



**TOWN OF NORTHFIELD  
APPLICATION FOR SPECIAL EXCEPTION**

**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 Valerie Allen, Trustee; The DVH Trust  
Applicant's Address PO Box 171 Tilton NH 03276  
Tel # 603 856-1200 Email Address Hebea@breeze.linc.net

**AGENT INFORMATION**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Tel # \_\_\_\_\_ Email Address \_\_\_\_\_

**PROPERTY INFORMATION**

Physical Location 44 Fiske Rd, Northfield NH 03276  
Tax Map and Lot Number(s) R15-0031-000  
Current Zoning of the Site (circle all that apply) R1 R2 Comm/Ind Conservation Ground Water Protected  
Site in Acres 2.3 Site in Square Ft. \_\_\_\_\_ Total Developable Acres \_\_\_\_\_  
Type Sewage Disposal \_\_\_\_\_ Municipal  Private \_\_\_\_\_ Other \_\_\_\_\_  
Type of Water Supply \_\_\_\_\_ Municipal  Private \_\_\_\_\_ Other \_\_\_\_\_

**PROJECT INFORMATION**

Please describe your proposed plan/use 2nd Floor ADU over existing garage & family room

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 6 section 3 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 structural change is almost wholly indoors with little facade to my house.

**Criteria #2** Compatibility of the site with property and land uses in the vicinity. The plan I propose will not alter the essential character of the neighborhood.

**Criteria #3** Adequacy of, and plans for, sanitary facilities, water supply and road access We have private sewerage & well. Not requesting or require additional road access.

**Criteria #4** Such other factors as may be appropriate The proposed changes to our existing dwelling will increase the value of our property.

**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 #
Valerie Allen, Trustee	PO Box 171 Tilton NH 03276	R15-0031-000
John L. Johnson, Jr.	37 Blueberry Lane, Northfield NH 03276	R15-0002-D15
Bernard Hoyt + Donna Kelley	PO Box 64, Tilton NH 03276	R15-0030-000
Patrick + Devin McLormack	36 Fiske Road, Northfield NH 03276	R15-0032-000
Fred Shepard, Jr	35 Fiske Road, Northfield NH 03276	R15-0034-001
Cameron Jacobs + Riley Lavoie	53 Fiske Road, Northfield NH 03276	R15-0042-000

**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 = \$ 60.00  
 Application Fee = \$ 100.00  
**Total Due = \$ 160.00**



**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.

Applicant Valerie Allen Date 11/8/2022  
 (Signature)

Land Owner: Valerie Allen, Trustee Date 11/8/2022  
 (Signature)

Office Use Only

Date Received: 11/9/22 Received by: SAG Amount paid: 160.00  
 Date paid: 11/9/22 Check No.: 1240

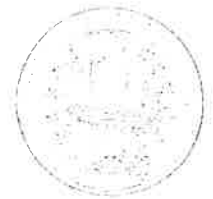
Please use this sheet for your sketch

Please see attached  
Architectural Plans  
and Photo of Property









## APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

**APPLICATION APPROVAL DATE:** 1/22/2019

**APPROVAL NUMBER:** eCA2019012218

### I. PROPERTY INFORMATION

**Address:** 44 FISKE ROAD  
NORTHFIELD NH 03276  
**Subdivision Approval No.:** 7643  
**Subdivision Name:** JOHN TASSEY  
**County:** MERRIMACK  
**Tax Map/Lot No.:** R-15/031

