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# TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION

~~Property Owner:~~ ~~Henry Juanes~~ ~~Does not work~~

Name: Henry Juanes Phone: 615-810-3501

Street: 49 Andrews Lane Email: Henry.Juanes@gmail.com

City State Zip: Meriden NH 03770 Builder Email: @gmail.com

**Project:** 49 Andrews Lane **Permit Type:** (Check one)  Building  Zoning

Tax Map: 106 Lot Number: 06 Lot Acreage: 3.3 Zoning District: RR

Proposed project distances to property lines (in feet): Front: - Rear: - Side: - Side: -

State Approved Septic Design #: \_\_\_\_\_ Driveway Permit #: \_\_\_\_\_

Please provide a written description of the project including appropriate dimensions: Changing gas water heater to electric, wiring and breaker install to accomodate

**Contractor Information:**

<b>Builder:</b>	<b>Electrician:</b>	<b>Plumber:</b>
Name: _____	Name: _____	Name: _____
Phone: _____	Phone: _____	Phone: _____

Applicant Signature: [Signature] Date: 04/19/2023

**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  ZBA: Yes  No  PB: Yes  No

## TOWN of PLAINFIELD ACTION

Approved  Denied

[Signature]  
Reviewed and Approved By Building Inspector

[Signature]  
Reviewed by Zoning Administrator

Permit #: 2023-18 Date: 04-19-2023



# *Completion Certificate*

## **TOWN OF PLAINFIELD, NH**

**This certifies that the work described by Building Permit # 2023-18 at 49 Andrews Lane, Meriden, NH, Map/Lot 106-06 has been completed in accordance with the provisions of the International Residential 2018 Code and the Codes of the Town of Plainfield.**

**Description of Work: Replace propane water heater with electric.**

**Portion of structure inspected: Completed replacement of water heater.**

**Applicants Name: Henry Juanes  
49 Andrews Lane  
Meriden, NH 03770**

\_\_\_\_\_**April 26, 2024**  
**Building Code Official Signature Date**  
**David H. Lersch**



## REAL PROPERTY POSSESSION AND LEASE AGREEMENT

THIS REAL PROPERTY POSSESSION AND LEASE AGREEMENT, (hereinafter referred to as the "Agreement") made as of the \_\_\_\_ day of October, 2022, by and between 49 Andrews Zabski Family Revocable Trust, (hereinafter referred to as "lessor"), and:

Lessee(s):

Name: Henry Juanes

Address: 65 Northwest St

City, State, Zip: Charlestown, NH 03603

(Hereinafter referred to (and if applicable, collectively) as "lessee").

In consideration of the rents and mutual covenants herein set forth, lessor and lessee agree:

1. **PREMISES.** The lessor leases to the lessee and the lessee rents from the lessor the premises described in *Exhibit "A"* attached hereto, together with all improvements thereon, (herein referred to as the "premises"), under the following terms and conditions.

2. **INITIAL TERM.** The initial term of this Agreement shall commence on and continue until the dates set forth in *Exhibit "A"*, unless extended or sooner terminated as hereinafter provided.

3. **POSSESSION AND OCCUPANCY.** The premises shall be used only as a residence by the Lessee. The premise will not be used or allowed to be used for any unlawful purposes, or for any purposes deemed hazardous by the Landlord or Landlord's insurance company because of risk and that Lessee will conform with and obey the laws, ordinances, rules, regulations, requirements and order of all governmental agencies having jurisdiction on said premises and the use and occupancy thereof.

#### 4. **LEASE PAYMENT.**

A. **Lease Payment.** The lessee agrees to pay to the lessor a lease payment/rent for the premises during the term hereof in monthly installments on the first day of each month in advance and without notice which lease payment/rent shall be payable to lessor in the amount and at the address shown on *Exhibit "A"* or at such other place as lessor may hereafter specify in writing. The annual lease payment/rental shall be the amount set forth on *Exhibit "A"* and which is paid by the # monthly installment amount set forth in *Exhibit "A"*. Said installment shall be paid for each and every month during the "Term" of this Agreement. ***MAILING THE LEASE PAYMENT/RENT BY THE DUE DATE DOES NOT CONSTITUTE PAYMENT. RENTS MUST BE RECEIVED AT THE OFFICE OF THE LESSOR BEFORE 5:00 O'CLOCK P.M. ON THE DUE DATE OF EACH MONTH TO BE CONSIDERED PAID. MONIES RECEIVED ARE APPLIED FIRST TO CLEAR OUTSTANDING BALANCES, IF ANY, AND THEN TO THE CURRENT LEASE PAYMENT/RENT. CASH WILL NOT BE ACCEPTED.***

