



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.

APPLICANT INFORMATION

Name Lisa A. Thorne
Applicant's Address 22 Summer St, Northfield NH 03276
Tel # 630-8400 Email Address Lisathorne64@gmail.com

AGENT INFORMATION

Name
Address
Tel #
Email Address

PROPERTY INFORMATION

Physical Location 22 Summer St. Northfield NH 03276
Tax Map and Lot Number(s) U08-90
Current Zoning of the Site (circle all that apply) R1 R2 Comm/Ind Conservation Ground Water Protected
Site in Acres 0.18 Site in Square Ft. Total Developable Acres
Type Sewage Disposal [checked] Municipal Private Other
Type of Water Supply [checked] Municipal Private Other

PROJECT INFORMATION

Please describe your proposed plan/use Short term Rental of 2 Bedrooms

What is the property used for now?

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

I am requesting a Special Exception from article 7 section 7.1 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? House will remain as is, unchanged.

Criteria #2 Compatibility of the site with property and land uses in the vicinity. The surrounding houses are residential, some are rentals. Town Hall Across the Street.

Criteria #3 Adequacy of, and plans for, sanitary facilities, water supply and road access Town Water and Sewer, parking in driveway and back yard.

Criteria #4 Such other factors as may be appropriate Owner occupied residence. No Changes to property, No construction necessary

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 #
Dennis A. Kuhns	20 Summer St North Field NH 03276	U08-91
Christine M. Simbari	6 View St, North Field NH 03276	U08-86
Lisa A. Thorne	22 Summer St, North Field NH 03276	U08-89A
LISA A. Thorne	22 Summer St. North Field 03276	U08-90
Michael Szanto	23 Summer St, Apt 4, North Field 03276	U08-114
Town of Northfield	21 Summer St. North Field NH 03276	U08-112

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 = \$ 50.00
 Application Fee = \$ 100.00
Total Due = \$ 150.00



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?

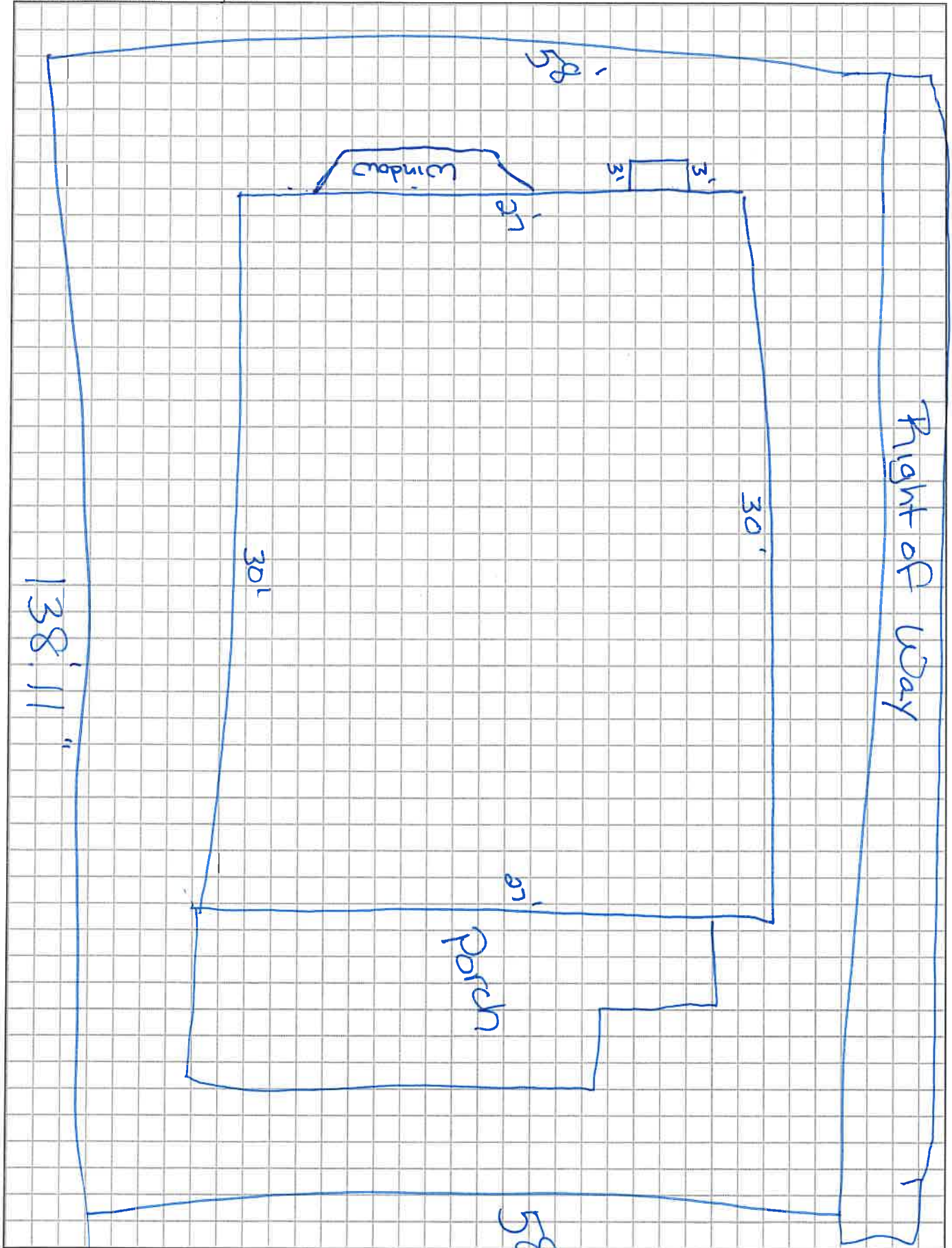
I request a special exception for the project described in this application and grant town officials permission to access my property for inspection purposes related to this project. I understand that any misrepresentation in this application, intentional or not, will invalidate ZBA approval.

