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TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION



Property Owner:

Name: Thomas Loppin (Schoolhouse condos LLC) Phone: 603 504 8007

Street: 123 Coleason Road Email: thom@poorthomstavern.com

City State Zip: Plainfield NH 03781 Builder Email: gsrotor@aol.com

Project: **Permit Type:** (Check one) Building Zoning

Street Address: 71 Bean Road

Tax Map: 104 Lot Number: XX 06 Lot Acreage: 2.1 Zoning District: VR

Proposed project distances to property lines (in feet): Front: 75+ Rear: 75+ Side: 100+ Side: R

State Approved Septic Design #: _____ Driveway Permit #: _____

Please provide a written description of the project including appropriate dimensions:
As discussed in zoning & planning meetings, this project will convert the Duckworth Gallery into (3) condos. Two of the units will be 1300 sq ft with 2bd & 2bath, the third unit will be 1150 sq ft and have two bed & one bath.

Contractor Information:

Builder:	Electrician:	Plumber:
Name: <u>Jim Kelleher</u>	Name: <u>JB Electric Jason Ball</u>	Name: <u>Nate Bergeron</u>
Phone: <u>603 252 0414</u>	Phone: <u>603 398 0053</u>	Phone: <u>603 486 4694</u>

Applicant Signature: [Signature] Date: 15 April 2021

Required Attachments: Drop off or mail Application documents to: Town of Plainfield, PO Box 380, Meriden, NH 03770
 Please provide a copy of plans detailing the project. Hand-drawn plans can be used if necessary.
 Permits cannot be issued without receipt of the proper fee. If you are unsure of the amount due or have any questions about your application, contact the town office (603-469-3201). email address: plainfield.ta@plainfieldnh.org

TOWN USE: Current Use: Yes / No No ZBA: Yes / No Done PB: Yes / No

TOWN of PLAINFIELD ACTION

Approved Denied

Permit #: 2021-15 Date: 04-22-2021

[Signature]
Reviewed and Approved By Building Inspector

[Signature]
Reviewed by Zoning Administrator

**PLAINFIELD ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION**

School House Condos LLC
123 Gleason Road
Plainfield, NH 03781

You are hereby notified that the appeal by **School House LLC** for special #20, Multi-Family Building, allowing for three 2-bedroom condominiums to be established in the former Duckworth Museum building located at #21 Bean Road has been **granted** by the affirmative vote of at least three members of the Zoning Board of Adjustment.

As part of its review of this application the board made the following findings:

- 1) The lot (map 104-6) is 2.7 acres which is large for the Village Residential Zone.
- 2) A multiple family use is permitted in the zone by special exception.
- 3) The lot (tax map 104-6) will be served by both municipal water and sewer and the water district has confirmed that the new use is acceptable to them.
- 4) A Life Safety Code Compliance review by a fire protection engineer service is being required by the Building Inspector.
- 5) A site plan review by the Planning Board is in process.



Richard Colburn, Chair
Plainfield Board of Adjustment

Date *20 October 2020*

Note: Pursuant to RSA 676, any person affected has a right to appeal this decision. See RSA 676 for appeal time limits and procedures.



TOWN OF PLAINFIELD, NEW HAMPSHIRE
110 Main Street
Plainfield, NH 03781

PO BOX 380, Meriden NH 03770
e-mail: plainfield.ta@plainfieldnh.org
www.plainfieldnh.org

Telephone (603) 469-3201
facsimile 3642

October 23rd 2020

Schoolhouse Condos LLC
123 Gleason Road
Plainfield NH 03781'

Re: Approved Site Plan

Thom Lappin\ James Kelleher

This letter will serve as the site plan approval for your School House Condo LLC project at #21 Bean Road Zoning Board case 2020-08. This approval covers the conversion of the former Duckworth Museum to three two bedroom condominium units to include up to three new two car garages. The project is to be serviced by both public water and sewer and the residential units will be protected by a fire suppression system.

Outside lighting is to be all dark sky compliant and whenever possible mature landscaping is to be left in place.

Garages are to be located so as to provide adequate turning radius for vehicle entry in a single moment and to provide maximum opportunity for large vehicles to turn around in the existing parking lot.

Any additional structures or development on the site will require further Planning Board review.

A complete set of project plans to be placed on file at the town office.

At the discretion of the building inspector the services of a NH licensed Fire Protection Engineer are to be used to address any outstanding building code issues.


Stephen Halleran, Town Administrator

