



Town of Northfield
APPLICATION FOR A VARIANCE

RECEIVED
JAN 13 2022
TOWN OF NORTHFIELD, NH

What is a Variance? A variance is an authorization to use your property in a way that is not permitted under the strict terms of the zoning ordinance.

APPLICANT INFORMATION

Name Jenni Pelletier
Applicant's Address 440 Shaker Rd Northfield NH 03276
Tel. # 6038483314 Email address nursejgt@gmail.com

PROPERTY OWNER

Same as Applicant [X] Yes [ ] No

Name
Applicant's Address
Tel. #
Email address

PROPERTY INFORMATION

911 address: 440 Shaker Road Northfield NH 03276
Tax Map and Lot Number: map 19 R19-0001-000 Size: 7.5 acres
Zoning District (Circle all that apply) (R1) R2 Comm/Ind Conservation Ground Water Protection
Is the property in the Groundwater Protection District [ ] Yes [X] No

Please attach a sketch of your property showing property lines, measurement of the lot, all roads, rights of way and easements, foot print of existing and proposed construction, distance from proposed construction to the property lines and areal map showing abutting structures and property lines

PROJECT INFORMATION

Please describe your project: Farm stand and farm workshop

What is the property used for now?

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

Are you proposing that the use of the property be changed?

No, we are not seeking to change the use of the property [X]
Yes, if approved this construction will change the use of the property:

- [ ] We want to build on vacant land
[ ] We want to add a new residence
[ ] We want to add a business use

Setbacks

Table with 4 columns: Setbacks, Existing, Proposed, Farmstand, Workshop. Rows include front, rear, and side property line setbacks.

I am requesting a variance from article \_\_\_\_\_ section \_\_\_\_\_ of the Zoning Ordinance. I believe that granting this variance is allowed under state law as it meets the criteria established by the state (please contact the assessor's office with any questions): RSA 674:33

**Criteria #1 Granting the variance would not be contrary to the public interest because:**

it will not devalue or cause interference with neighbors use of their property. The public interest would be upheld by not altering the essential character of the neighborhood.

**Criteria #2 If the variance were granted, the spirit of the ordinance would be observed because:**

a minor decrease in frontage is requested. There will be no interference in public health, safety or welfare once variance is approved due to requested setbacks

**Criteria #3 Granting the variance would do substantial justice because:**

it would allow the community to access healthy farm goods including vegetables, fruits, flowers and animal products via access to farm stand. Runoff from culvert / waterlogged property is avoided.

**Criteria #4 If the variance were granted, the values of the surrounding properties would not be diminished because:**

the large tracts of land, the respect for neighbors in the community and the use of the land would not inhibit property values.

**Criteria #5 Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:**

- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The land is waterlogged from runoff from large culvert. Just behind structures the land slopes considerably and is not appropriate for building structures on.

ii. The proposed use is a reasonable one because: it will increase community resources by use of farm stand and farm workshop. Access to farmstand is necessary.

or

Explain how, if the criteria in 5 i and ii are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Due to slope of property and waterlogged land, unable to move structures further back from road front without considerable financial hardship by altering terrain of property. Culvert drains large amount of water onto property.

**ABUTTER'S LIST:** An abutter is anyone with property that shares a boundary line or is on the other side of a 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 of the list is your responsibility. **Applicant and/or property owner must be included in list of abutters as well as any engineers, surveyors, wetlands scientists involved in the application.**

NAME	MAP/LOT#	MAILING ADDRESS	CITY/STATE/ZIP
Jason mix	R15-0052-000	140 South Rd	Belmont NH 03220
George Corliss Jr	R16-0024-000	411 Shaker Rd	Northfield NH 03276
Ryan Nichols	R16-0025-001	426 Shaker Rd	Northfield NH 03276
Victoria Ciavola			
Joseph Failla	R19-0002-000	466 Shaker Rd	Northfield NH 03276
Michael Berberian	R19-0003-001	449 Shaker Rd	Northfield NH 03276
Jenni Pelletier	R19-001A-000	440 Shaker Rd	Northfield NH 03276

<b>APPLICATION FEES</b>	
Variance	\$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 variance 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 11/13/22  
 (Signature)

Land Owner: [Signature] Date 11/13/22  
 (Signature)

Office Use Only		
Date Received: <u>01-13-22</u>	Received by: <u>[Signature]</u>	Amount paid: <u>\$160.00</u>
Date paid: _____	Check No.: <u>Cash</u>	



# 100 foot Abutters List Report

Northfield, NH  
February 01, 2022

## Subject Property:

Parcel Number: R19-0001-000  
CAMA Number: R19-0001-000  
Property Address: 440 SHAKER ROAD