Applicant Lisa A. Thorne Date 3/16/22
 (Signature)

Land Owner: Lisa A. Thorne Date 3/16/22
 (Signature)

Office Use Only		
Date Received: <u>3/17/2022</u>	Received by: <u>SAG</u>	Amount paid: <u>150.00</u>
Date paid: <u>3/16/22</u>	Check No.: <u>371</u>	

Please use this sheet for your sketch



No changes to property



PICTURE

OWNER

THORNE, LISA A

22 SUMMER ST

NORTHFIELD, NH 03276

TAXABLE DISTRICTS

District	Percentage
FIRE	% 100
T-N WATER	% 100
SEWER	% 100

BUILDING DETAILS

Model: 2.75 STORY GABLEFRONT
 Roof: GABLE OR HIP/ASPHALT
 Ext: ASBEST SHNGL
 Int: PLASTERED
 Floor: HARDWOOD/HARD TILE
 Heat: GAS/STEAM
 Bedrooms: 5 Baths: 2.0
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A1 AVG+10
 Com. Wall:
 Size Adj: 0.9173 Base Rate: RSA 85.00
 Bldg. Rate: 0.9102
 Sq. Foot Cost: \$ 77.37

PERMITS

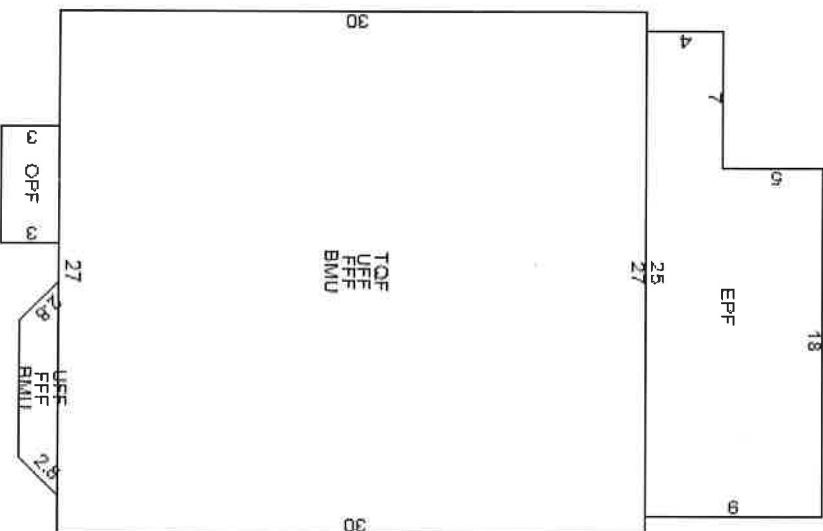
Date	Project Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	190	0.70	133
TOP	3/4 STRY FIN	810	0.75	608
UFF	UPPER FLR FIN	828	1.00	828
FFF	FST FLR FIN	828	1.00	828
BMU	BSMNT	828	0.15	124
OPF	OPEN PORCH FIN	18	0.40	7
		3,502		2,528

2017 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 195,591
 Year Built: 1903
 Condition For Age: GOOD 32 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 32 %
 Building Value: \$ 133,000





**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
MONDAY, APRIL 25, 2022 at 7:00pm
21 SUMMER STREET 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

Lisa Thorne – Application for a Special Exception to add Short-term lodging to the existing single-family home located at 22 Summer Street (Map U08 lot 90) in the R2 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.