



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. The necessary conditions for each special exception are given in the ordinance. Your appeal for a special exception will be granted if you can show that the conditions stated in the ordinance are met.

APPLICANT INFORMATION

Name Jeff Abrams (Bean Hill SPE, LLC - Manager)
Applicant's Address 14 Whiting Rd., Dover, MA, 02030
Tel # 617 869 0227 Email Address eaglejma@aol.com

AGENT INFORMATION

Name
Address
Tel # Email Address

PROPERTY INFORMATION

Physical Location Keyser Rd.
Tax Map and Lot Number(s) R11-09
Current Zoning of the Site (circle all that apply) R1 R2 Comm/Ind Conservation Ground Water Protected
Site in Acres 200+ Site in Square Ft. Total Developable Acres Not yet certain.
Type Sewage Disposal Municipal Private Other
Type of Water Supply Municipal Private Other

PROJECT INFORMATION

Please describe your proposed plan/use Single family house with "ADU".

What is the property used for now?

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

I am requesting a Special Exception from article section 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? The proposed ADU is appropriate + will not hinder public facilities. The site is suitable for an ADU.

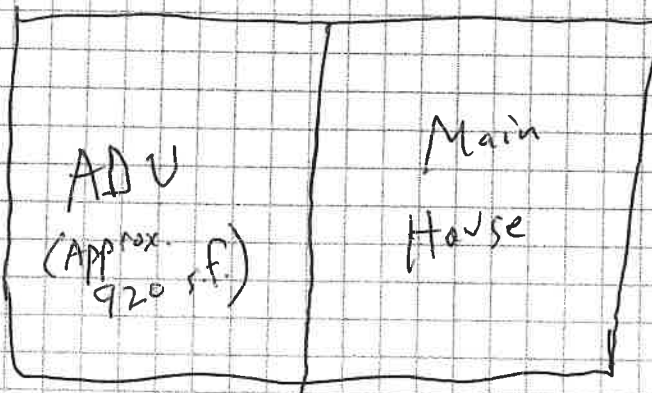
Criteria #2 Compatibility of the site with property and land uses in the vicinity. Yes, the ADU is an accessory residential use in this residential area.

Criteria #3 Adequacy of, and plans for, sanitary facilities, water supply and road access The septic design (already approved by State) accounts for the ADU bedroom. Driveway and water access is sufficient.

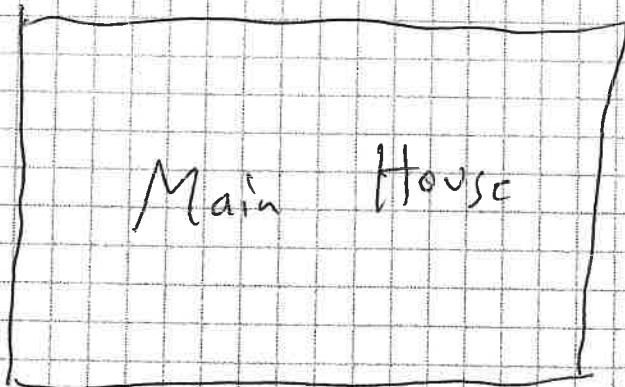
Criteria #4 Such other factors as may be appropriate

Please use this sheet for your sketch

2 story house, with ADU
on left side of 1st floor.



1st Floor



2nd Floor