

APPLICATION FOR A SPECIAL EXCEPTION
ZONING BOARD OF ADJUSTMENT | BRADFORD, NH 03221

APPLICATION RECEIVED DATE: 1/20/21 - Reviewed 1/29/21 -10 CASE NO. 063421

NAME OF APPLICANT: Terre Hehn

MAILING ADDRESS: 48 west rd
Bradford NH

TELEPHONE NUMBER: 603 748 0710

PROPERTY OWNER: Dabney Kelsey
(If same as applicant, enter "same")

LOCATION OF PROPERTY: 48 west rd

TAX MAP NUMBER: 6 LOT NUMBER: 34

Complete the following sections with as much information as possible. Please use ink or complete electronically. Initial and date each page; sign and date the application in the spaces provided. This application will not be considered unless all required statements have been made.

THE ZONING BOARD WILL NOT ACCEPT INCOMPLETE OR LATE APPLICATIONS

Additional information may be supplied on separate sheets if the space provided is inadequate. Applications shall be acceptable only when presented to the Clerk of the Board at the beginning of any regularly scheduled meeting. ONE ORIGINAL AND SIX (6) COPIES OF THE COMPLETED APPLICATION SHALL BE PRESENTED TO THE CLERK. If you have any questions and/or require assistance, attend a regularly scheduled Zoning Board of Adjustment meeting for consultation.

Applicant is fully responsible for researching and knowing all laws which may be applicable and affect the outcome of the Board's decision on the application request. The applicant, or an authorized agent or attorney, must appear at the Public Hearing for the Board to take action on the application. The application will be terminated or tabled for failure to appear at a scheduled meeting. If an agent or attorney is designated to represent this application, the applicant must submit a signed Letter of Authorization.

Pay close attention when making the Abutter's List. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. **YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT OWNER AND MAILING INFORMATION FOR THIS LIST FROM THE TOWN TAX OFFICE.** This information is necessary to properly notify all interested parties with certified notices. Failure to provide complete or correct information on abutters will result in the application being returned and may delay the scheduling of your hearing.

Attach a copy of any Administrative Decision, if applicable; for example a denied Building Permit.

Applicant Initial/Date _____

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APPLICATION FEES

All fees shall be paid before a public hearing can be noticed.

ADMINISTRATIVE & NEWSPAPER NOTICE

Check made out to Town of Bradford/ZBA: \$80.00

REQUIRED NOTICES (include Applicant, Abutters, Engineers, Easement Holders, etc.)

Check made out to Postmaster, Bradford, NH: _____ AT \$ _____ EACH SUBTOTAL: \$ _____

TOTAL FEES: \$ 82.00

ZBA USE ONLY

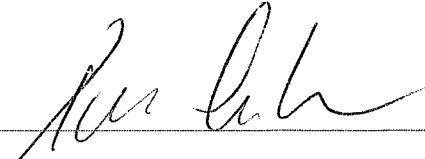
Comments have been solicited from the Selectmen __, Conservation Commission __, Road Agent __, Police Chief __, Fire Chief __, and Planning Board __ as appropriate.

DATE: _____

Certification:

I, Applicant, hereby certify that;

- I have read and understand the instructions for completing the application for a Special Exception.
- I have completed this application as completely and fully as possible.
- I have attached all evidence including sketches that I intend to discuss at the Public Hearing on this application.
- I understand that if this application is incomplete, it will be returned within a reasonable time following its submission and that this may delay the scheduling of the Public Hearing.
- I understand that I must appear in person at the Public Hearing to present and discuss this application. If I cannot appear in person, I will notify the Chair of the ZBA, in writing, designating the individual who will appear for me.
- The ZBA has permission to enter this property in order to conduct scheduled site walks upon reasonable prior notice.
- My application for a Special Exception and supporting information is honest and truthful to the best of my knowledge.

Applicant(s) signature: 

Date: 1/18/2021

Applicant(s) signature: _____ Date: _____

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Why does your proposal require an appeal to the Zoning Board of Adjustment? Please check off the items that apply to your application:

Article III: General Provisions

B. Mining or Excavation

2. Alteration or enlargement

D. Minimum Setbacks and Height Regulations

2. Front yard setback
 6. Tool/storage shed
 G. Junk Yards and Motor Vehicle Junk Yards (Residential Rural District Only)
 N. Kennel Facilities (subject to conditions); See Article XII A3

Article IV: Establishment of Districts and District Provisions

B. Description of Districts

3. b. Residential Rural District

- Accessory dwelling unit
 4. Commercial or industrial establishment in rural or residential district

Article V: Non-Conforming Building and Non-Conforming Use

B. Non-conforming Building

2. To enlarge or reduce the setback requirements (subject to conditions); See Article V B2

C. Non-conforming Use or Activity

1. Changed to another non-conforming use
 2. Increase in the extent of a non-conforming use of a building or use of land

Article VI: Sign Regulation

C: General Provisions

9. Off Premise Sign, (subject to conditions); See Article VI-C9

Article X: Wireless Telecommunication Facilities

D. Siting Standards

2. Districts Permitted
 Permitted by Special Exception (subject to conditions); See Article X

On a separate attachment outline:

What is proposed? Attach sketches, plot plans, pictures, construction plans, or other relevant documentation that explain the proposed use. Include copies of any prior applications concerning the property.

