SEE ATTACHED AUTHORIZATION* Date _____
 (Signature)

Office Use Only	
Date Received: <u>01-07-22</u>	Received by: <u>APP</u> Amount paid: <u>\$190.00</u>
Date paid: <u>01-07-22</u>	Check No.: <u>2365</u> <i>Need another \$20.00 for missed abutters.</i>

ATTACHMENT A

Proposal Outline

The proposed project consists of the development of 66 units of housing for essential workers in a mix of 1, 2, and 3 bedroom units, with associated parking, laundry facilities and community room. There will be adequate green space for outdoor recreation and gardening.

Lakes Region Community Developers (LRCD) is the region's premier developer, owner and operator of affordable housing, with over 370 units in six towns. LRCD offers comprehensive tenant services and community building training and opportunities to its tenants. LRCD prides itself on the quality of its housing: its high level of construction standards, property maintenance, and resident screening protocols make an LRCD property a benefit to any community.

This project will be no exception. The site consists of two lots with a combined land area of just under 23 acres. Approximately 19 of those acres will remain undeveloped, preserving wetlands and habitat currently there. The development will happen relative close to the road and existing utilities, while still preserving a setback to ensure privacy and noise reduction from Route 140 and the South Park C/I activity.

Criterion #1 - Whether the site proposed for the use is appropriate based upon existing development, the master plan, availability of public facilities, character of the site, and nature of the proposed use

The site is appropriate for the use. The site is a transitional site, in that it is bordered by residential and commercial uses. It is on a transportation corridor, which will provide residents easy access to shopping and jobs. Sewer and water are available at the site. The site is currently vacant and wooded, with sandy soils. The wetlands will be preserved.

Criterion #2 – Compatibility of the site with property and land uses in the vicinity

The proposed use is compatible with property and land uses in the vicinity. Multifamily housing is appropriate for a transitional area and there is adequate land area for the proposed development.

Criterion #3 – Adequacy of, and plans for, sanitary facilities, water supply and road access

Water and sewer are available on South Park Drive, and South Park Drive accesses Route 140.

Criterion #4 – such other factors as may be appropriate

There is a huge need for affordable housing in New Hampshire, and the Lakes Region is not immune. Northfield residents also see this, as it was pointed out in the community survey that the Planning Board conducted when updating the Master Plan

Letter of Authorization

I, Suzanne C. Arena, Trustee of the Odilon A. Cormier Revocable Trust of 2004 ,a duly authorized individual for said Trust which owns two parcels of land located at South Park Drive in Northfield, New Hampshire known as Tax Map R-14, Lots 5-5 & 5-2, do hereby authorize Lakes Region Community Developers to act as Applicant, in facilitating any and all local, state and federal permit applications, including but not limited to applications to the State of New Hampshire Department of Transportation, the State of New Hampshire Department of Environmental Services, and the Town of Northfield for the purpose of a proposed multi-family development on the combined properties. This is expected to included applications to both the Northfield Zoning Board of Adjustment and Planning Board.

The Odilon A. Cormier Revocable
Trust of 2004

By: Suzanne C. Arena
Suzanne C. Arena
Trustee

12-16-21
Date

140 South Park LLC
PO Box 181
Tilton, NH 03276

9171 9690 0935 0266 4802 92

Carol & Jean Keyes
90 Shaker Rd
Northfield, NH 03276

9171 9690 0935 0266 4802 85

Winnepesaukee Commercial Prop
289 Morrill St
Gilford, NH 03249

9171 9690 0935 0266 4802 78

Big Oak Enterprises LLC
19 Fruite St
Belmont, NH 03220

9171 9690 0935 0266 4802 61

KIPCO Properties LLC
270 Tilton Rd Ste 1
Northfield, NH 03276

9171 9690 0935 0266 4802 54

Kevin Leonard
Northpoint Engineering
19 Storrs St
Suite 201

9171 9690 0935 0266 4802 47

Bruce & Melissa Howard
130 Shaker Rd
Northfield NH 03276

9171 9690 0935 0266 4802 30

Store Master Funding XV LLC
C/O EPTAM PLASTICS, LTD
2 Riverside Business Park

9171 9690 0935 0266 4802 23

Sal Steven-Hubbard
Lakes Region Community Developers
193 Court Street
Laconia, NH 03246

9171 9690 0935 0266 4802 16

*Monique Cormier
Odilon Cormier
5 Leavitt Rd.
Sanbury, MA
03269*

9171 9690 0935 0266 4801 93

*BT Newyo, LLC - UPS
55 Glenlake Parkway
Atlanta, GA 30328*

9171 9690 0935 0266 4802 09



**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
Monday, January 24, 2022 at 7:00 pm**

ABUTTER NOTIFICATION

You are hereby notified that the following application is coming before the Zoning Board of Adjustment.