### II. OWNER INFORMATION

**Name:** VALERIE ALLEN  
**Address:** 44 FISKE ROAD  
PO BOX 171  
NORTHFIELD NH 03276

### III. APPLICANT INFORMATION

**Name:** RICHARD L LEPENE JR  
**Address:** 3 MEADOWOOD DR  
FRANKLIN NH 03235

### IV. DESIGNER INFORMATION

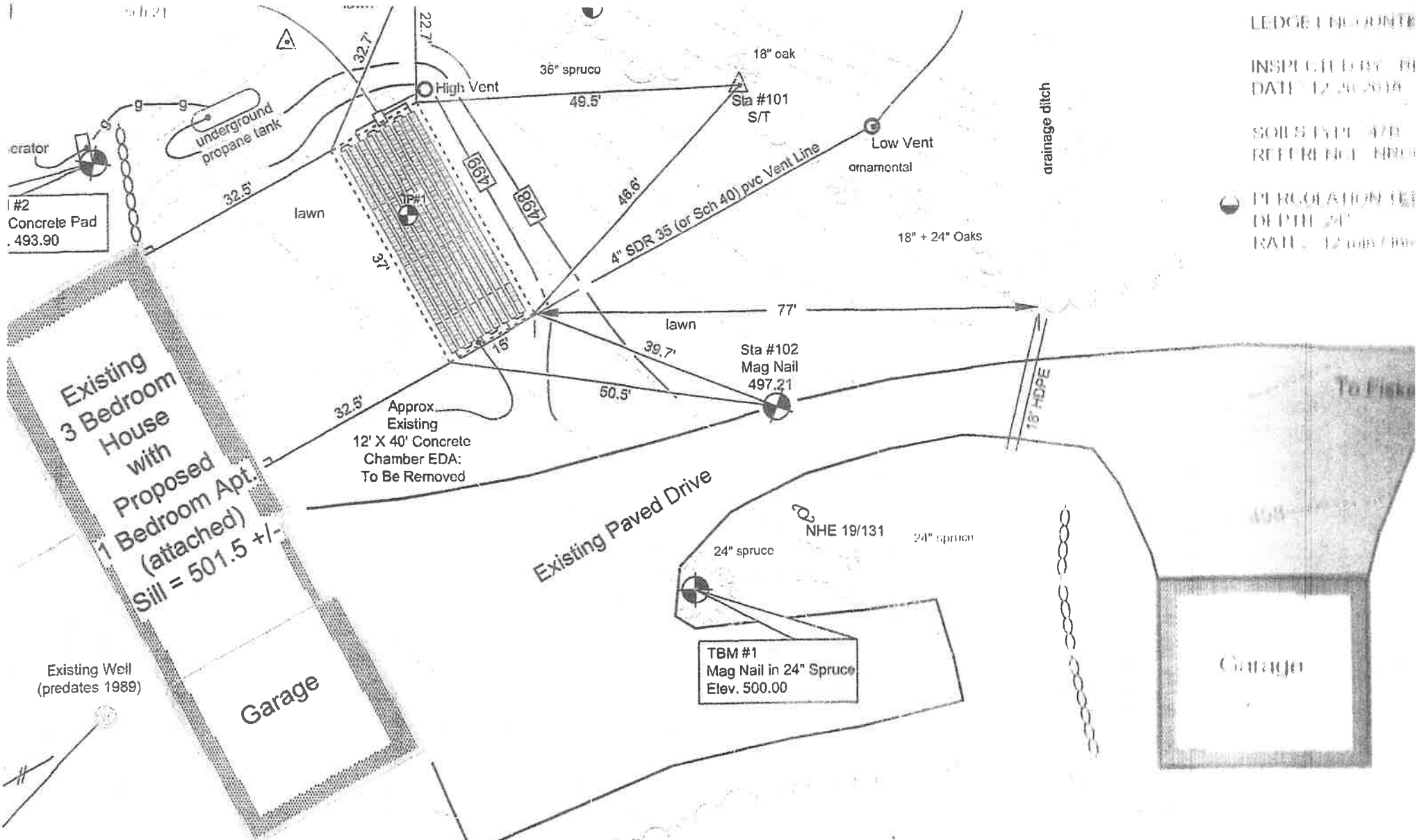
**Name:** RICHARD L LEPENE JR  
**Address:** 3 MEADOWOOD DR  
FRANKLIN NH 03235  
**Permit No.:** 00111

### V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

- A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC
- B. NO. OF BEDROOMS: 3
- C. APPROVED FLOW: 675 GPD
- D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approval for a three bedroom house and a one bedroom studio apartment.
3. No waivers have been approved.

**Eric J. Thomas**  
Subsurface Systems Bureau



LEDGE LINE ROUTE

INSPECTED BY: TD  
DATE: 12.20.2018

SOILS TYPE: 47D  
REFERENCE: 1100

PERCEAATION TEST  
DEPTH: 20"  
RATE: 12 in/hr

#2  
Concrete Pad  
.493.90

TBM #1  
Mag Nail in 24" Spruce  
Elev. 500.00

Existing Well  
(predates 1989)

**Tax Map R-15, Lot 031**  
2.34 Ac.

Stations Used for Tie Points and Benchmarks  
Shall Remain Intact and Visible Until  
the State Inspection has been Completed.

