

**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: Mark R. Hubbell
Address: 269 Oak Hill Rd.
Telephone #: 603-724-2295 E-mail address: markhubbell2@gmail.com

Authorized Agent: _____
Address: _____
Telephone #: _____ E-mail address: _____

Name of Development: _____
Location: 269 Oak Hill Rd
Tax Map and Lot Number(s): R02-0059-001

Description of Development: Change in use of current garage
to offer inspections and repairs.

Current Zoning of Site: _____

Special Exception Granted? Yes Not Applicable

Variance Granted? Yes Not Applicable

Site in Acres: 0.073 Site in Sq. Ft.: 3200

Total Developable Acres: 6.574

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 I understand that any approval based on incorrect information and data may be reviewed and withdrawn.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: 5/31/23

Signed: 

**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.	Mark Hubbell	285 Oak Hill Rd. ^{Northfield} _{NH 03276}	R02-0059-000
2.	Mary Fleury	272 Oak Hill Rd	R02-0060-000
3.	Robert Depoutot	258 Oak Hill Rd.	R02-0062-000
4.	Jacob Hibbard	253 Oak Hill Rd	R02-055A-000
5.	Neil Chadwick	26 Stevens Rd	R02-0001-000
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
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 50.00

Application Fee 300.-

Total Due: 350.-

Date Received 5/31/23



TOWN OF NORTHFIELD
PLANNING BOARD
MONDAY, July 10, 2023 at 7:00pm
Town Hall 21 Summer St Northfield, NH

ABUTTER NOTIFICATION

You are hereby notified that the following application is coming before the Planning Board. All applications and plans are available for review at www.northfieldnh.org, attached to the agenda for this meeting.

Mark R. Hubbell –Minor Site Plan Application. Located at 269 Oak Hill Road. (Map R 02, Lot 59-1) on 6.574 acres in the Conservation 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.

9171 9690 0935 0286 2126 82

9171 9690 0935 0286 2126 99

9171 9690 0935 0286 2127 05

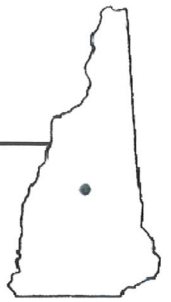
9171 9690 0935 0286 2127 12

9171 9690 0935 0286 2127 29



TOWN OF NORTHFIELD

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



NOTICE OF DECISION

ZONING BOARD OF ADJUSTMENT

Mark R. Hubbell,

You are hereby notified that your application for a Variance to convert the existing garage to an Automotive Repair/Inspection Station located at 269 Oak Hill Rd, (Map R02 Lot 59-1) on 6.574 acres in the Conservation Zone, regarding Article 7, Section 1 of the Zoning Ordinance has been Granted by majority vote of the Zoning Board of Adjustment at their meeting held on May 22, 2023 with the following conditions:

1. Storage of not more than 20 used tires
2. Storage of not more than 500 gallons of used oil
3. No expansion to existing garage
4. No junk yard allowed
5. No long-term storage of customer vehicles

Manny Pimentel

Manny Pimentel, Chairman
Zoning Board of Adjustment

May 24, 2023

This approval shall be valid if exercised within one year from the date of final approval, and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per [RSA 674:33, IV](#).

Note: The selectmen, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, [Chapter 677](#), available at <http://www.gencourt.state.nh.us/rsa/html/indexes/default.aspx>. This notice has been placed on file and made available for public inspection in the records of the ZBA on August 23, 2022. Copies of this notice have been distributed to the applicant and Code Enforcement Officer

