

RECEIVED
MAY 04 2021
TOWN OF
NORTHFIELD, NH

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: Soda Brook Cooperative
Address: 520 Shaker Rd Lot 8
Telephone #: 603-387-7618 E-mail address: Wendychb2@gmail.com

Authorized Agent: Wendy Cheney
Address: 520 Shaker Rd Lot 2
Telephone #: 603- E-mail address: wendychb2@gmail.com

Name of Development: Soda Brook Cooperative
Location: 520 Shaker Rd Lot 8
Tax Map and Lot Number(s): R19

Description of Development: Low Income mobile home
Cooperative - Add 2 additional lots
Residential to Park for MTH's

Current Zoning of Site: _____
Special Exception Granted? Yes Not Applicable
Variance Granted? Yes Not Applicable

Site in Acres: ~~1~~ 1/4 acre Site in Sq. Ft.: 9750

Total Developable Acres: _____
Type Sewage Disposal: Municipal Private Other town w/US retaining lines
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 I understand that any approval based on incorrect information and data may be reviewed and withdrawn.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: May 9 2021 Signed: Wendy Cheney
Ops Mgmt.

3/2/2007
M. O'SHEA/TOWN

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.	Alex Woods	24 Twin Bridge Rd	R15-0052-002
✓ 2.	Robert Jorgenson	26 Twin Bridge Rd	R15-0052-003
✓ 3.	Christine Parent	40 Twin Bridge Rd	R15-0052-004
✓ 4.	Adam Farrell	42 Twin Bridge Rd.	R15-0052-005
5.	Thomas Colby Sr	44 Twin Bridge Rd	R15-0052-006
6.	Donald Wilder	416 Alpoquet Ave	R19-0005-000
✓ 7.	Douglas Harris	529 Shaker Rd.	R19-0006-001
✓ 8.	Frank Keith	545 Shaker Rd	R19-0006-02A
9.	Charles Graham	PO BOX 473 Tilton NH	R19-0006-02B
✓ 10.	Jeffrey Smart	565 Shaker Rd	R19-0006-02C
✓ 11.	Charles Lajeskie	490 Shaker Rd	R19-0008-000
✓ 12.	Jason Evangelista	6 Winsor Ave Concord NH 03303	R19-0006-000 + R19-0013-000
13.	Dwayne Shaker	585 Shaker Rd	R19-007A-002
14.	Francis & William Dickey	44 Twin Bridge Rd	R15-52-0
15.	Ronald & Priscilla Evans	6 Twin Bridge Rd	R15-52-8

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

15
 Total # of Abutters X \$10.00 150.00
 Application Fee 487.50
 Total Due: 637.50
 Date Received 5/4/21

830

Edward & Kerri Ann Klim 555 Shaker Rd R19-6-2B
 Soda Brook Coop 520 Shaker Rd R19-9
 Matthew & Beata Everett 585 Shaker Rd R09-7A-2
 Gary & Linda Ostroroi 463 Shaker Rd R09-5-5

SODA BROOK COOPERATIVE TRAILER HOME PARK WORK SCOPE FOR NEW SEWER LINE AND WATER LINE

1. Contractor is responsible for calling Dig Safe and have site marked out prior to work.
2. Contractor is to meet with Representative of the Cooperative to verify locations of the sewer lines and water lines that will be installed to accommodate the new lots for the trailer homes.
3. ALL work installed in the ground will need to have inspection done by Representative of the Cooperative before covering the new installation of the water and sewer lines.
4. Penetration of the existing manhole for the new 6" sewer line will be 8' below the top cover of said manhole. Once inside the manhole, the piping will be directed down with fitting to direct sewer flow to the drain pipe existing in the manhole.
5. All new sewer lines installed will require a 1/4" per foot pitch.
6. All trench work that is deeper than 4' will require a trench box to be utilized.
7. All new water lines installed are to be at a depth 4' or greater.
8. The 6" sewer line cleanout will require a metal access cover that is H20 rate.
9. Sewer Lines and Water Lines crossing the driveway pavement must be saw cut prior to excavation.
10. Backfilling under the driveway areas will require a minimum 12" of compacted 1 1/4" ledge pack.
11. All backfilling of Sewer Lines and Water lines are to be done in compaction lifts
12. All Sewer Lines will require 6" of pea stone (bedding) below and above the pipes.
13. All Water Lines will require 6" of screened sand (bedding) below and above the pipes.
14. All Sewer Lines connections are to be bell and gasket type. The pipe is SDR 35 rated.
15. All Water Lines are to be 250 psi rated with compression type connections.
16. Topsoil / Loam is to be stripped from work area and save prior to digging for new piping.
17. Upon completion of all backfilling, the save Topsoil/ Loam will be re-spread back over the disturbed area, seeded and hay-mulch to facilitate new lawn.

