

**TOWN OF PLAINFIELD  
ZONING AND BUILDING PERMIT  
APPLICATION**



Property owner: VICTORIA GEORGE  
 Mailing Address for permit: 23 FREEMAN RD.  
PLAINFIELD N.H. 03781

Phone number: 414-708-8145 Street Address of project 23 FREEMAN RD. PLAINFIELD NH  
 Tax Map and Lot # 000 259 1000023

Permit Type (circle one): building zoning

Please provide a written description of the project including, when appropriate, dimensions:  
800 SF LIVING SPACE IN CARRIAGE HOUSE

Lot size: 17 acres Proposed project distances to property lines  
 from 300', rear 1000', side 35', side 400'

Zoning District RC1  
 State Approved Septic Design # CA2020022407  
 Driveway Permit # \_\_\_\_\_

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

**Contractor Information**

	Builder	Electrician	Plumber
Name	<u>DEAN SELLARS</u>	<u>R PER ELECTRIC # 7805M</u>	<u>GRANCA SNG.</u>
Phone #	<u>802-738-4900</u>	<u>802-369-5081</u>	<u>802-738-7814</u>
Applicant's signature:	<u>[Signature]</u>		Date: <u>Jan 28, 2020</u>

**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).

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**TOWN ACTION**

Permit # 2020-06

Reviewed [Signature]  
 Building Inspector/Zoning Administrator

Approved

Denied

Date: 3/9/20

Board of Selectmen 09/15/02 10 0307



August 3, 2021

Town of Plainfield  
PO Box 380  
Meriden, NH 03770

Victoria George  
23 Freeman Road  
Plainfield, NH 03781

Subject: Permit 2020-06 for renovation of a cottage into an 800 square foot Accessory Dwelling Unit with an existing workshop, Map 259, Lot 23.

An inspection by the Town Building Inspector was completed on August 3, 2021, so that the ADU can be occupied. 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 needs to be renewed annually until the following work is completed..

The items needed to be are: deck on rear of ADU outside french doors and the storage closet under the stair landing needs sheetrock installed. As long as workshop ins't used as a garage, it doesn't require one-half inch sheetrock on the side adjoining the ADU.

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

David H Lersch  
Plainfield Building Inspection

cc. Town files



Your current building permit \_\_\_\_\_ with a expiration date of \_\_\_\_\_ has been renewed and your new expiration date is \_\_\_\_\_ for \_\_\_\_\_ at \_\_\_\_\_, Map \_\_\_\_\_ Lot \_\_\_\_\_. Original permit was \_\_\_\_\_.

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



## PERMIT RENEWAL REQUEST

DATE: 02-07-2021

**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 #** 2020-06

**Issued:** 03-09-2020

X RENEWAL REQUIRED BY: 03-09-2021

NO INSPECTION REQUESTED

X LAST INSPECTION: 01-07-2021

X YOUR PERMIT REQUIRED INSPECTIONS PER INSPECTION  
GUIDELINES.

CLOSED YOUR PERMIT IS CLOSED, A NEW PERMIT IS REQUIRED

A CERTIFICATE OF OCCUPANCY WAS REQUIRED PRIOR TO  
OCCUPYING YOUR HOUSE

X A CERTIFICATE OF COMPLETION WAS REQUIRED

NAME: Victoria George  
ADDRESS: 23 Freeman Road  
Plainfield, NH 03781

MAP: 259 LOT: 23 ADDRESS: Same

David H Lersch  
Plainfield Building Inspector

603-381-1929

cc. Town files



## STATUS OF EXPIRED PERMIT

Expired: March 9, 2021

(Valid for one year from issue date)

Permit # 2020-03 issued: 03 / 09 / 2020

- NO INSPECTION REQUESTED
- LAST INSPECTION: 02 / 07 / 2021
- 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 Victoria George