R02-0052-001

R02-0053-002

R02-0053-005

R02-0053-003

R02-0053-001

R02-0055-000

R02-0053-004

R02-055A-000

R02-0062-000

R02-0001-000

269

R02-0059-001

R02-0060-000

R02-0061-000

R02-0059-000

R02-0063-000

R02-070A-000

R02-070B-000

R02-0064-000

R02-0067-001

Union Rd

R02-0049-000

R02-074A-000

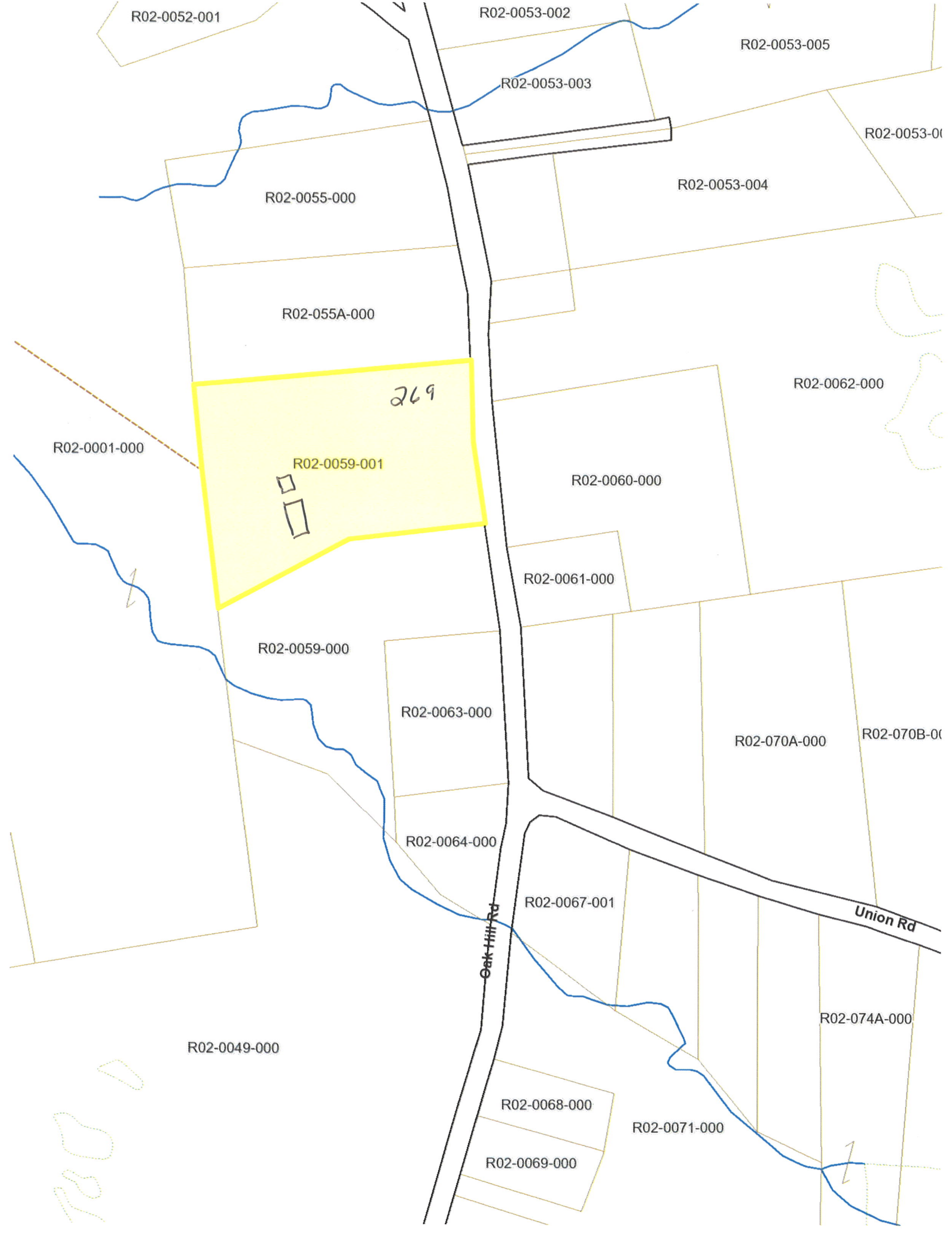
R02-0068-000

R02-0071-000

R02-0069-000

Oak Hill Rd

7800





R02-0053-005

R02-0053-003

R02-0053-006

R02-0055-000

R02-0053-004

R02-055A-000

R02-0062-000

R02-0001-000

R02-0059-001

R02-0060-000

285

R02-0059-000

R02-0061-000

R02-0063-000

R02-070A-000

R02-070B-000

R02-0064-000

R02-0067-001

Union Rd

Oak Hill Rd

R02-0049-000

R02-074A-000

R02-0068-000

R02-0069-000

R02-0071-000

R02-071C-000



