



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 SCOTT Lewandowski
Applicant's Address 42 Caveney Drive
Tel # 603-520-2267 Email Address StcfarmsNH@gmail.com

AGENT INFORMATION

Name
Address
Tel #
Email Address

PROPERTY INFORMATION

Physical Location 20 Caveney Drive
Tax Map and Lot Number(s) U15-2
Current Zoning of the Site (circle all that apply) (R1) R2 Comm/Ind Conservation Ground Water Protected
Site in Acres 7.829 Site in Square Ft. 341,017 Total Developable Acres
Type Sewage Disposal Municipal Private Other
Type of Water Supply Municipal Private Other

PROJECT INFORMATION

Please describe your proposed plan/use ADD Additional Apartment to make property 4-unit

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 7 section 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? exterior of the Building minimal change (only interior modifications)

Criteria #2 Compatibility of the site with property and land uses in the vicinity. Ample Set back from Road and other home. Tree Cover Surrounding

Criteria #3 Adequacy of, and plans for, sanitary facilities, water supply and road access private well, septic and driveway. expanding Driveway

Criteria #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 #
Allen+Tricia Foster	52 Cavenev Drive Northfield NH 03276	U09-0031-000
Scott Lewandowski	42 Cavenev Drive Northfield NH 03276	U09-0034-000
State of NH Carol Murray	John morton Building 7 Hazen Drive Concord NH 03302	U09-20A-000
mic hael+ Andrea Burke	9 CAVENEV Drive Northfield NH 03276	U14-0036-000
Lesstey Barton	36 CAVENEV Drive Northfield NH 03276	U15-0001-000
JEFFREY Hill	67 Bay Street Northfield NH 03276	U15-0005-000
Francis MCGuire, Rosemary mcGuire	55 Hidden Lane Northfield NH 03276	U15-0006-001
Patricia Manfra	1101 Colony point Circle Apt #14 Pembroke Pines FL 33026	U15-003A-000
		U15-004A-000
An thony+Amenda Juliano	13 Jordan Lane Northfield NH 03276	U15-003A-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 = \$ ~~100.00~~ ^{90.00}
 Application Fee = \$ 100.00
Total Due = \$ 190.00



