

TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION



Property Owner:

Name: Hero Star Farm (Ingrid Nichols) Phone: 603-359-9029
 Street: 6 South Park Street Email: Ingrid@banwellnh.com
 City State Zip: Lebanon, NH 03766

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

Street Address: 220 Porter Road

Tax Map: 216 Lot Number: #6 Lot Acreage: 94.5 Zoning District: RC-2

Proposed project distances to property lines (In feet): Front: 7/150 Rear: 7/1000 Side: 7/50 Side: 7/300

State Approved Septic Design #: CA2019081411 Driveway Permit #: Existing

Please provide a written description of the project including appropriate dimensions:
our project is a 62' x 100' Horse barn w/ attached apartment. The apt will intine become an "ADU" to a future house. The ADU is 800'

Contractor Information:

Builder:	Electrician:	Plumber:
Name: <u>C.G. Nichols</u>	Name: <u>Defance Electric</u>	Name: <u>Shepard's P+H</u>
Phone: <u>802-369-6003</u>	Phone: <u>603-359-4892</u>	Phone: <u>603-359-5792</u>

Applicant Signature: [Signature] Date: 8/28/19

Required Attachments:
 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).

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

BOARD OF SELECTMEN ACTION

Reviewed by [Signature] Planning Administrator

Approved Denied 19-59 2A

Permit 2019-100 Date: 9/4/19



Certificate of Occupancy

TOWN OF PLAINFIELD, NH

This certifies that the building owned by Hero Star Farm at 220 Porter Road, Plainfield, NH may be occupied in accordance with the provisions of the 2015 International Residential Code and the Codes of the Town of Plainfield.

Description of Structure: A 62'x100' horse barn with an 800 square foot accessory dwelling unit.

Portion of structure inspected: Completed barn and ADU.

Building Permit # 2019-59

Map/Lot: 16-06

Name: Hero Star Farm

**Address: 220 Porter Road
Plainfield, NH 03781**

June 04, 2021

Building Code Official Signature Date

David H. Lersch



PERMIT RENEWAL REQUEST

DATE: 08/12/2020

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 # 2019-59

Issued: 09/05/2019

X RENEWAL REQUIRED BY: 09/05/2020

NO INSPECTION REQUESTED

X LAST INSPECTION: 08/04/2020

X YOUR PERMIT REQUIRED INSPECTIONS PER INSPECTION
GUIDELINES.

CLOSED YOUR PERMIT IS CLOSED, A NEW PERMIT IS REQUIRED

X A CERTIFICATE OF OCCUPANCY WAS REQUIRED PRIOR TO
OCCUPYING YOUR HOUSE

A CERTIFICATE OF COMPLETION WAS REQUIRED

NAME: Hero Stor Farm (Ingrid Nichols)

ADDRESS: 6 South Park Street
Lebanon, NH 03766

MAP: 216 LOT: 06

ADDRESS: 220 Porter Road

David H Lersch
Plainfield Building Inspector

603-381-1929

cc. Town files



STATUS OF EXPIRED PERMIT

Expired: September 5, 2020

(Valid for one year from issue date)

Permit # 2019-59 issued: 09 / 05 / 2019

NO INSPECTION REQUESTED

LAST INSPECTION: 09 / 02 / 2020

YOUR PERMIT REQUIRED INSPECTIONS TO ENSURE BUILDING CODES AND LIFE SAFETY CODES WERE MET.

IF WORK HAS NOT BEEN COMPLETED, A NEW PERMIT WILL BE REQUIRED FOR WORK TO CONTINUE.

A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPYING YOUR HOUSE

A CERTIFICATE OF COMPLETION IS REQUIRED

NAME Hero Stor Farm (Ingrid Nichols)

ADDRESS 6 South Park Street

Lebanon, NH 03766

MAP/LOT 216-06

ADDRESS 220 Porter Road

Date: October 13, 2020

David H Lersch
Plainfield Building Inspector

603-381-1929

Rec'd
Chris 8/6/4
11/4/20
m

TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION



Property Owner:

Name: Hero Star Farm Phone: 603 359-9029

Street: 220 Porter Road Email: ingrid@banwellnh.com

City State Zip: Plainfield NH 03781 Builder Email: chris@cognichosbuilders.com

Project: Permit Type: (Check one) Building Zoning

Street Address: 220 Porter Road

Tax Map: 216 Lot Number: 6 Lot Acreage: 95 Zoning District: Rural Residential (RR)

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

State Approved Septic Design #: Driveway Permit #: *renewal of 2019 permit*

Please provide a written description of the project including appropriate dimensions: Construction of a barn with attached accessory dwelling unit.
renewal of 2019-59

Contractor Information:

Builder:	Electrician:	Plumber:
Name: Chris Nichols	Name: Solid Connections Eric Blanchard	Name: Nate Bergeron Mill Hollow P&H
Phone: 802 369-6003	Phone: 603 667-7781	Phone: 6034864696

Applicant Signature: *[Signature]* Date: 11/3/20

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

Reviewed and Approved By Building Inspector: *[Signature]*

Reviewed by Zoning Administrator: _____

Permit #: _____ Date: 11-04-2020 EXPIRES 9-5-2021



November 4, 2020

Hero Star Farm
220 Porter Road
Plainfield, NH 03781

Your current building permit 2019-59 with a expiration date of 09-05-2020 has been renewed and your new expiration date is 09-05-2021 for constructing a horse barn with an attached apartment 220 Porter Road, Map 216 Lot 6. Original permit number was 2019-59.

