



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 SPAULDING YOUTH CENTER
Applicant's Address 72 SPAULDING ROAD, NORTHFIELD NH 03276
Tel # 603.286.8901 Email Address RBOLDUC@SPAULDING YOUTH CENTER.ORG

AGENT INFORMATION

Name
Address
Tel #
Email Address

PROPERTY INFORMATION

Physical Location 68 BAY ROAD, NORTHFIELD NH 03276
Tax Map and Lot Number(s) MAP: 000 V15 LOT: 00005 SUB: 00001
Current Zoning of the Site (circle all that apply) (R1) R2 Comm/Ind Conservation Ground Water Protected
Site in Acres 12.8 Site in Square Ft. Total Developable Acres
Type Sewage Disposal Municipal X Private Other (2 SYSTEMS ON PROPERTY)
Type of Water Supply X Municipal Private Other

PROJECT INFORMATION

Please describe your proposed plan/use RESIDENTIAL HOME-CARE FACILITY

What is the property used for now?

- The property is currently vacant
Single Family Home
X 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? PROPERTY IS CURRENTLY MULTI-FAMILY AND IS ABUTTED BY OTHER MULTI-FAMILY USE FACILITIES THIS IS AN EXTENSION OF EXISTING OPERATIONS BY SPAULDING YOUTH CENTER.

Criteria #2 Compatibility of the site with property and land uses in the vicinity. SIMILAR USES BY CURRENT ABUTTERS AT SPAULDING YOUTH CENTER AND COMMUNITY BRIDGES.

Criteria #3 Adequacy of, and plans for, sanitary facilities, water supply and road access WE ARE NOT PLANNING TO ADD FACILITIES OR BATHROOMS, SO EXISTING ACCESS AND UTILITIES ARE ADEQUATE

Criteria #4 Such other factors as may be appropriate

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
R14-0001-000	93 SPAULDING ROAD	SPAULDING YOUTH CENTER		72 SPAULDING ROAD		NORTHFIELD NH	NH	03276
U14-0025-000	21 COFRAN AVENUE	NEWTON, JOSEPH B.	NEWTON, JACALYN H	21 COFRAN AVE		NORTHFIELD NH	NH	03276
U14-0025-001	23 COFRAN AVENUE	GREENE, KALEIGH	PINCARO, RONALD R	PINCARO, PAULA J	23 COFRAN AVENUE	NORTHFIELD NH	NH	03276
U14-0030-000	38 BAY STREET	WHEELER-GILLESPIE FAMILY TRUST	WHEELER, DEBORAH H. TRUSTEE	GILLESPIE, ROBERT K. TRUSTEE	38 BAY STREET	NORTHFIELD NH	NH	03276
U14-0033-000	41 BAY STREET	MURPHY III, JOHN B	MURPHY, PETER J	41 D BAY STREET		NORTHFIELD NH	NH	03276
U14-0036-000	9 CAVENEY DRIVE	WHITE, ANDREA L	BURKE, MICHAEL D	9 CAVENEY DRIVE		NORTHFIELD NH	NH	03276
U14-0038-000	40 SHEDD ROAD	COMMUNITY BRIDGES		70 PEMBROKE ROAD		CONCORD NH	NH	03301
U14-0044-000	ROUTE 193	PEVERLY, GREGORY J		68 BAY STREET		NORTHFIELD NH	NH	03276
U15-0005-000	67 BAY STREET	HILL, JEFFREY L		67 BAY STREET		NORTHFIELD NH	NH	03276
U15-0005-001	68 BAY STREET	PEVERLY, GREG & DEB '07 TRUST	PEVERLY, GREGORY J CO-TRUSTEE	PEVERLY, DEBORAH C CO-TRUSTEE	68 BAY STREET	NORTHFIELD NH	NH	03276
U15-0037-000	76 BAY STREET	BENNETT, ROBERT B		76 BAY STREET		NORTHFIELD NH	NH	03276
U15-0039-000	20 SHEDD ROAD	LAMANUZZI, JAMES T. & ELAINE M	LAMANUZZI, KEITH C.	20 SHEDD ROAD		NORTHFIELD NH	NH	03276
U15-0040-000	10 SHEDD ROAD	CULLEN, CHARLES D		10 SHEDD RD		NORTHFIELD NH	NH	03276

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Please use this sheet for your sketch

68 BAY ROAD



PROPOSED
PARKING
AREA

LETTER OF PERMISSION

August 5,2020

Chairman
Northfield Zoning Board
21 Summer Street
Northfield, NH 03276

Dear Sir/Madam,

We hereby authorize Spaulding Youth Center and/or it's representatives of Northfield, NH to represent our interests before the Northfield Zoning and Planning Boards as it pertains to business regarding Lots U15-5-1, U15-37 and U15-31A of the Northfield Assessor's Map.

Permission Granted By:

The Gregory J. Peverly and Deborah G. Peverly 2007 Trust

Sincerely,

A handwritten signature in cursive script, appearing to read "Gregory J. Peverly", written over a horizontal line.

Gregory J. Peverly-Trustee

A handwritten signature in cursive script, appearing to read "Deborah G. Peverly", written over a horizontal line.

Deborah G. Peverly-Trustee