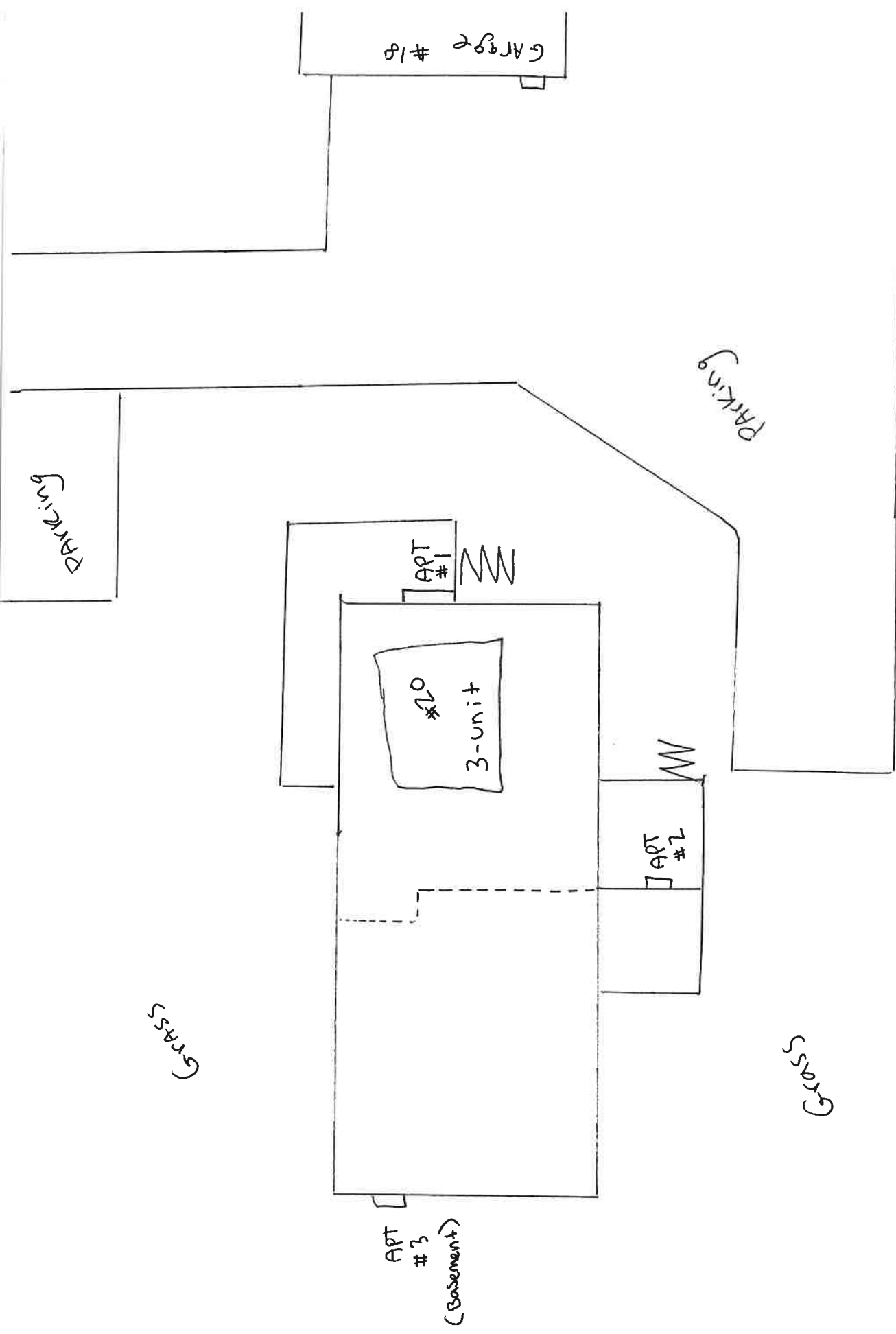
Before signing your application

- ✓ 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?

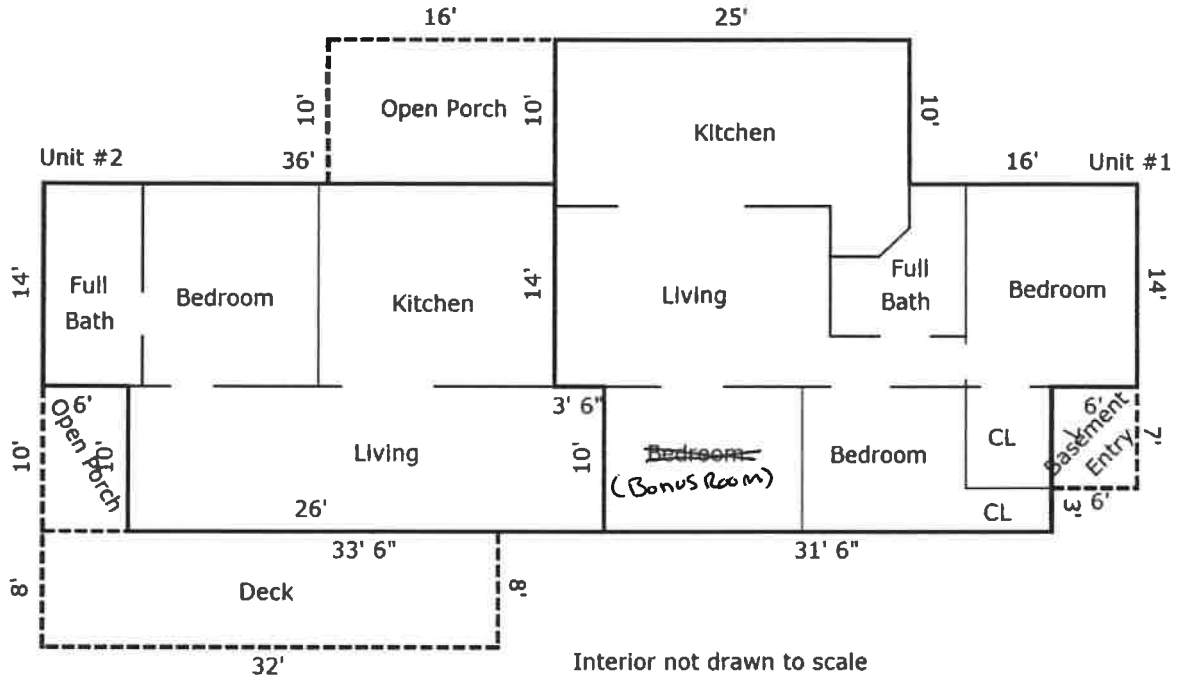
I request a special exception for the project described in this application and grant town officials permission to access my property for inspection purposes related to this project. I understand that any misrepresentation in this application, intentional or not, will invalidate ZBA approval.