Describe the property. Give area, frontage, side and rear lines, slopes, natural features, etc. Attach survey plan, plot plan, etc.

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In accordance with Article XII A. 2, please answer the following questions (where applicable):

How is the site appropriate for the proposed use or structure?

See attached sheet

How is the proposal not detrimental or injurious to the neighborhood?

How does your proposal address potential undue nuisance or hazard to pedestrians or vehicular traffic?

What provisions have been made for sanitary facilities?

What facilities will be provided for parking and utilities to ensure the proper use of the structure?

How is this proposal consistent with the spirit of the Zoning Ordinance and the intent of the Master Plan?

Applicant Initial/Date _____

How is the site appropriate for the proposed use?

The use would be for a commercial vegetable farm producing on about 2 acres using sustainable and regenerative agricultural techniques. This use is supported in our Master Plan and agriculture is an important resource for the town of Bradford. The site is appropriate for this proposed use because it has gentle slopes and is a prime location for a vegetable farm.

How is the proposal not detrimental or injurious to the neighborhood?

The proposal is not detrimental or injurious to the neighborhood because this specific agriculture use is low impact and focused on permaculture principles, which brings health back to the land. Our neighbors support this use and it is not impacting their quality of life.

How does your proposal address potential undue nuisance or hazard to pedestrians or vehicular traffic?

The traffic going in and out of the farm is minimal. This would consist of myself, and one other worker/volunteer each business day during the high season (May - October). We also have two deliveries out to town each week, also only during the high season.

What provisions have been made for sanitary facilities?

There is a septic and bathroom onsite in the home that people can currently use. As things change (COVID etc) we would add outdoor facilities as needed, such as a portable facility or compost bathroom.

What facilities will be provided for parking and utilities to ensure the proper use of the structure?

This farm is currently run by not more than 2 workers on a given business day. We currently have three parking spots at the house and room for 4-10 spots up in the fields, we would work with the site plan regulations to figure out further details but there is plenty of room.

How is this proposal consistent with the spirit of the Zoning Ordinance and the intent of the master plan?

This is a step towards advancing agriculture in our town and creating a more safe and reliable local food system. This fits perfectly in line with the 2020 Master Plan and the changes that we see locally (town and state level) as a result of current events.



125 foot Abutters List Report

Bradford, NH
May 11, 2020

Subject Property:

Parcel Number: 06-034-00
CAMA Number: 06-034-00
Property Address: 48 WEST ROAD

Mailing Address: KELSEY, VERA DABNEY
PO BOX 166
BRADFORD, NH 03221

Abutters:

Parcel Number: 05-077-00
CAMA Number: 05-077-00
Property Address: WEST ROAD

Mailing Address: HESELTON, WILLIAM C.
P.O. BOX 553
BRADFORD, NH 03221

Parcel Number: 06-024-00
CAMA Number: 06-024-00
Property Address: 459 CENTER ROAD

Mailing Address: PATTEN, STEVEN S. PATTEN, RENEE L.
459 CENTER ROAD
BRADFORD, NH 03221

Parcel Number: 06-027-00
CAMA Number: 06-027-00
Property Address: 19 WEST ROAD

Mailing Address: FIFIELD, ERIK S. FIFIELD, DIANNA
PO BOX 490
SOUTH SUTTON, NH 03273

Parcel Number: 06-028-00
CAMA Number: 06-028-00
Property Address: 41 WEST ROAD

Mailing Address: JUSSAUME, HENRY
P.O. BOX 195
BRADFORD, NH 03221

Parcel Number: 06-029-00
CAMA Number: 06-029-00
Property Address: 63 WEST ROAD

Mailing Address: TAYLOR, KATRINA E
63 WEST ROAD
BRADFORD, NH 03221

Parcel Number: 06-030-00
CAMA Number: 06-030-00
Property Address: 73 WEST ROAD

Mailing Address: PUGLIESE LIVING TRUST
73 WEST ROAD
BRADFORD, NH 03221

Parcel Number: 09-026-00
CAMA Number: 09-026-00
Property Address: ALDER PLAINS ROAD

Mailing Address: O'HARA, WILLIAM J.P. MARY LOUISE,
ET. AL.
102 DUHAIME ROAD
PEARL RIVER, NY 10965

Parcel Number: 09-027-00
CAMA Number: 09-027-00
Property Address: 20 WEST ROAD

Mailing Address: CLARK, DONALD B. CLARK,
CONSTANCE M.
20 WEST ROAD
BRADFORD, NH 03221



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