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SW

TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION



Property owner: CORINNE & DENNIS GIROUARD
Mailing Address for permit: 1145 RT 12A
PLAINFIELD, NH. 03741

Phone number: 675-2471 Street Address of project SAME
Tax Map and Lot # 108 / 28

Permit Type (circle one): building zoning

Please provide a written description of the project including, when appropriate, dimensions:
Finish up of sunroom & apt.
OK'D WITH DAVID

Lot size: 3.1 acres Proposed project distances to property lines
front ___' rear ___' side ___' side ___'

Zoning District Renewal
State Approved Septic Design # NA
Driveway Permit # NA

Town Use:	
Current Use	Y / N
ZBA	Y / N
PB	Y / N

Contractor Information

	Builder	Electrician	Plumber
Name	<u>SELF</u>	_____	_____
Phone #	_____	_____	_____

Applicant's signature: Dennis Girovard Date 11-6-18

Required Attachments

Please provide a copy of plans detailing the project. If construction plans are not available attach a hand drawn map detailing the project.

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).

TOWN ACTION

Permit # 18-05-00

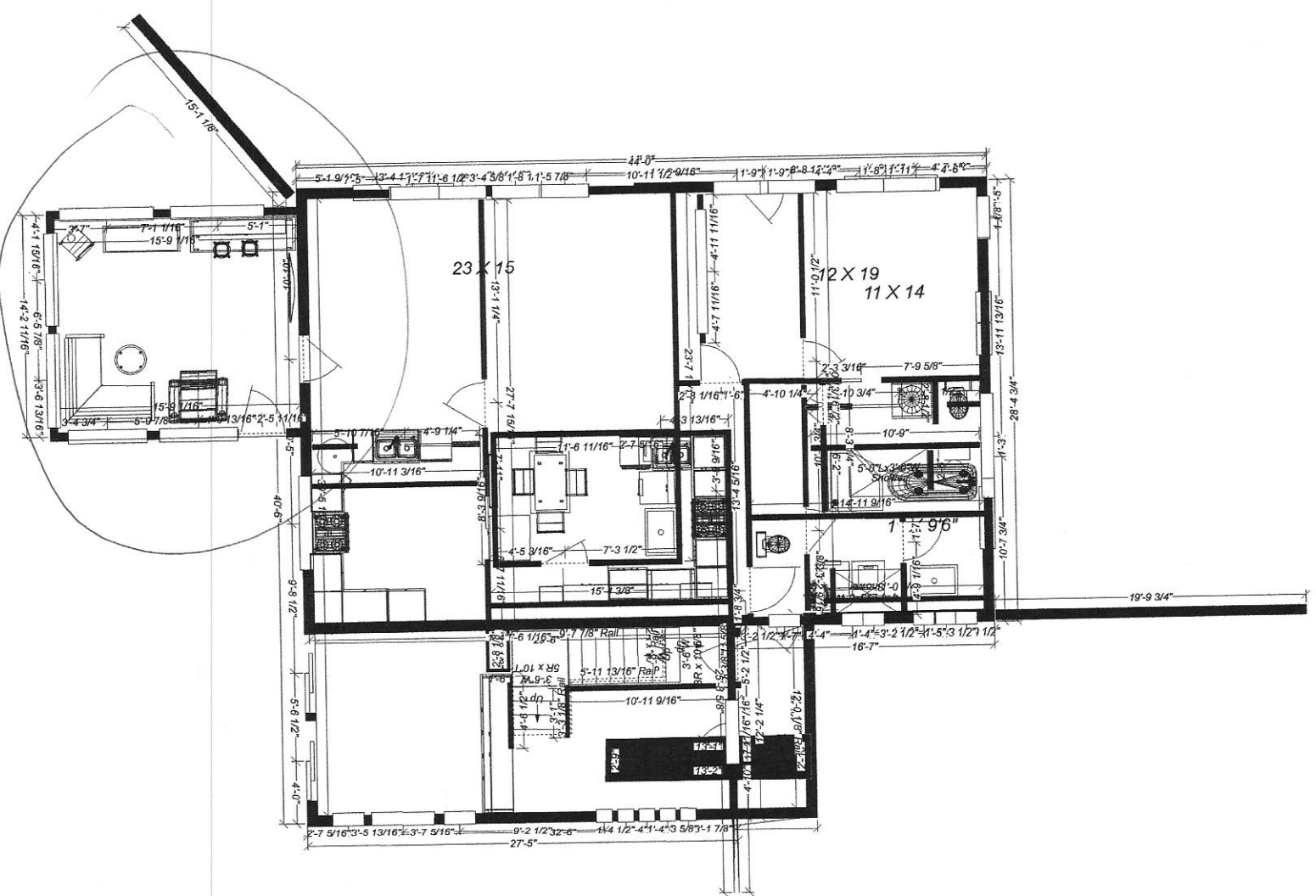
Reviewed Judith A. Beliger
Building Inspector/Zoning Administrator