Applicant [Signature] Date 8/5/2022
 Land Owner: [Signature] Date 8/5/2022

Office Use Only		
Date Received: <u>8/5/22</u>	Received by: <u>SAG</u>	Amount paid: <u>190.00</u>
Date paid: <u>8/5/22</u>	Check No.: <u>537</u>	

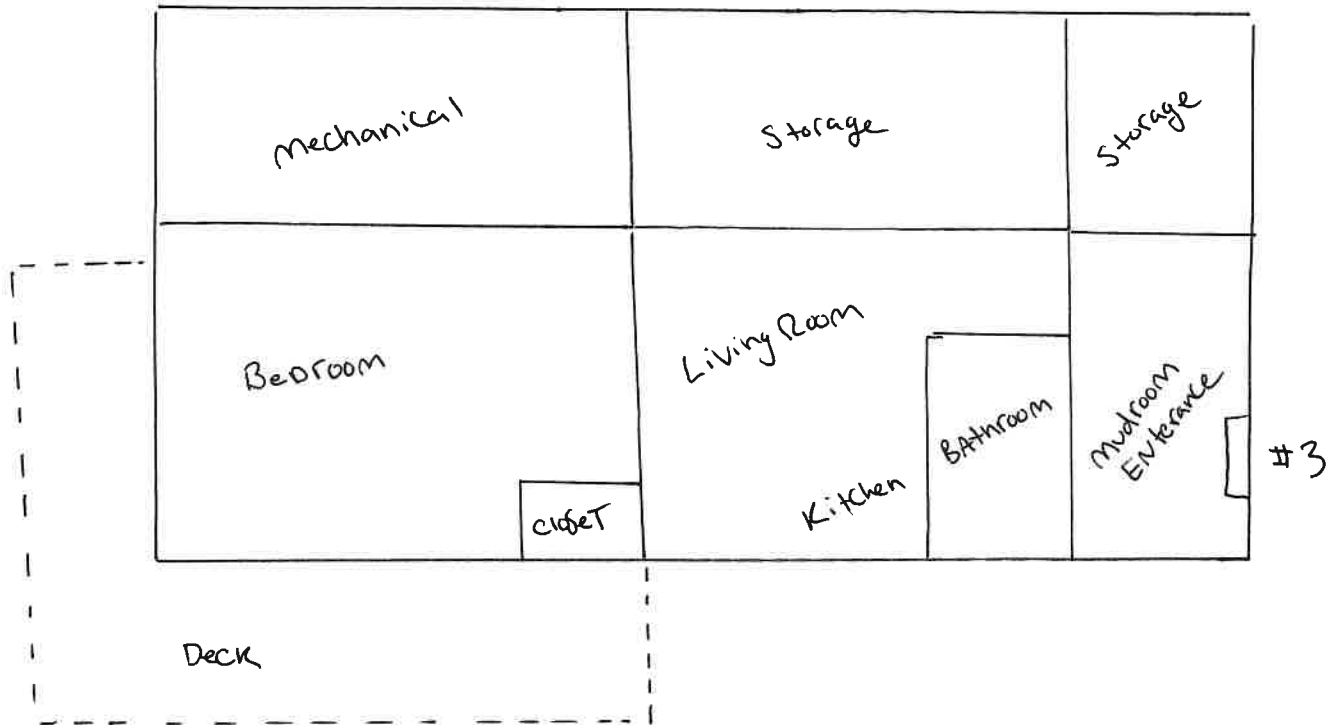


main Level



Short-Term

Basement





TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
MONDAY, AUGUST 22, 2022 at 7:00pm
Town Hall 21 Summer St Northfield, NH

ABUTTER NOTIFICATION

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

Scott Lewandowski – Application for a Special Exception to allow the current 2-family dwelling to be changed to a 3-family dwelling, located at 20 Caveney Dr (Map U15 Lot 2) on 7.829 acres in the R1 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.

Burton

9171 9690 0935 0285 2169 19

Hill

9171 9690 0935 0285 2169 26

Juliano

9171 9690 0935 0285 2169 33

Lewandowski

9171 9690 0935 0285 2169 40

Manfra

9171 9690 0935 0285 2169 57

McGuire

9171 9690 0935 0285 2169 64

State of AH

9171 9690 0935 0285 2169 71