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

If you need to contact me, email me at inspector@plainfieldnh.org

A handwritten signature in cursive script, which appears to read "David H Lersch".

David H Lersch
Plainfield Building Inspector
603-381-1929

- 10-03-19 Chris called and said footer forms ready for inspection. Had him sent pictures of forms, looked okay and gave the okay to pour. Was out of town.
- 10-24-19 Wall forms ready and sent several pictures, showing rebar installed. I gave the okay to pour.
- 11-06-19 Went by and met with Chris. They were installing gravel around inside frost wall and installing two inches of blue form. Let him know it should be three inches. He will install another two inches on the outside of the frost wall. He is going to have radiant heat in the slab floor, let him know it needs to be three inches of insulation. It is all one level with the apartment on the back side, the length of the barn. We discussed the walls on the plans that needed the one hour fire wall
Time 0.7
- 08-04-20 Met with Chris, looked over pictures for all work to insulate concrete floor and install radiant heat pipes, trench work and conduit from pedestal to barn. I inspected the rough in electrical wiring for the apartment and plumbing only to the pressure tank and well pump controls and the main sewer drains. All framing looked okay. I gave the okay to insulate the apartment walls.
Time 1.2
- 08-26-20 I completed the electrical rough in inspection so they could insulate. Told Chris to call when insulation is ready for inspection.
Time 0.9
- 09-02-20 I inspected the sprayed foam insulation in part of the second floor loft area and the apartment, looked good.
Time 0.9
- 10-15-20 Chris called yesterday and wanted me to come by and let me know what was needed to move into apartment. He said he would apply for a permit as it had expired. I stopped by and 5/8" sheetrock was installed, switches and receptacles installed, cabinets installed in kitchen, bathroom was having shower tiled. I told Chris he needs to have a working kitchen and bathroom, heating, smoke/co alarms in apartment and connected to smokes in barn section. I would give him a letter so he could move in and a CO when all is complete when the items needed to be completed are done. I told him just to renew permit and let him know about the renewal letter I sent in August and a follow up email I sent last month.
Time 1.2
- 10-30-20 I met with Chris even though his permit expired 09-05-2020. He wanted to move into the apartment that was almost finished in his barn. Bathroom has vanity but no countertop and sink, on order, plumbing is there. Shower is operational as is the toilet. Kitchen is fully functional and meets code. All CO and Smoke detectors and at my request,

electrician installed a heat detector in the barn connected to the apartment and utility room. Radiant heat operational with wall mounted boiler. Still needs light fixtures, temporary work lights installed at several locations. Some trim work needs finished in several areas. Meets egress requirements. I will issue a letter stating that the apartment can be occupied and a occupancy permit will be issued when all work on permit is complete providing the building permit is still current, not expired.

Time 0.8

EMAILS

> On Aug 4, 2019, at 5:10 AM, David Lersch <davejosie@juno.com> wrote:

>

> Let me know when u want to get together

> ----- Original Message -----

> From: Chris Nichols <chris@cgnicholsbuilders.com>

> To: inspector@plainfieldnh.org

> Subject: Building permit, 220 Porter Road

> Date: Wed, 31 Jul 2019 09:59:02 -0400

>

>

> David,

> My name is Chris Nichols, my wife and I own land at 220 Porter road in Plainfield. We are getting prepared to construct a barn with living quarters attached in the land later this summer.

> I wanted to reach out now to you to discuss our intent or show our preliminary plans.

> We have a septic plan in process now with NHDES, designed by Guenther Frankenstein. Additionally I have a work order number and am meeting with the NH Electric Co-op's engineer tomorrow morning at the site.

> Please let me know when we could get together in person, or, by phone to discuss the project.

>

> Thank you,

>

> Chris

>

> Christopher Nichols

> 802 369 6003

Dave/Brad

I have requested a pdf of the plans for Nichols project on Porter Road for our cloud based data. This is a 60'x100' barn with an attached house. I will be talking to the designer, but am assuming we will be requiring site specific engineering for the buildings along with some sort of assurance that the barn/house combo is code compliant for life safety.

Stephen Halleran
Town Administrator
(603) 469-3201

Thanks David.

Steve H also contacted both Ingrid and I, we will get you the additional information this week.

Chris

Christopher Nichols
802 369 6003

> On Sep 6, 2019, at 6:46 PM, David Lersch <davejosie@juno.com> wrote:

>

> Signed permit, still need docs and mtg

> ----- Original Message -----

> From: Chris Nichols <chris@cgnicholsbuilders.com>

> To: David Lersch <davejosie@juno.com>

> Subject: Re: Building permit, 220 Porter Road

> Date: Wed, 14 Aug 2019 08:51:40 -0400

>

> Good morning David. I will have floor plan elevations and a site plan in the next couple of days, could we meet to review them Friday, or, early next week?

> I am sorry I did not reply to your offer to have met yesterday, I meant to let you know I did not have the prints in hand yet.

>

> Thank you,

> Chris

>

> Christopher Nichols

> 802 369 6003

David H Lersch
Plainfield Building Inspector