WORK SCOPE CONFIRMATION:

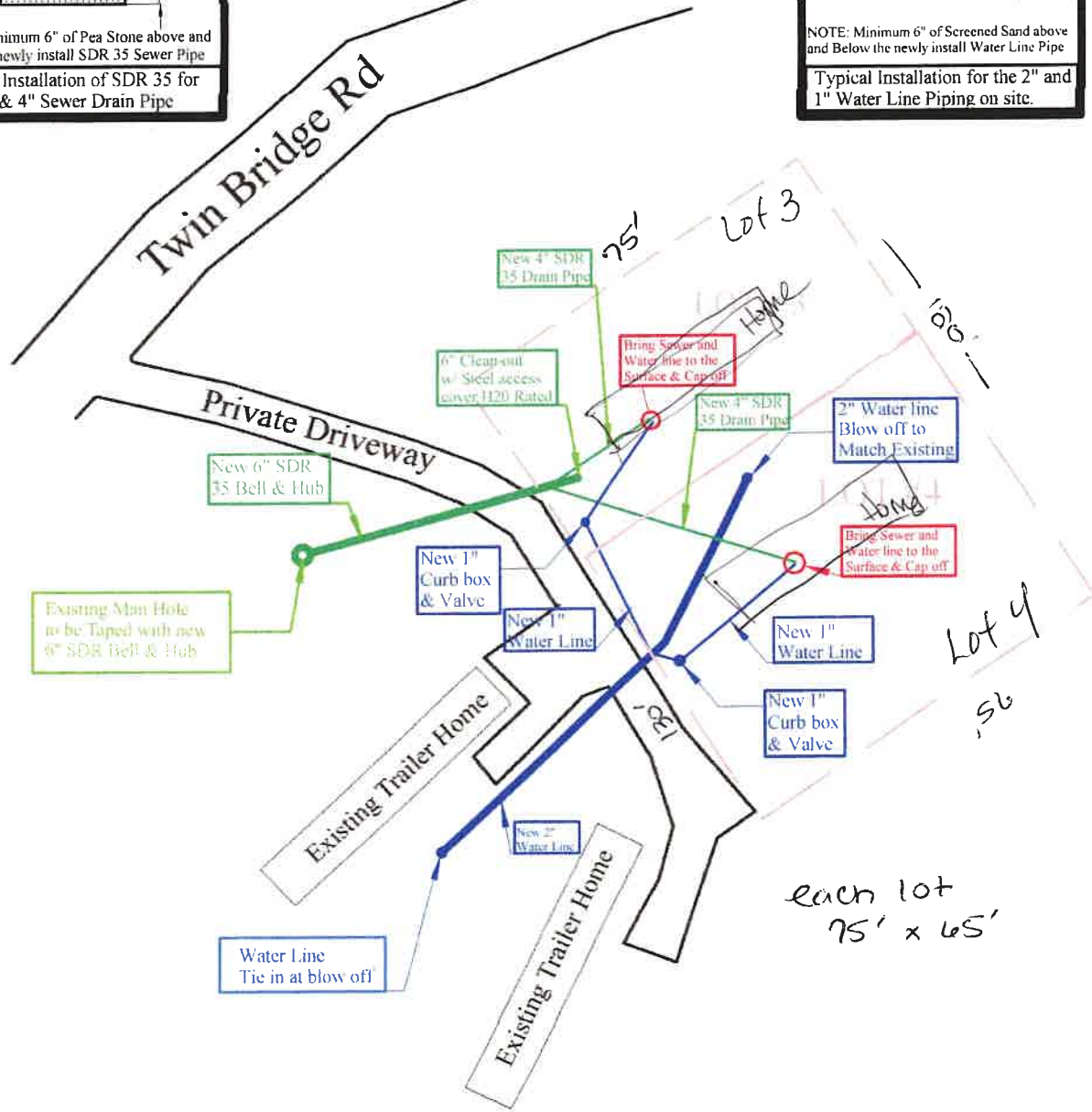
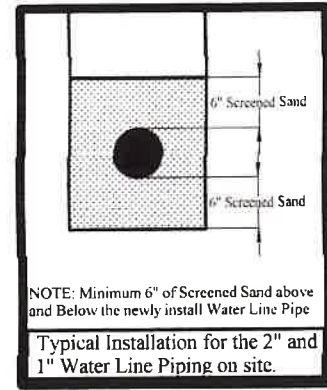
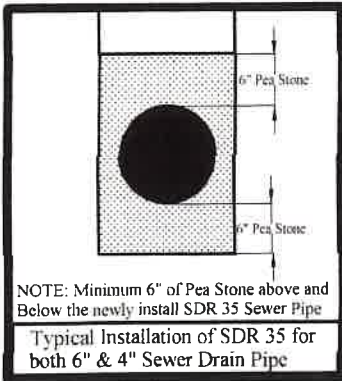
CONTRACTOR:

