



TOWN OF NORTHFIELD
APPLICATION FOR SPECIAL EXCEPTION

RECEIVED
SEP 28 2021

TOWN OF NORTHFIELD

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 Carlene Keniston

Applicant's Address 29 Summer Street, Northfield

Tel # 603-630-7074 Email Address Carlene@TheKenistons.com

AGENT INFORMATION

Name

Address

Tel # Email Address

PROPERTY INFORMATION

Physical Location 29 Summer St, Northfield, NH

Tax Map and Lot Number(s) Map: 000408 Lot: 000065

Current Zoning of the Site (circle all that apply) R1 (R2) Comm/Ind Conservation Ground Water Protected

Site in Acres 2.440 Site in Square Ft. 3202 Total Developable Acres

Type Sewage Disposal [X] Municipal [] Private [] Other

Type of Water Supply [X] Municipal [] Private [] Other

PROJECT INFORMATION

Please describe your proposed plan/use Air BNB

What is the property used for now?

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

I am requesting a Special Exception from article section 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? The mother-in-law apartment will be converted to accommodate guests including functional kitchen, bath and heating.

Criteria #2 Compatibility of the site with property and land uses in the vicinity. Exteriorly, there will not be any change to the house or grounds.

Criteria #3 Adequacy of, and plans for, sanitary facilities, water supply and road access Sanitary facilities, water supply and road access already exists. No change is necessary.

Criteria #4 Such other factors as may be appropriate There are no other special factors 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 #
Northfield Village	25 Spring St, Northfield	U08-0064-000
[Northfield Village LLC	25 Union St, Laconia NH 03246	
Jeffrey Cannon	27 Summer St APT 2, Northfield, NH	U08-0137-000
David Dalrymple	28 Summer St, Northfield NH	U08-0071-004
Bedard family Lmt'd Partnership	161 Colonial Rd,	U08-0064-001
[C/o Patricia McGuire	North Attleboro, Ma 02760	
Michael Szanto	23 Summer St APT 4, Northfield	U08-0114-000
Carlene Keniston	29 Summer St, Northfield, NH	
John Raffaelly, Sr.	15 Watson St.	

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 = \$ 7
 Application Fee = \$ 100.00
Total Due = \$ 170.00



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 Cal R K... Date 9/28/2021
 (Signature)

Land Owner: Cal R K... Date 9/28/2021
 (Signature)

Date Received: <u>09-28-21</u>	Office Use Only	Received by: <u>[Signature]</u>	Amount paid: <u>\$ 170.00</u>
Date paid: _____	Check No.:	<u>1045</u>	

NORTHFIELD VILLAGE, LLC
25 UNION STREET
LACONIA, NH 03246

9171 9690 0935 0265 3877 45

BEDARD FAMILY LIMITED PARTNERSHIP
C/O PATRICIA MCGUIRE
161 COLONIAL ROAD
NORTH ATTLEBORO, MA 02760

9171 9690 0935 0265 3877 52

JOHN & CHRISTINE RAFFAELLY
15 WATSON STREET
NORTHFIELD, NH 03276

9171 9690 0935 0265 3877 69

JEFFERY CONNON
27 SUMMER STREET UNIT 2
NORTHFIELD, NH 03276

9171 9690 0935 0265 3877 38

MICHAEL SZANTO
23 SUMMER STREET APT. 4
NORTHFIELD, NH 03276

9171 9690 0935 0265 3877 21

DAVID DALRYMPLE
28 SUMMER STREET
NORTHFIELD, NH 03276

9171 9690 0935 0265 3877 07

CARLENE KENISTON
29 SUMMER STREET
NORTHFIELD, NH 03276

9171 9690 0935 0265 3877 14



**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
Monday, October 25, 2021 at
7:00pm**

ABUTTER NOTIFICATION

You are hereby notified that the following application is coming before the Zoning Board of Adjustment.

Carlene Keniston- Application for a Special Exception to have an Air BNB (Map U08 Lot 65) 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.