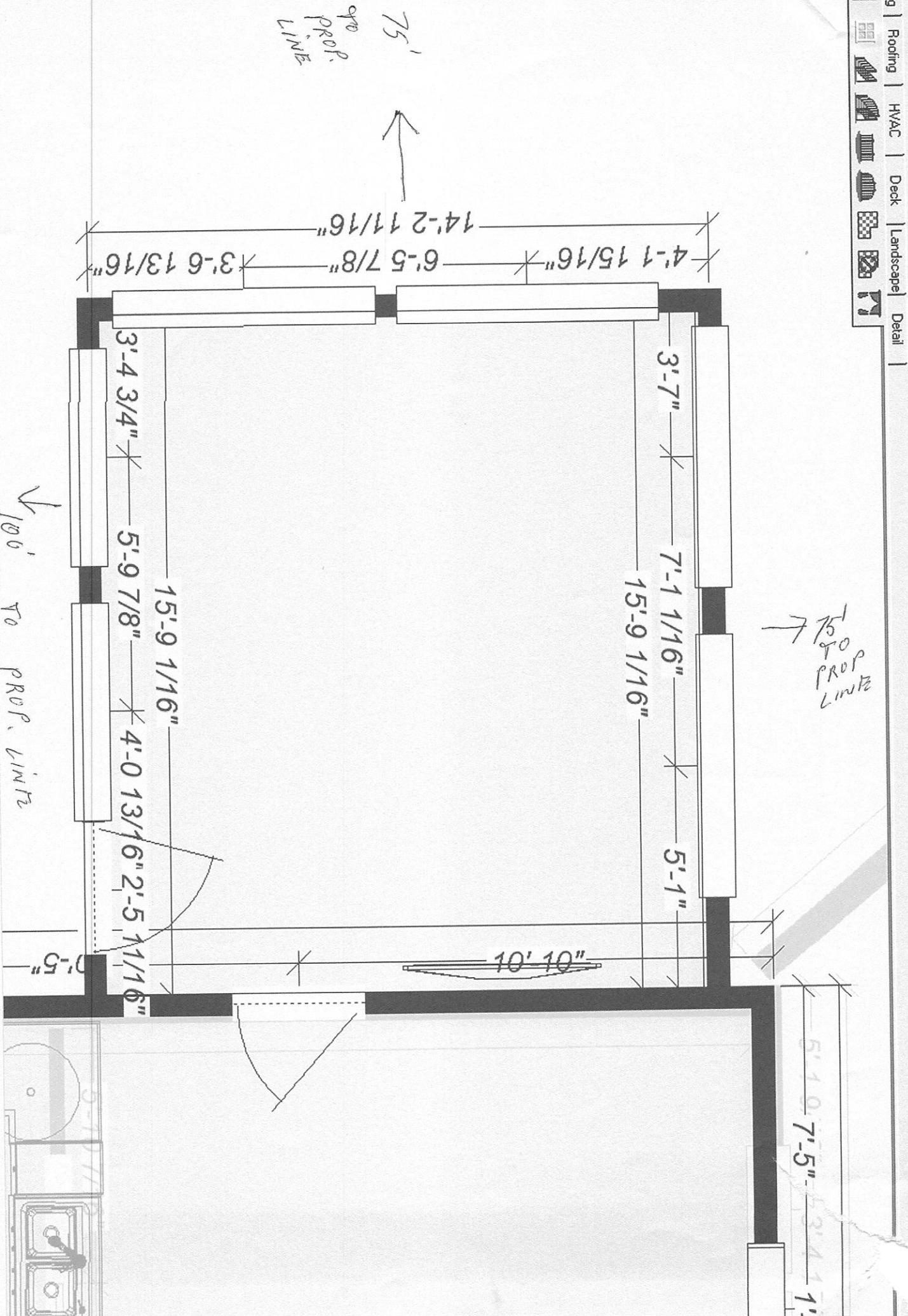
Approved
 Denied

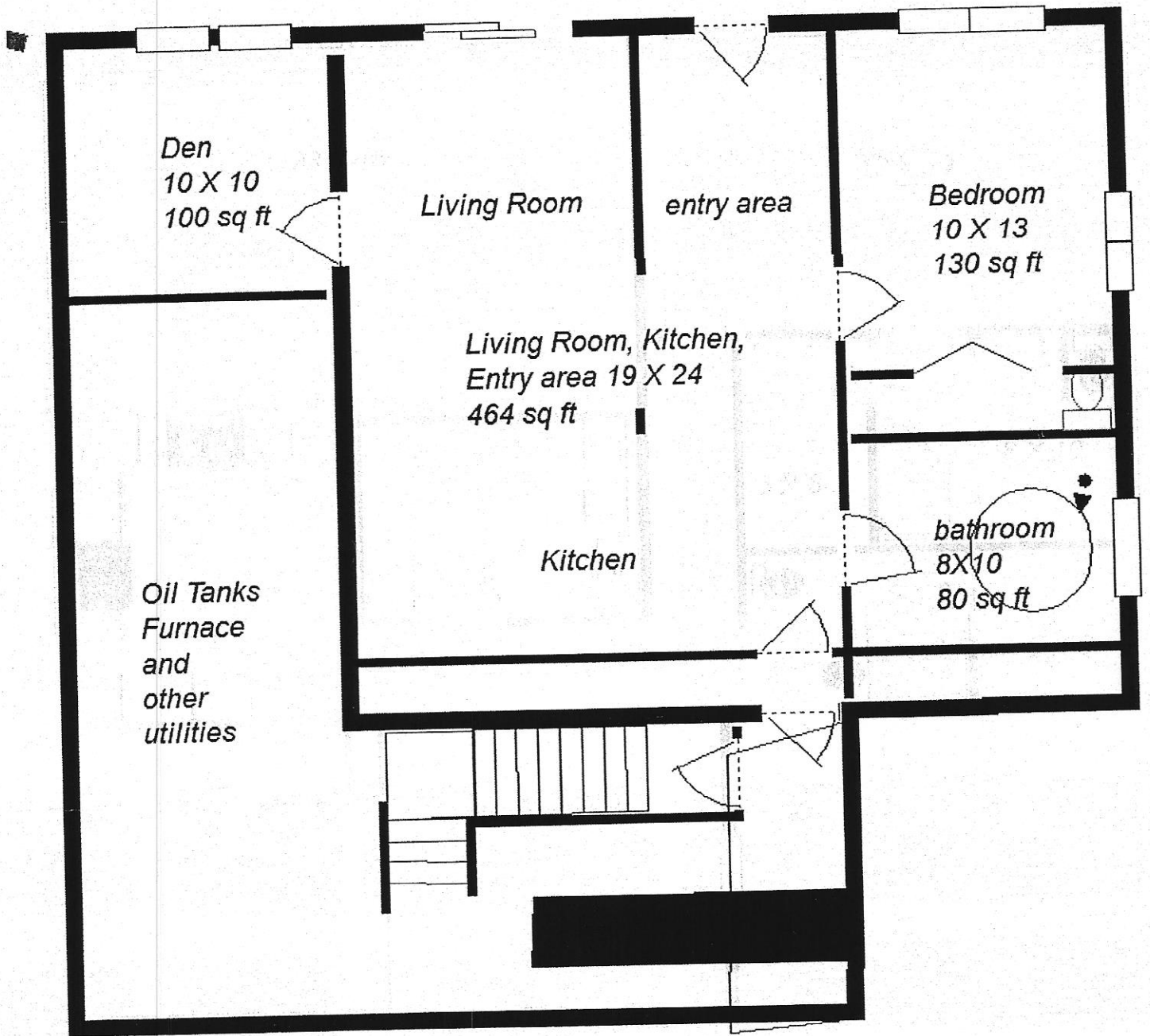
Date: 11/9/18

Robert W. [Signature]
Board of Selectmen









774 sq Feet
 one bedroom
 one bathroom

1216 Rt. 12A, PO Box 291
Plainfield, NH 03781

Phone & Fax 603-675-5502
rollinssurvey@gmail.com

Rollins Land Survey

rollinssurvey@gmail.com
www.rollinssurvey.com

March 28, 2015

Dennis Girouard
Corinne A. Girouard
1145 Route 12A
Plainfield, NH 03781

Re: Lot suitability for adding accessory apartment (1-2 bedrooms), 1145 Route 12A, Plainfield

Dear Dennis and Corinne,

You requested that I inspect your property at 1145 Route 12A in Plainfield to determine if the site would accommodate the wastewater from an accessory apartment that you are considering constructing.

I visited your property this morning. According to the measurements on your deed, the property is about 3.1 acres in area. The upper level where the buildings are is a flat terrace of sandy soil