Lakes Region Community Developers – Application for a Special Exception to build multifamily workforce housing located on South Park Drive (Map R14 Lot 05-02 & Map R14 Lot 05-05) in the Commercial/Industrial Zone.

The Town of Northfield complies with the Americans with Disabilities Act regulations. Please contact the Selectmen's Office at 286-7039 if you need special assistance in order to attend this meeting.

LEGEND

- ANGLE POINT
- CONCRETE BOUND FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- UTILITY POLE W/ANCHOR
- TBM
- GAS VALVE
- WATER GATE
- CURB-STOP
- FIRE HYDRANT
- SEWER MANHOLE
- TEST PIT
- HIGHWAY WIRE FENCE
- 2' CONTOUR LINE
- 10' CONTOUR LINE
- WETLAND SOILS BOUNDARY
- NRCS SOILS BOUNDARY
- D.I. IW APPROX. DUCTILE IRON WATER MAIN
- D.I. WS APPROX. DUCTILE IRON WATER SERVICE
- SFM APPROX. SANITARY FORCE MAIN
- SS APPROX. SANITARY SERVICE
- ○ APPROX. GAS LINE
- ○ ○ ○ ○ ○ APPROX. GAS LINE

TAX MAP R14 LOT 8-4
STORE MASTER FUNDING XV, LLC
C/O EPTAM PLASTICS, LTD
2 RIVERSIDE BUSINESS PARK
NORTHFIELD, NH 03278

TAX MAP R14 LOT 8-2
BIG OAK ENTERPRISES LLC
19 FRUITE STREET
BELMONT, NH 03220

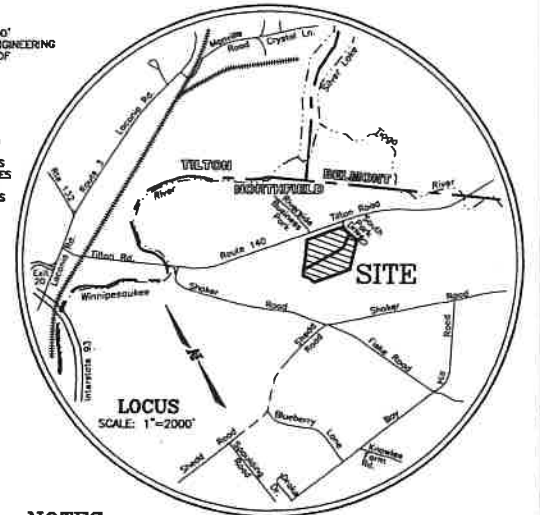
TAX MAP R14 LOT 8-1
MPCO PROPERTIES, LLC
270 TILTON ROAD SUITE 1
NORTHFIELD, NH 03278

PLAN REFERENCE

1. TAX MAP R14 LOT 5-1 ROUTE 140 NORTHFIELD, NH SUBDIVISION PLAN SCALE: 1"=100'
DATE: JUNE 22, 1968 LAST REVISED 6/6/02. SHEET 1 OF 8, PREPARED BY BURD ENGINEERING
OF CONCORD NEW HAMPSHIRE AND RECORDED IN THE MERRIMACK COUNTY REGISTRY OF
DEEDS AS PLAN #201700019233.