B. **Security Deposits.** There shall be no security deposit.

5. **CONDITION AND IMPROVEMENTS.** Lessee accepts premises in its present "AS IS" condition,

contingent upon a walk-through of the premises by Lessee and Lessee's acceptance of the Premises' condition. Lessee accepts all risks attendant with possession of the premises. Lessee waives any and all claims whatsoever against lessor based upon the condition of the premises at the time of the execution of this Agreement and lessee's possession thereof. Any and all requests regarding maintenance or otherwise are to be made via AppFolio as previously discussed at your Buyers Meeting and stated in Item #5B of your Letter of Intention.

Lessee agrees to maintain the temperature level no lower than fifty-five (55) degrees F.

If lessee fails to timely execute the Option Agreement as set forth on **Exhibit "B"** then lessee shall not be entitled to any remuneration or considerations for any repairs, replacements, installations or maintenance of the premises and regardless of the value of or significance to the premises.

**6. USE.** The premises shall be used so as to comply with all state, county and municipal laws and ordinances and shall be kept in a clean and orderly condition. Lessee shall not use the premises or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with neighbors. Lessee shall be responsible and fully liable for the conduct of his/her/their guests. Acts of guests in violation of this Agreement or lessor's rules and regulations may be deemed by lessor to be a breach by lessee.

**7. SMOKE DETECTORS.** Lessee acknowledges the requirement for working smoke and carbon monoxide detectors in the premises, and agrees to install if necessary and in all events, test all detectors weekly for proper operation, and further agrees to replace any batteries (if so equipped) when necessary. Lessee further acknowledges an ability and understanding of how to test the smoke and carbon monoxide detectors. Lessee also agrees to repair or replace any inoperative smoke and carbon monoxide detector immediately should it fail to operate properly during any test.

**8. MAINTENANCE, REPAIRS.** Lessee acknowledges the premises are in good order and repair and habitable. Lessee agrees to keep the inside of the premises in good repair, including the plumbing, electrical, wiring, air conditioning and heating equipment and all appliances, and to paint walls if necessary and be responsible for all glass and casualty damage. In addition, the Lessee is responsible for pumping of the Septic System if applicable and any Title V inspection(s) or repair/replacement of the system as required by Lessee's Lender. Any and all work done or to be done by lessee in or about the premises shall only be done by lessee directly and the individual industry thereof or under written contracts or contractor's proposals by third parties and contractors approved in advance by lessor. Upon any termination of this Agreement, and if lessee does not or cannot exercise the Option Agreement then lessee shall surrender possession of the premises in good and tenantable repair, reasonable wear and tear excepted. If lessee's repair, replacement, installation and/or maintenance responsibilities conflict with any state laws to the contrary, then lessee as allowed by law, agrees expressly to waive and relinquish fully any protections so provided or to the extent so allowed by law. Lessee shall be responsible for damages caused by lessee's failure to perform completely or in a workmanlike manner, the required repairs, replacements, installations and/or maintenance to and of the premises and for lessee's negligence and of lessee's family, invitees, licensees and guests. Lessee shall mow, irrigate, fertilize, treat for insects, and maintain any surrounding grounds, including lawns, shrubbery and gutters, and keep the same clear of rubbish, trash, weeds or leaves if such grounds are part of the premises and are available for the use of lessee. Should lessee fail to do so, lessor, after attempting to notify lessee, may, but is not required to, maintain lawns and/or shrubbery by using a professional yard maintenance company. Lessee agrees to pay the cost of any such yard maintenance as additional rent. It is a condition of this Agreement and partial and valuable consideration for the Option Agreement that Lessee be responsible for all maintenance to the premises, including, without limitation, the heating, cooling, plumbing and electrical systems.