

TOWN OF NORTHFIELD APPLICATION FOR SPECIAL EXCEPTION

JUN 11 2021

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 TO FE ALC
Name Teff Abrans (Bean Hill SPE, LLC - Manager) Applicant's Address 14 Whiting Rd., Dover, MA, 02030 Tel # 617 869 0227 Email Address eaglejma eacl. com
Applicant's Address 17 Whiting Rol., Dover, MA, 62030
Tel # 617 869 of Email Address eagle ma @ acl. com
AGENT INFORMATION
Name
Address
Tel # Email Address
PROPERTY INFORMATION
Physical Location
Tax Map and Lot Number(s) RII - 09
Current Zoning of the Site (circle all that apply) R1 R2 Comm/Ind Conservation Ground Water Protected
Site in Acres 100 + Site in Square Ft. Total Developable Acres Not yet Cestain.
Type Sewage DisposalMunicipalPrivateOther
Type of Water SupplyMunicipalVPrivateOther
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 Business Residence and Business Multi Family Home 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 ADV is appropriate + will not hinder public facilities. The site is suitable for an ADV.
Criteria #2 Compatibility of the site with property and land uses in the vicinity. Yes, the ADV 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 cligique (alreed approved by State) accounts for the ADV hellown. Driveway and water access criteria #4 Such other factors as may be appropriate
Oriteria #4 Such other factors as may be appropriate

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 #
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APPI	III.A		LELD

Special Exception

\$100.00 \$ 10.00

Abutter Notification \$ 10.00 (To be increased as U.S. Postal Rates Increase)

Total # of Abutters x \$10.00 =\$_

370

Application Fee = \$

600

Total Due = \$ \$ 370



Before signing your application

- ✓ 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.

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Applicant W Ch	~	Date 6/11/21
(Signature)		(1) /21
Land Owner: W	~ Manager	Date 6/11/12/
(Signature)	,	
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THE COLUMN TWO IS NOT THE	Office Use Only	Amount paid: \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Date Received: 06-11	Received by:	Amount paid: 570.00
Date paid:	_ Check No.:	
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on left side of lst floor ADV Main House (Approx E) House Advantage Main House Dur Floor	2 Story	house,	with	ADU
(Approx. f.) Hause	on left	Side o	f lst	Floo
			l'5†	Fleet
	Main	House	24	Flaor