Mailing Address: PELLETIER, JENNI  
440 SHAKER ROAD  
NORTHFIELD, NH 03276

## Abutters:

9171 9690 0935 0266 4803 22

Parcel Number: R15-0052-000  
CAMA Number: R15-0052-000  
Property Address: 140 SOUTH ROAD

Mailing Address: MIX, JASON R  
140 SOUTH ROAD  
BELMONT, NH 03220

Parcel Number: R16-0024-000  
CAMA Number: R16-0024-000  
Property Address: 411 SHAKER ROAD

9171 9690 0935 0266 4803 39

ORLISS JR, GEORGE W BLACKKEY,  
CRAIG S & STERLING R  
411 SHAKER ROAD  
NORTHFIELD, NH 03276

Parcel Number: R16-0025-001  
CAMA Number: R16-0025-001  
Property Address: 426 SHAKER ROAD

9171 9690 0935 0266 4803 46

NICHOLS, RYAN CIAVOLA, VICTORIA  
426 SHAKER ROAD  
NORTHFIELD, NH 03276

Parcel Number: R19-0002-000  
CAMA Number: R19-0002-000  
Property Address: 466 SHAKER ROAD

9171 9690 0935 0266 4803 53

FAILLA JR., JOSEPH A  
466 SHAKER ROAD  
NORTHFIELD, NH 03276

Parcel Number: R19-0003-001  
CAMA Number: R19-0003-001  
Property Address: 449 SHAKER ROAD

9171 9690 0935 0266 4803 60

BERBERIAN, MICHAEL R.  
449 SHAKER ROAD  
NORTHFIELD, NH 03276

Parcel Number: R19-001A-000  
CAMA Number: R19-001A-000  
Property Address: SHAKER ROAD

Mailing Address: PELLETIER, JENNI  
440 SHAKER ROAD  
NORTHFIELD, NH 03276

9171 9690 0935 0266 4803 77



www.cai-tech.com

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.



**TOWN OF NORTHFIELD  
ZONING BOARD OF ADJUSTMENT  
MONDAY, FEBRUARY 28,  
2022 at 7:00pm**

**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](http://www.northfieldnh.org)

**Jenni Pelletier**- Application for a Variance regarding a farm stand and an equipment shed already erected within the setbacks located at 440 Shaker Road (Map R19 Lot 01) 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.

ZONE C

(R15-52)  
12.87 AC



Gress Road

well #

Shaker Road

50/20

20'

30.5'

28'

20'x10'  
Farm stand

20'x10'  
Equip shed/shop

42.5'