SOILS LEGEND

FROM NRCS WEB SOIL SURVEY ACCESSED 12/29/2021
35B - CHAMPLAIN LOAMY FINE SAND 3 TO 8% SLOPES
35C - CHAMPLAIN LOAMY FINE SAND 8 TO 15% SLOPES
46B - HENNIKER FINE SANDY LOAM 3 TO 8% SLOPES
47C - HENNIKER FINE SANDY LOAM 8 TO 15% SLOPES



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON LOTS 5-2 AND 5-5 AS SHOWN ON ASSESSORS MAP R14. THE BOUNDARY LINES SHOWN ARE FROM PLAN REFERENCE #1 AND A FIELD SURVEY BY THIS OFFICE. NORTH ORIENTATION HAS BEEN ROTATED 14°55'09" TO GRID NORTH FROM SAID PLAN.
2. THE PARCEL SHOWN HEREON IS LOCATED IN THE NORTHFIELD ZONING DISTRICT "C/I" COMMERCIAL-INDUSTRIAL, AND SUBJECT TO FOLLOWING DIMENSIONAL REGULATIONS:
MINIMUM FRONTAGE: 150 FEET
MINIMUM LOT SIZE: 0.5 ACRES (WITH SEWER)
MAXIMUM BUILDING HEIGHT: 3 STORIES
WETLAND BUFFER: 50 FEET
BUILDING SETBACKS: FRONT 35 FEET, SIDE 20 FEET, REAR 20 FEET
- A PORTION OF THE PROPERTY IS ALSO LOCATED IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT, THE BOUNDARY OF WHICH, AS SHOWN HEREON HAS BEEN GRAPHICALLY REPRODUCED FROM THE TOWN GROUNDWATER PROTECTION OVERLAY DISTRICT PLAN.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE FROM OCTOBER 2019-DECEMBER 2021 USING A TOTAL STATION INSTRUMENT AND FROM THE SURVEY RECORDS OF PAUL M. DARBYSHIRE AND ASSOC. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN OCTOBER 2019.
4. THE WETLANDS SHOWN HEREON WERE MAPPED IN THE FIELD BY NORTHPOINT ENGINEERING ON NOVEMBER 30, 2021 AND FIELD LOCATED BY T.F. BERNIER, INC. IN DECEMBER 2021.
5. THE UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, BASED ON SURFACE EVIDENCE LOCATED DURING THE SURVEY AND TIES PROVIDED BY KP CORMIER BUILDERS, INC. AND LIBERTY UTILITIES. CONTACT DISPOSE BEFORE EXCAVATION.
6. SEWER LINE INFRASTRUCTURE, SEE M.C.R.D. BOOK 3603 PAGE 2675 TO NORTHFIELD SEWER DISTRICT, DATED JULY 30, 2018.