approx. Property Line

519' +/-

- bench
- stake
- well



0.33'

299.01'

**29-2**  
8.30 AC.

1232.67'

451.55'

624.7

274.78'

492.22'

**42**

152.73'

**30**

200'

500.6'

200'

292'

**31**

200'

200'

**FISKE ROAD**

442.22'

**34-1**

1.08

**32**

518.85'

SEASONAL BROOK

200'

530.95'

NE ELECTRIC CO-OP & NE TELE

371.9'

200'

220.01'

162.47'

171.09'

**33A**

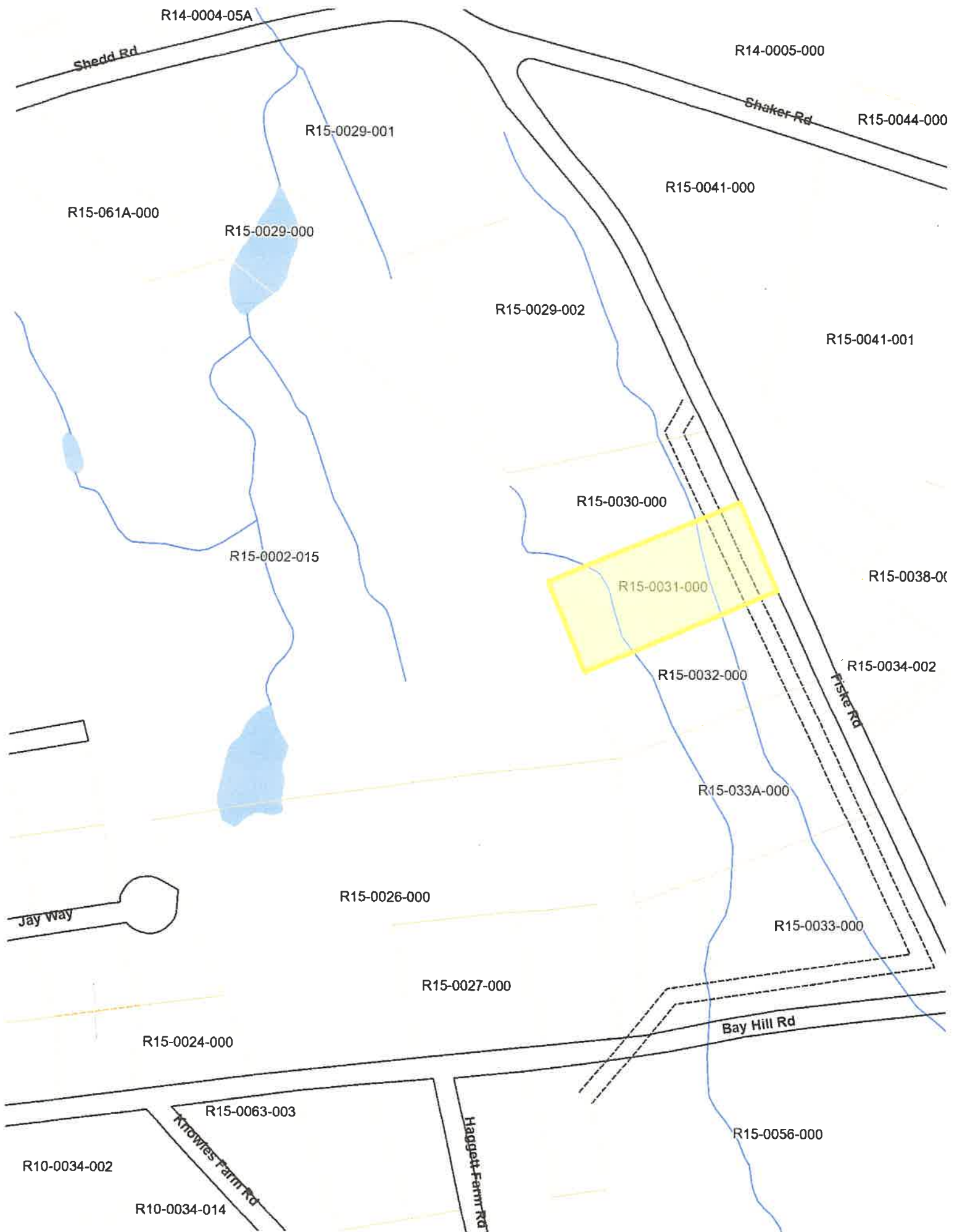
5.1 AC.