DATE: _____

COOPERATIVE REPRESENTATIVE:

DATE: _____

SODA BROOK COOPERATIVE TRAILER HOME PARK



NOTE: ALL ABOVE DRAWINGS ARE NOT TO SCALE

Proposed New Sewer Lines and Water Lines for Lot # 3 and Lot #4
39 Twin Bridge Rd. Tilton, New Hampshire 03276

ALLEN, CAROL A
544 SHAKER ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2916 69

BENEDICT, ROYCE
BENEDICT, MELANIE
520 SHAKER ROAD #7
NORTHFIELD, NH 03276

9171 9690 0935 0259 2916 76

CHENEY, WENDY L
520 SHAKER ROAD #2
NORTHFIELD, NH 03276

9171 9690 0935 0259 2916 83

CLARK, RUSSELL
CIRILLO, ANGELICA M.
548 SHAKER ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2916 90

CONNOR SR, PAUL R
CONNOR, CLARISSA A
520 SHAKER ROAD #4
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 06

CROWELL, MICHAEL D
520 SHAKER ROAD #1
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 13

DICKERSON '17 FAMILY TRUS
DICKERSON, ROBERT TRUSTEE
DICKERSON, SHEILA TRUSTEE
520 SHAKER ROAD #6
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 20

EVANGELISTA, JASON
572 SHAKER ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 37

EVANGELISTA, JASON
572 SHAKER ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 44

EVANS, RONALD III
EVANS, PRISCILLA
6 TWIN BRIDGE RD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 51

EVERETT, MATTHEW
EVERETT, BEATA
585 SHAKER RD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 68

FARRELL, ADAM & CHRISTINE
FARRELL, ADAM TRUSTEE
FARRELL, CHRISTINE TRUSTEE
42 TWIN BRIDGE ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 75

HARRIS, DOUGLAS L
HARRIS, MARSHA E
529 SHAKER RD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 82

JORGENSEN, ROBERT H.
JORGENSEN, PATRICIA A
26 TWIN BRIDGE ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2917 99

KEITH, FRANK S.
KEITH, ANN M.
545 SHAKER ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 05

KLIM JR, EDWARD V
KLIM, KERI-ANN
555 SHAKER RD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 12

LAJESKIE, CHARLES J.
LAJESKIE, DEBORAH
490 SHAKER ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 29

MORGAN, KATHRYN
PIESZCHALA, ANDREW
552 SHAKER ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 36

PARENT, CHRISTINE M
PARENT, JASON P
40 TWIN BRIDGE ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 43

PEAKE, JOHN
540 SHAKER RD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 50

ROGAN, JONATHAN E
520 SHAKER RD #5
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 67

SMART, JEFFREY P.
SMART, KARYN E.
565 SHAKER ROAD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 74

STICKNEY, KAUREEN A
STICKNEY, WILLIAM D
44 TWIN BRIDGE RD
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 81

TUCKER, MICHAEL
520 SHAKER ROAD #3
NORTHFIELD, NH 03276

9171 9690 0935 0259 2918 98

WOODS, ALAN R
24 TWIN BRIDGE RD
NORTHFIELD, NH 03276

Gary Ostroski
493 Shaker Rd.
Northfield NH 03276

9171 9690 0935 0259 2919 04

**TOWN OF NORTHFIELD
PLANNING BOARD
Monday, June 7, 2021 at 7:00 pm
21 Summer Street, Northfield**

ABUTTER NOTIFICATION

ATTENTION: We will be hosting this meeting online via Zoom as listed below and also at Town Hall as space allows. If you do not have access to attend the meeting online, you can call into the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82312859902>

Meeting ID: 823 1285 9902

One tap mobile

+16465588656,,82312859902#

Dial +1 646 558 8656

Meeting ID: 823 1285 9902

Find your local number: <https://us02web.zoom.us/j/82312859902>

All applications and plans are available for review at www.northfieldnh.org.

Soda Brook Cooperative – for a Minor Site Plan Review to add 2 additional lots for mobile homes at 520 Shaker Road Lot 8 (Map R19 Lot 09) 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.