Slope  
↓

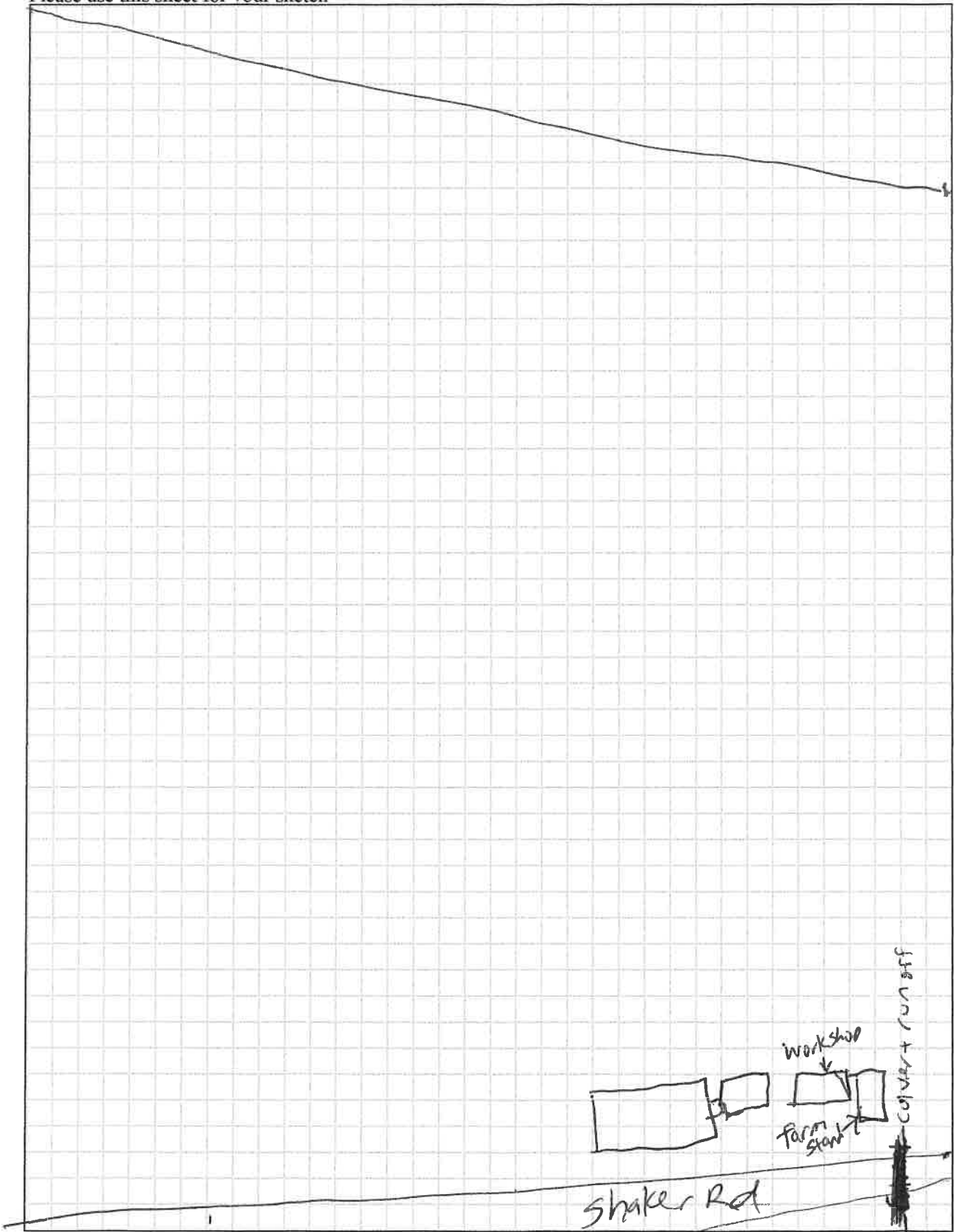
attached garage

house

Septic tank/leach



Please use this sheet for your sketch





## TOWN OF NORTHFIELD

21 Summer Street, Northfield, New Hampshire 03276  
Tel. 603-286-7039 Fax 603-286-3328  
[www.northfieldnh.org](http://www.northfieldnh.org)



December 23, 2021

Jenni Pelletier  
440 Shaker Road  
Northfield, NH 03276

Map R19 Lot 01

Dear Jenni,

This letter is to inform you that your building permit is being denied for the following reasons:

- Structures and animals are encroaching setbacks of your property.

Please feel free to contact me at (603) 520-4122 or [inspector@northfieldnh.org](mailto:inspector@northfieldnh.org) with any questions you may have.

Respectfully,

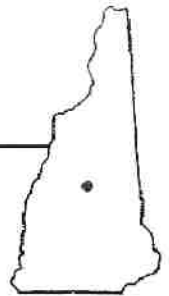
Russ Wheeler  
Code Enforcement Officer





## TOWN OF NORTHFIELD

21 Summer Street, Northfield, New Hampshire 03276  
Tel. 603-286-7039 Fax 603-286-3328  
[www.northfieldnh.org](http://www.northfieldnh.org)



January 06, 2022

Jenni Pelletier  
440 Shaker Road  
Northfield, NH 03276

Map R19 Lot 01

Dear Jenni:

You received a building permit denial letter dated December 23, 2021 for your application to place two sheds on your property with a farm stand within the required setbacks. In that letter you were informed that you may seek relief from the required setbacks by applying for a variance and going before the Zoning Board of Adjustments.

To date you have not filed for a variance, therefor you are to cease and desist any and all activity regarding the two sheds you have already constructed on your property located at 440 Shaker Road. Currently you are in violation of the Northfield Zoning Ordinance (Article 2 & Article 7, Table 2), as you have no building permit for the construction of the shed, and they are within the required setbacks.

In addition, you will need to move your animals to a different location as they are also placed within the setbacks and due to safety concerns reviewed by the Police Chief, Health Officer and myself. This information will be brought to the Board of Selectmen immediately which could result in monetary penalties per RSA 676:17.

Please feel free to contact me at (603) 520-4122 or [inspector@northfieldnh.org](mailto:inspector@northfieldnh.org) with any questions you may have.

Respectfully,

Russ Wheeler  
Building Inspector / Code Enforcement Officer  
Certified Mail #9171969009350266480124

## Track Another Package +

**Tracking Number:** 9171969009350266480124

[Remove X](#)

Your item was delivered to an individual at the address at 3:14 pm on January 7, 2022 in TILTON, NH 03276.

**USPS Tracking Plus™ Available** ✓

### **Delivered, Left with Individual**

January 7, 2022 at 3:14 pm  
TILTON, NH 03276

Feedback

**Get Updates** ✓

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**Text & Email Updates**



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**Return Receipt Electronic**



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**Tracking History**



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**USPS Tracking Plus™**



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**Product Information**



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**See Less** ^