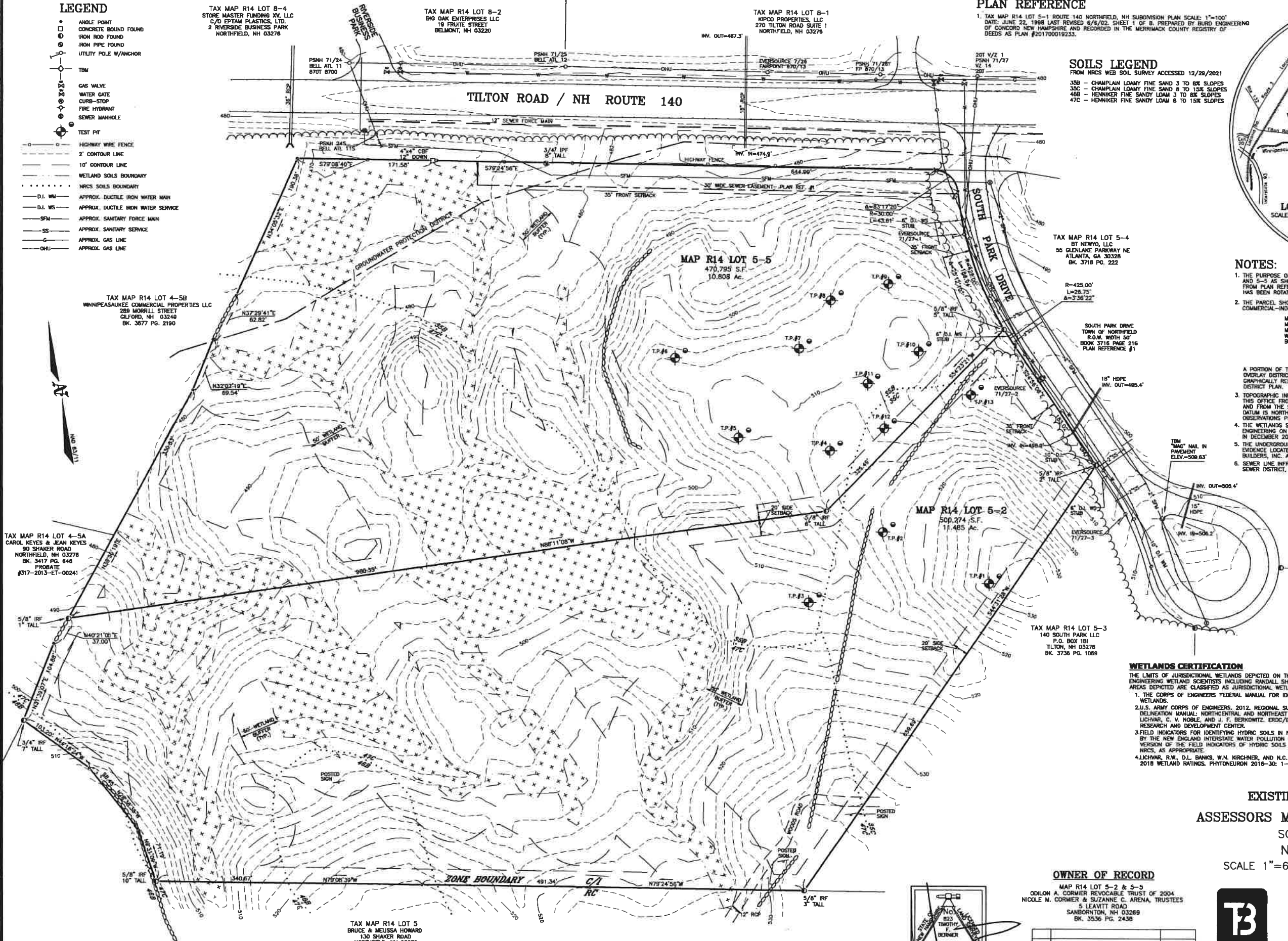
TAX MAP R14 LOT 4-5A
CAROL KEYES & JEAN KEYES
90 SHAKER ROAD
NORTHFIELD, NH 03278
BK. 3417 PG. 648
PROBATE #317-2013-ET-00241

TAX MAP R14 LOT 4-5B
WINNEPEASAUKEE COMMERCIAL PROPERTIES LLC
289 MORRILL STREET
CLIFORD, NH 03249
BK. 3677 PG. 2190

TAX MAP R14 LOT 5-4
BT NEWYO, LLC
55 GLENVIEW PARKWAY NE
ATLANTA, GA 30328
BK. 3718 PG. 222

TAX MAP R14 LOT 5-3
140 SOUTH PARK LLC
P.O. BOX 181
TILTON, NH 03276
BK. 3736 PG. 1089

TAX MAP R14 LOT 5
BRUCE & MELISSA HOWARD
130 SHAKER ROAD
NORTHFIELD, NH 03278
BK. 3604 PG. 1453



WETLANDS CERTIFICATION

THE LIMITS OF JURISDICTIONAL WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY NORTHPOINT ENGINEERING WETLAND SCIENTISTS INCLUDING RANDALL SHUELEY, NH CWS #88, WHO CERTIFIES THAT THE AREAS DEPICTED ARE CLASSIFIED AS JURISDICTIONAL WETLANDS ACCORDING TO THE FOLLOWING STANDARDS:
1. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
2. U.S. ARMY CORPS OF ENGINEERS, 2012. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0), ED. J. S. WAKSELEY, R. W. LICHTAR, C. V. NOBLE, AND J. F. BERKOWITZ. ERDC/EL TR-12-1. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.
3. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017 AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
4. LICHTAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. THE NATIONAL WETLAND PLANT LIST: 2018 WETLAND RATINGS. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2018. ISSN 2153 733X.