72.22'  
98.17'

4.04'

SEASONAL BROOK

463.05'



R14-0004-05A

Shedd Rd

R14-0005-000

Shaker Rd

R15-0044-000

R15-0029-001

R15-0041-000

R15-061A-000

R15-0029-000

R15-0029-002

R15-0041-001

R15-0030-000

R15-0002-015

R15-0038-000

R15-0031-000

R15-0034-002

R15-0032-000

Fiske Rd

R15-033A-000

R15-0026-000

R15-0033-000

R15-0027-000

Bay Hill Rd

R15-0024-000

R15-0056-000

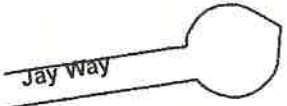
R15-0063-003

Haggatt Farm Rd

R10-0034-002

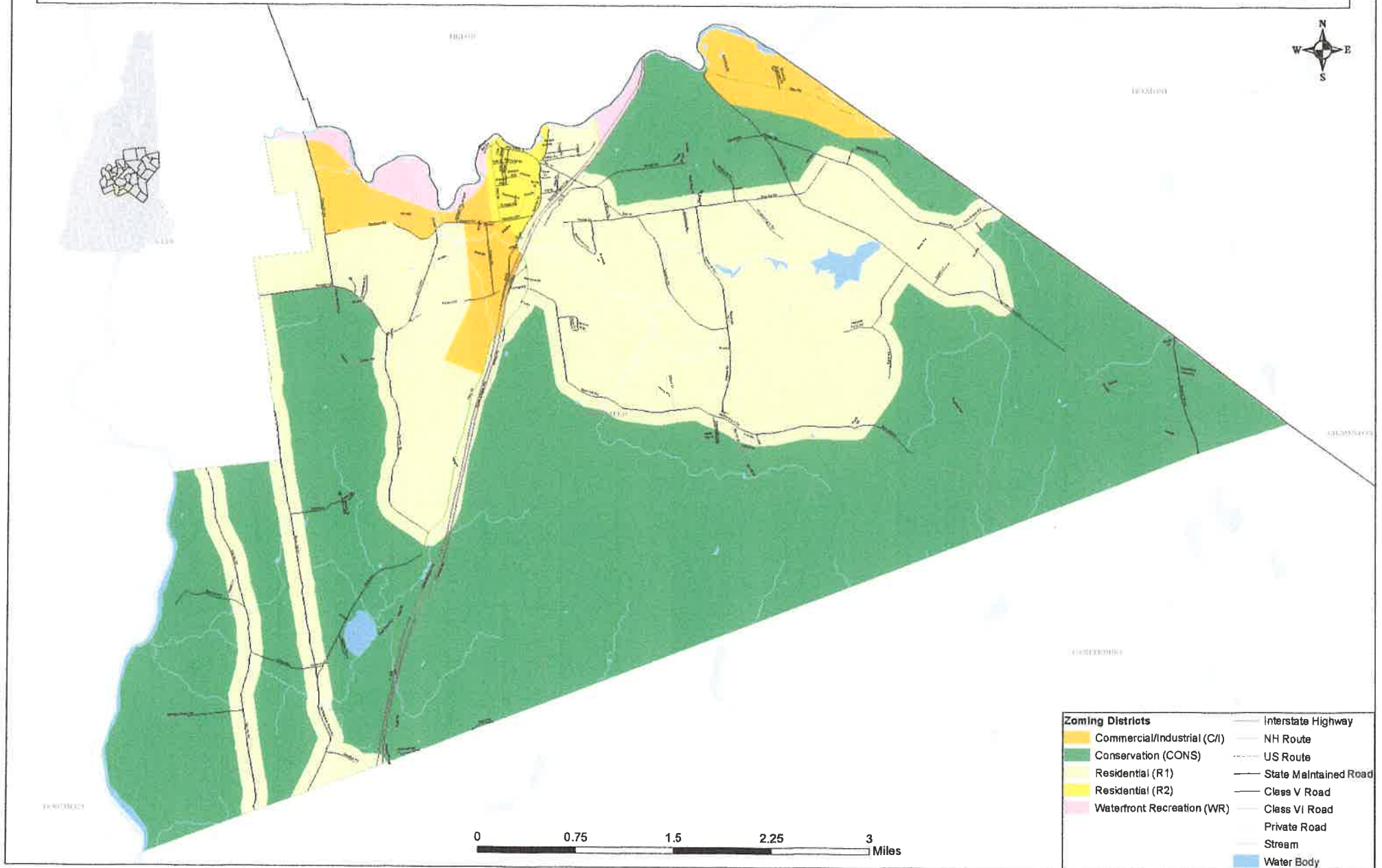
R10-0034-014

Knowles Farm Rd



# Zoning

## Northfield, NH



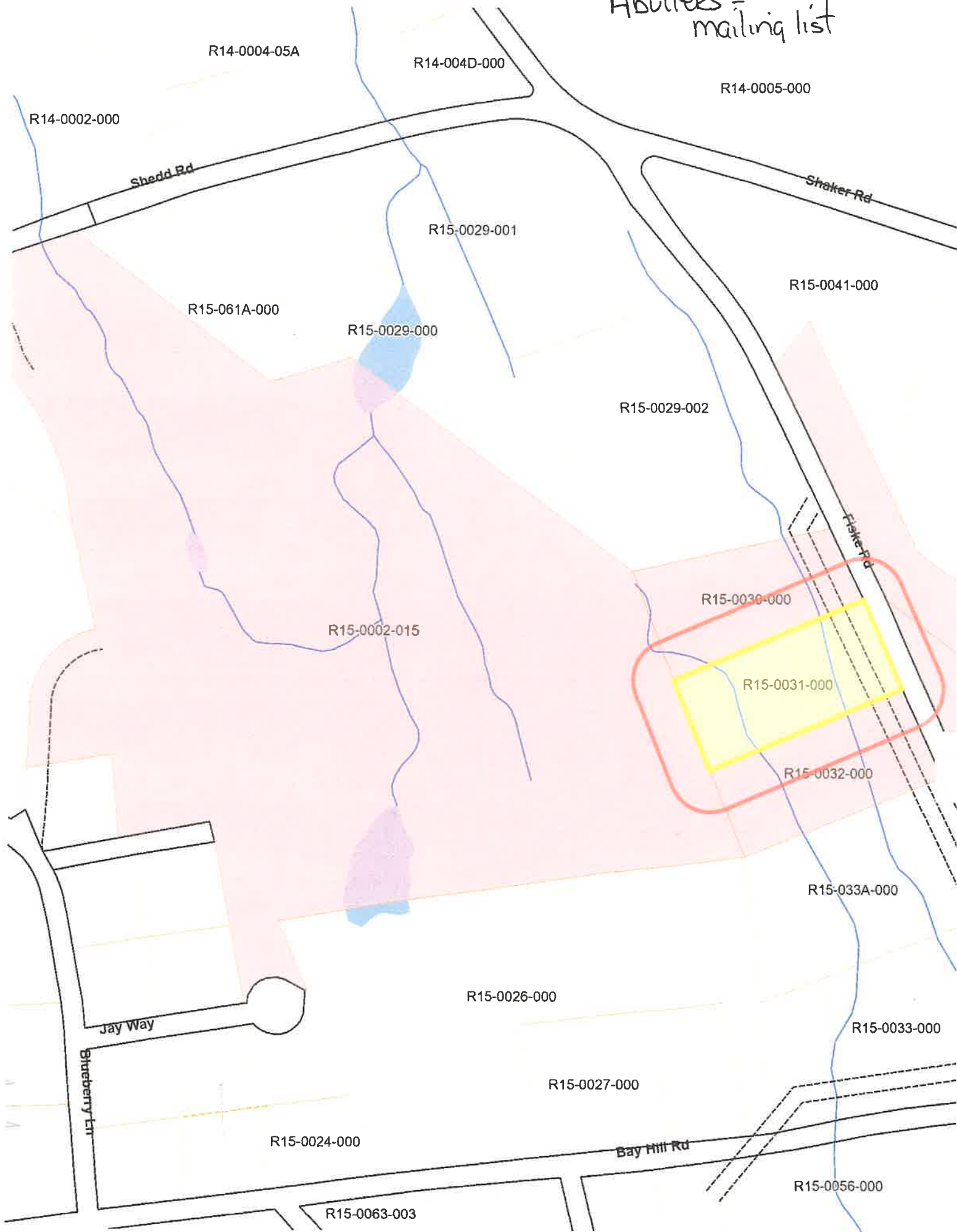
Zoning created by LRPC, updated 2016. Road centerline dataset is from NH Department of Transportation. Base feature datasets, including hydrography, and political boundaries, provided through NH GRANIT at Complex Systems Research Center (CSRC). Neither LRPC nor CSRC make any claim to the validity or reliability or to any implied uses of these data.

