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2/26

# 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:**

<b>Builder:</b>	<b>Electrician:</b>	<b>Plumber:</b>
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

# PERMIT EXPIRING NOTICE



**DATE: 03-06-2023**

**PERMIT#: 2021-15**

**ISSUED: 04-22-2021**

**EXPIRATION DATE: 04-22-2023**

**REQUIRED INSPECTIONS COMPLETED (Y/N): N**

Your permit required inspections, inspections current

**A CERTIFICATE OF OCCUPANCY OR COMPLETION IS  
REQUIRED FOR YOUR PERMIT.**

**AFTER EXPIRATION DATE, NO FURTHER INSPECTIONS  
WILL BE PERFORMED AND A CERTIFICATE WILL NOT BE  
ISSUED.**

**NAME:** Schoolhouse Condo, LLC

**ADDRESS:** 123 Gleason Road

**ADDRESS1:** Plainfield, NH 03781

**MAP/LOT:** 104-06

**ACTIVITY ADDRESS:** 21 Bean Road

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David H Lersch  
Plainfield Building Inspector

**603-381-1929**  
djler274@gmail.com

**RETURN THIS FORM TO THE TOWN HALL WITH RENEWAL FEE \$50.00**

Town of Plainfield PO Box 380 Meriden, NH 03770

**PERMIT RENEWED DATE:**

**NEW EXPIRATION DATE:**

**RENEWAL APPROVED DATE:**



May 17, 2022

Town of Plainfield  
PO Box 380  
Meriden, NH 03770

Thomas Lappin  
Schoolhouse Condo, LLC  
123 Gleason Road  
Plainfield, NH 03781

Subject: Permit 2021-15 for renovating building to a three unit condo at 21 Bean Road, Plainfield, NH 03781, Map 104, Lot 06.

An inspection by the Town Building Inspector was completed on May 17, 2022, so that you can occupy your Unit A.

This letter provides the approval for you to occupy until the following work is completed, then a Certificate of Completion will be issued. Your current permit will expire on 04-24-2023 and will need to be renewed if the work is still not completed by that date.

The items needed to be completed are: replacing entrance steps to unit A, completion of both Units B and C, deck on rear of Unit A, and siding installed on entire building..

A final inspections will be required when work is completed prior to issuing a Completion Certificate.

David H Lersch  
Plainfield Building Inspection

cc. Town files



May 10, 2022

School House Condo, LLC  
123 Gleason Road  
Plainfield, NH 03781

Your current building permit 2021-15 with a expiration date of 04-22-2022 has been renewed and your new expiration date is 04-22-2023 for a three unit condo at 21 Bean Road, Plainfield, NH, Map 104 Lot 06.

All work must conform to the current building codes, (go to [plainfieldnh.org](http://plainfieldnh.org), Documents/Building Inspection/NH Adopted Codes).  
Please refer to the Inspection Guidelines document at [plainfieldnh.org](http://plainfieldnh.org), Documents/Forms/Building Inspection Guidelines).

If you need to contact me, email me at [inspector@plainfieldnh.org](mailto:inspector@plainfieldnh.org)

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David H Lersch  
Plainfield Building Inspector  
603-381-1929

cc. Town files

Amy S. Lappin  
Thomas S. Lappin  
P.O. Box 423  
Meriden, NH 03770-0423  
603-469-3004

5358

57-12/115

6 May 20 22

\$ 50.00

PAY TO THE  
ORDER OF

Town of Pleasant  
Fifty dollars

Security Features  
are included.  
Circle on back.

DOLLARS

Citizens Bank

FOR

Renewal BP



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5358

MP



DATE:

**Permit Status (Permit or Renewal valid for one year from issue date)**  
*Must be renewed within 30 days of expiration or a new permit must be applied for.*

**Permit #**

**Issued:**

RENEWAL REQUIRED BY:

NO INSPECTION REQUESTED

LAST INSPECTION:

YOUR PERMIT REQUIRED INSPECTIONS PER INSPECTION GUIDELINES.

RETURN THIS FORM WITH RENEWAL FEE TO TOWN HALL.

A CERTIFICATE OF OCCUPANCY WAS REQUIRED PRIOR TO OCCUPYIING YOUR HOUSE

A CERTIFICATE OF COMPLETION WAS REQUIRED

NAME:

ADDRESS:

MAP:

LOT:

ADDRESS:

David H Lersch  
Plainfield Building Inspector

**603-381-1929**

cc. Town files

**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](mailto:plainfield.ta@plainfieldnh.org)**  
**[www.plainfieldnh.org](http://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



School House Condos, LLC  
Jim Kelleher  
gsrotor@aol.com  
Bean Road  
Plainfield

Permit #  
Map/Lot 104-06  
convert to 3 unit condo at 21 Bean Road

09-15-20 Talked to Jim about proposed project, covered items as sprinklers, smoke/co, egress windows, etc. He said one bedroom in middle doesn't have a window. He will send a set of plans he has but will have to go back to architect to have redesigned to provide a window.  
Time 0.3

09-17-20 Received email with drawings of condo. The bedroom in question is in the center condo, but the bedroom is in the middle of the condo and will have to be moved so it has an outside wall for the window.  
Time 0.2

09-17-20 Dave,

I have my architect revising the center unit so that the bedroom will have a window for egress. Let me know if you have any questions or concerns.

Thanks,  
Jim Kelleher

David H Lersch  
Plainfield Building Inspector

10-13-21 I did the rough in plumbing and electrical inspection. looked okay. Fire Chief inspected the fire supression system and said it was okay. I inspected it also.  
Time 1.0

