



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

July 21, 2020

Richard Smith
7 Beardsley Ln.
Huntington, NY 11743

Re: #14 Pierce Road Property

Dear Mr. Smith

The Town of Plainfield has received a complaint from one of your tenants that a third residential unit has been created in the basement of your #14 Pierce Road residence. The tenant has also raised life safety code concerns.

As you are aware, the property is approved for two dwelling units, not three. Please contact this office to discuss the status of the property and to schedule an opportunity for our building inspector to perform a life safety review of the property. David Lersch is the Plainfield Building Inspector and can be reached at 1-603-381-1929.

Thank you,


Stephen Halleran, Town Administrator

1-603-469-3201 2020

cc: Building Inspector

Steve Halleran

From: Samantha Mitchell [sammyjomitchell@yahoo.com]
Sent: Tuesday, July 21, 2020 1:52 PM
To: plainfield.ta@plainfieldnh.org
Subject: 14 Pierce Rd

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I, Samantha Mitchell, would like to make a formal complaint on Stewart Smith my landlord. I began renting from him at 14 Pierce Rd, approximately 3 years ago.

Initially when we moved in the property was described as a single family home and he rented it 1550 at month. Then he told me he rents the garage out. Then he tells me the basement is closed off for his office. He attempted to stay there and paint while I was pregnant with my son. I stopped that and he didnt return until this summer. During covid him and his wife are coming up from new Jersey (their plate says NH but they live in NJ) living in my basement, currently this week his family members are here from Pennsylvania. I pay for the heat, electricity to run this third home he has made in basement. Along w being responsible for ground keeping and driveway clean up. The latest occupants have a huge dog I've cleaned up after.

I've blown up several electrical appliances because he isn't running enough power. Liberty came to check because I was concerned for safety of my children. They confirmed he needs a transformer (?) And needs twice The power he has. The hose attached to my house has a shock when you turn it on. He's completely re renovated his "office" and neglected my home. I gave him a list of things that needed repair and have not seen him since I signed my new lease.

I believe this home needs an inspection. As the town is aware I fought hard to live here. I did landscaping, painted the whole house and even carpeted a room that needed it. His rennovation project broke a Simon pierce vase which he valued himself and put it towards rent. He's also told me I can park on the side of my driveway because he needs a right of way. Its been disruptive, awkward, and I feel as though he wants to take advantage. Or perhaps wants me out. Another previous tenant went to the hospital because of electricital problems and a previous tenant besides also had issuses w the basement living situation that I heard became physical.(Jackson. Jewell) I'm extremely frustrated with this and ask the town to make sure, at least, its safe.

Samantha Mitchell

Sent from my LG Mobile

COPY

TOWN OF PLAINFIELD, NEW HAMPSHIRE
PO BOX 380
MERIDEN, NH 03770

Stephen Halleran, Town Administrator
telephone (603) 469-3201
facsimile 3642
e-mail:plainfieldta@turbont.net

January 7, 1999

Mr. Richard Smith
7 Beardsley Ln.
Huntington, NY 11743

RE: 14 Pierce Road Property

Dear Mr. Smith:

I have become aware that you in the process of replacing the septic system on the above property. Given the proposed size of the replacement system, I am taking this opportunity to make absolutely sure that you are aware of the approved duplex (two living unit) status of the property. As you will see from the copies of the enclosed letters, a previous owner attempted to establish a three unit multi-family dwelling on the property and was unsuccessful. Therefore, to remain in conformance with our local zoning regulations the property is only approved for two residential living units. Any additional units, without property Zoning Board approval, represent a zoning violation subject to enforcement action by the Town of Plainfield or any other aggrieved party.

Again, this information is provided to you as a courtesy to insure that you are aware of the zoning status of the property.

Regards,


Stephen Halleran

TOWN of PLAINFIELD, NEW HAMPSHIRE
Incorporated 1761



Mill Bridge

BOARD of SELECTMEN

HC #64 Box 16A • Meriden, New Hampshire 03770

(603) 469-3201

July 6, 1994

Krystina Liss
RR 2 Box 67
W. Lebanon, NH 03784

RE: PIERCE ROAD PROPERTY (tax map 4, lot 2700)
Zoned Rural Residential

Dear Ms. Liss:

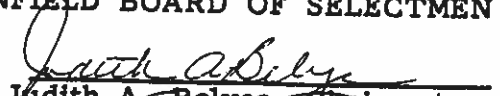
The Board of Selectmen has reviewed both Building Inspector David McBride's April 26th letter to you and the Board of Adjustment minutes concerning your application to convert your existing duplex to a three unit multi-family building (case 94-08, subsequently withdrawn). Based on this review the Board of Selectmen is informing you that it is a violation of the Plainfield Zoning Ordinance to construct more than one dwelling unit within a building, in the Rural Residential Zone, without first obtaining a special exception from the Board of Adjustment. In your case, as you have an existing duplex, you may have two dwelling units within a single building and still be in conformance with the ordinance.

The Plainfield Zoning Ordinance defines a "Dwelling Unit" as follows:

DWELLING UNIT: Any building or portion thereof, including manufactured housing, with one or more rooms arranged for the use of one or more individuals living as a single housekeeping unit with cooking, living, sanitary and sleeping facilities.

Based on building inspector McBride's letter to you, the Plainfield Board of Selectmen is concerned that you have constructed a third dwelling unit within your existing residential building. The Selectmen are asking that within fifteen (15) of the date of this letter that you demonstrate that either the unit does not exist, or that the unit has been modified so that it no longer represents a separate dwelling unit as defined by the Plainfield ordinance.

PLAINFIELD BOARD OF SELECTMEN


Judith A. Belyea, Chairperson


Jay D. Waldner


Sheila M. Stone