EXISTING CONDITIONS PLAN
ASSESSORS MAP R14 LOTS 5-2 & 5-5

SOUTH PARK DRIVE
NORTHFIELD, NH
SCALE 1"=60' DATE: DECEMBER 2021

OWNER OF RECORD

MAP R14 LOT 5-2 & 5-5
ODILON A. CORMIER REVOCABLE TRUST OF 2004
NICOLE M. CORMIER & SUZANNE C. ARENA, TRUSTEES
5 LEAVITT ROAD
SAMBORNTON, NH 03289
BK. 3536 PG. 2438

NO. 103
TIMOTHY
BERNIER



Prepared By
T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel: (603)224-4148 - Fax: (603)224-0507

NO.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
				TFB	TFB	232	02	711-01
			DRAWING NAME 01_ExistCond_Dec2021					



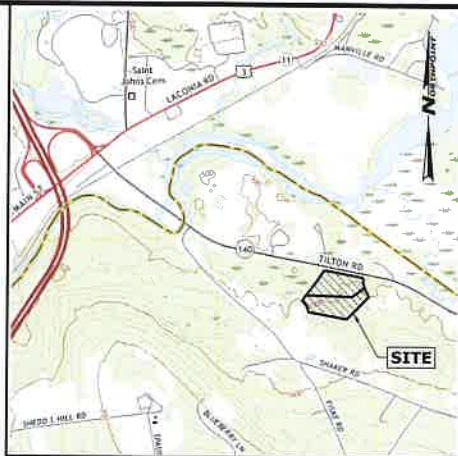
NH ROUTE 140

NH RTE. 140/TILTON RD.

WATER OVERLAY DISTRICT

FORMER LOT LINE

C/I ZONING DISTRICT
CONSERVATION DISTRICT

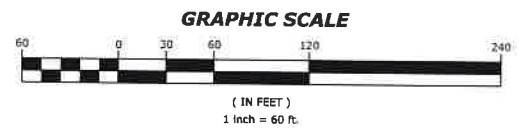


VICINITY MAP
SCALE: 1"=2000'±

APPROX. UPS FACILITY

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PRELIMINARY CONCEPTUAL LAYOUT FOR 66 MULTI-FAMILY WORKFORCE HOUSING UNITS ON THE SUBJECT TRACTS FOR THE PURPOSES OF PURSUING A SPECIAL EXCEPTION FROM THE NORTHFIELD ZONING BOARD OF ADJUSTMENT. "MULTI-FAMILY RESIDENCES 5 UNITS OR MORE" IS A PERMITTED USE IN THE C/I (COMMERCIAL / INDUSTRIAL) ZONING DISTRICT BY SPECIAL EXCEPTION ACCORDING TO THE CURRENT TOWN OF NORTHFIELD ZONING ORDINANCE.
 2. THE SUBTRACT TRACTS OF LAND ARE KNOWN AS MAP R14 LOTS 5-5 & 5-2. THEY ARE ZONED C/I (COMMERCIAL / INDUSTRIAL) AND ARE 10.808 ACRES & 11.485 ACRES RESPECTIVELY.
 3. THE SUBJECT TRACTS HAVE BEEN RECENTLY SURVEYED INCLUDING AN UPDATED WETLAND DELINEATION. THIS INFORMATION HAS BEEN USED TO CALCULATE THE PERMITTED DENSITY FOR THE COMBINED PROPERTIES (MAP R14 LOTS 5-5 & 5-2). THE COMBINED LAND AREA IS 22.293 ACRES WITH AN UPLAND AREA OF 17.926 ACRES. THIS SUPPORTS 66 MULTI-FAMILY UNITS IN ACCORDANCE WITH THE NORTHFIELD ZONING ORDINANCE.
 4. SOUTH PARK DRIVE IS IMPROVED WITH ACCESS TO MUNICIPAL WATER AND SEWER WHICH THIS PROJECT WOULD CONNECT TO.
 5. THE APPLICANT BELIEVES THAT 2 PARKING SPACES / UNIT IS ADEQUATE FOR THEIR USE. NORTHFIELD SITE PLAN REQUIREMENTS REQUIRE 2.5 SPACES / UNIT. THIS PLAN DEPICTS THAT A PARKING RATIO OF 2.5 SPACES / UNIT CAN BE SUPPORTED ON THE SUBJECT LAND IF NECESSARY. THE APPLICANT INTENDS TO SEEK A WAIVER FROM THIS PARKING REQUIREMENT FROM THE PLANNING BOARD DURING THE SITE PLAN PERMITTING PROCESS WHEN THEY GET THERE. IF A WAIVER IS NOT GRANTED AND/OR IF A DIFFERENT RATIO IS APPROVED THE APPLICANT WILL BUILD THE PARKING REQUIRED.
 6. THE APPLICANT ANTICIPATES THAT THE FINAL SITE LAYOUT WILL BE DEVELOPED FURTHER DURING THE DESIGN AND PERMITTING PHASE WHEN THE ENGINEERING STAGE OF THE PROJECT ADVANCES. AT THIS POINT IN TIME WE ARE ONLY SEEKING THE SPECIAL EXCEPTION FOR THE USE. 66 WORKFORCE HOUSING UNITS ARE PROPOSED.