For planning purposes only.



Lakes Region Planning Commission  
 103 Main St, Ste. #3  
 Meredith, NH 03253  
 603.279.8171 : lakesrpc.org

Abuttees - mailing list





# 100 foot Abutters List Report

Northfield, NH  
October 30, 2022

## Subject Property:

Parcel Number: R15-0031-000  
CAMA Number: R15-0031-000  
Property Address: 44 FISKE ROAD

Mailing Address: DVH TRUST, THE ALLEN, DENNIS R  
TRUSTEE  
ALLEN, VALERIE H TRUSTEE P.O. BOX  
171  
TILTON, NH 03276  
**9171 9690 0935 0286 2121 25**

---

## Abutters:

Parcel Number: R15-0002-015  
CAMA Number: R15-0002-015  
Property Address: 37 BLUEBERRY LANE

Mailing Address: JOHNSON JR, JOHN L  
37 BLUEBERRY LANE  
**9171 9690 0935 0286 2121 18**

Parcel Number: R15-0030-000  
CAMA Number: R15-0030-000  
Property Address: 54 FISKE ROAD

Mailing Address: HOYT, BERNARD P. KELLEY, DONNA B.  
P.O. BOX 64  
**9171 9690 0935 0286 2121 01**

Parcel Number: R15-0032-000  
CAMA Number: R15-0032-000  
Property Address: 36 FISKE ROAD

Mailing Address: MCCORMACK, PATRICK SEAN  
MCCORMACK, DEVIN  
**9171 9690 0935 0286 2120 95**

Parcel Number: R15-0034-001  
CAMA Number: R15-0034-001  
Property Address: 35 FISKE ROAD

Mailing Address: SHEPARD JR., FRED E.  
35 FISKE ROAD  
**9171 9690 0935 0286 2120 88**

Parcel Number: R15-0042-000  
CAMA Number: R15-0042-000  
Property Address: 53 FISKE ROAD

Mailing Address: JACOBS, CAMERON P. LAVOIE, RILEY  
E.  
53 FISKE RD  
NORTHFIELD, NH 03276  
**9171 9690 0935 0286 2120 71**



www.cai-tech.com

10/30/2022

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

The DVH Trust  
Valerie H Allen, Trustee  
PO Box 171  
Tilton, NH 03276

John L Johnson, Jr  
37 Blueberry Lane  
Northfield, NH 03276

Bernard P Hoyt  
Donna B Kelley  
PO Box 64  
Tilton, NH 03276  
Patrick Sean McCormack  
Devin McCormack  
36 Fiske Road  
Northfield, NH 03276

Fred E Shepard, Jr  
35 Fiske Road  
Northfield, NH 03276

Cameron P Jacobs  
Riley E Lavoie  
53 Fiske Road  
Northfield, NH 03276

The DVH Trust  
Valerie H Allen, Trustee  
PO Box 171  
Tilton, NH 03276

The DVH Trust  
Valerie H Allen, Trustee  
PO Box 171  
Tilton, NH 03276

John L Johnson, Jr  
37 Blueberry Lane  
Northfield, NH 03276

Bernard P Hoyt  
Donna B Kelley  
PO Box 64  
Tilton, NH 03276  
Patrick Sean McCormack  
Devin McCormack  
36 Fiske Road  
Northfield, NH 03276

Fred E. Shepard, Jr  
35 Fiske Road  
Northfield, NH 03276

Cameron P Jacobs  
Riley E Lavoie  
53 Fiske Road  
Northfield, NH 03276

The DVH Trust  
Valerie H Allen, Trustee  
PO Box 171  
Tilton, NH 03276

John L Johnson, Jr  
37 Blueberry Lane  
Northfield, NH 03276

Bernard P Hoyt  
Donna B Kelley  
PO Box 64  
Tilton, NH 03276  
Patrick Sean McCormack  
Devin McCormack  
36 Fiske Road  
Northfield, NH 03276

Fred E Shepard, Jr  
35 Fiske Road  
Northfield, NH 03276

Cameron P Jacobs  
Riley E Lavoie  
53 Fiske Road  
Northfield, NH 03276