material. This area can be counted for sewage loading purposes. Clay Brook and its associated wetlands form one of the lot boundaries. The banks along the brook are steep slopes. The brook, wetlands, and steep slopes cannot be counted for sewage loading purposes.

I noted that you have an existing three bedroom home served by a shallow well. A concrete septic tank and a leaching field serve the home and appear to be functioning properly. There is a shop on the north end of the property.

The soil maps list the building site as Haven very fine sandy loam which is a Group 2 soil. Haven soils are well-drained soils with moderately permeable in surface and subsoil layers and having a moderate to rapidly permeable receiving layer.

If we count your existing home as a three bedroom home as it is listed in the town records, and the new apartment as two bedrooms, then the total potential load would be 450 g/p/d plus 300 g/p/d or 750 gallons per day.

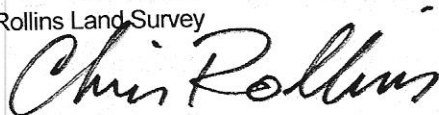
The State of NH would require at least 0.49 acres of Haven soil to support a load of 750 g/p/d. Since I estimate your lot to have more than double that amount of Haven soil, it is my opinion that your lot will sustain the additional site loading from an added 1-2 bedroom accessory apartment and can accommodate an upgraded septic system in the event of failure of the existing system.

Some considerations are:

1. Minimize water usage after the new construction in order to prolong the life of the existing septic system.
2. Do not use garbage disposals with septic systems.
3. Pump the existing septic tank every two years.
4. Test the water from the shallow well annually, since it is located downgrade of the septic system.
5. A new septic system will include an additional septic tank in order to meet the current standard for tank capacity.

Sincerely,

Rollins Land Survey



Christopher E. Rollins
Licensed Land Surveyor
Septic System Designer