- PARKING LEGEND:**
- [Symbol] SCHEMATIC PARKING SPACES TO PROVIDE 2 SPACES/UNIT
 - [Symbol] ADDITIONAL SCHEMATIC PARKING SPACES TO PROVIDE 2.5 SPACES/UNIT



PRELIMINARY CONCEPTUAL PLAN

PREPARED FOR:
LRCD WORKFORCE HOUSING
NH RTE. 140/TILTON ROAD
NORTHFIELD, NH

APPLICANT	LAKES REGION COMMUNITY DEVELOPMENT 193 COURT STREET LACONIA, NH 03246	OWNER	MONIQUE T CORMIER FAN TRUST ODILON CORMIER, TRUSTEE 5 LEAVITT ROAD SANBARTON, NH 03269
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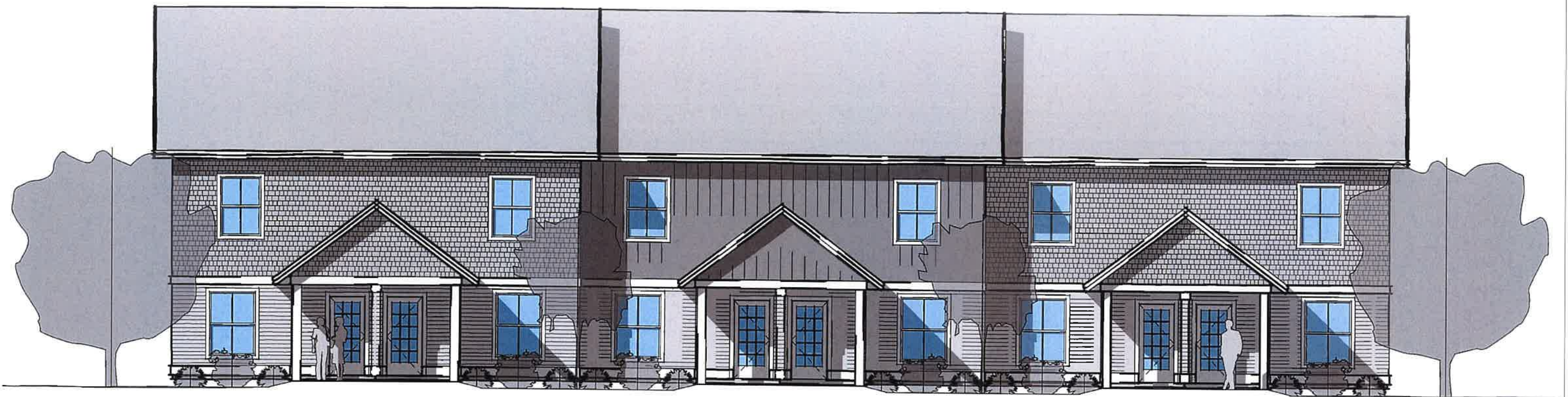
REVISIONS:		
NO.	DATE	DESCRIPTION

NORTHPOINT ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services


119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

DATE: JAN. 2022
PROJ.: 21103
SCALE: 1"=60'
SHEET: 1 OF 1

FILE: G:_work\14103\14103\Concept\14103_Conscept_1.dwg BY: BIL DATE: 07 Jan 2022 - 2:36pm



① Schematic Elevations
1/8" = 1'-0"

 Stewart Associates ARCHITECTS	Northfield Family Housing	Schematic Elevations	A2.0
	Project number 2021.128	Scale 1/8" = 1'-0" Date January 6th, 2022	