ADDRESS 23 Freeman Road  
Plainfield, NH 03781

MAP/LOT 2549/23 ADDRESS Same

David H Lensch  
Plainfield Building Inspector

Date: April 13, 2021

603-381-1929



## STATUS OF EXPIRED PERMIT

Expired: March 09-2021

(Valid for one year from issue date)

Permit # 2020-06 issued: 03 / 09 / 2020

NO INSPECTION REQUESTED

LAST INSPECTION: 02 / 27 / 2021

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 Victoria George

ADDRESS 23 Freeman Road

Plainfield, NH 03781

MAP/LOT 259-23 ADDRESS Same

Date: May 12, 2021

David H Lersch  
Plainfield Building Inspector

603-381-1929

**Victoria George**  
**23 Freeman Road**  
**414-708-8145**  
**Permit # 2020-06**  
**Map/ID # 259-23**  
**Living space or ADU in carriage house**

**1/6/20 23 Freeman Hill Rd: George - Site visit / into (activity noticed)**

Steve Halleran asked me to stop by the site to see what was going on. I met the caretaker (name?) and contractor Dean Sellers. They described the current work (cleaning out an existing detached garage in preparation for converting it to living space. They indicated that they were in the process of having a septic system designed for this space (MW Soils was due that day to begin site survey). We discussed the zoning and building process and what information would like be need for each process. We discussed how far they could go with demolition/construction before permitting.

**1/22 23 Freeman Rd: George - Pre-permit/ZBA walk-thru**

Met with owner's caretaker (Name?) and contractor Dean Sellers. Garage was mostly clear of non-construction related materials. Some construction work appeared to be in progress. Reviewed plans and discussed what documents would likely be required for zoning and permitting. Discussed the necessity for owner to clarify intended use. Discussed particular areas of concern: foundation (bearing capacity, vapor barrier, bulk water management), Floor framing / point loads/load path, Roof framing. Who would be responsible for calculating loads. Contractor agreed to have owner contact town office to clarify intent and we would proceed from there.

05-07-20 Went over site at the request of Victoria. All new windows are going to be installed. The second concrete floor is going to be removed and suggested he install three inches on outside edges of new slab and the balance of the four foot blue foam insulation under the floor. Tape to provide vapor barrier and then pour new concrete floor. Suggested new 100 ampere panel and new feed from the house. New garage/house wall will have 1/2 sheetrock installed to the roof sheathing. They have a new contractor and will be in contact.

Time 0.9

07-07-20 Met with Joe Harnish (new contractor) and covered the floor insulation, foam walls as they are 2x4. Move beam higher in kitchen area (cut joists and use hangers), check with Lavalley's as to what is needed to meet snow load on roof. The new buried electrical from the house is in as well as the new electrical panel.

Time 0.8

09-21 and 09-22-20 Received and sent text to contractor Joe showing the plumbing that will be under concrete so I could give the okay to cover with stone, vapor barrier and 3 inches of insulation. Sent pictures of blue foam insulation and also left a section undone so I could see the vapor barrier. Gave the okay to pour concrete.

Time 0.3

10-19-20 Went over plans for the electrical with contractor for locations, etc. Needed a few more receptacles. The new concrete floor looked great. They will now start the electrical work. Walls and roof will be spray foam to meet code requirements.  
Time 0.6

11-23-20 Contractor called and asked me questions about the owner wanting to cut cost and do all electrical, range, water heater, electric baseboard heating, and an electric operated stove (wood stove style). Question was could the 100 ampere service handle the load as the electrician said it would need a larger service. The unit is fed from the 200 ampere panel in the house to the 125 ampere panel in the unit. Based on what they wanted to do without the baseboard units it would exceed the 100 ampere rating. Went to site to meet with contractor and grounds keeper. She doesn't want to pay to have a propane line from the garage at entrance to grounds to the ADU. I found out that the pool filter, the sewage pump is supplied from this panel and she wants a heat pump installed for air conditioning. Either she needs to have service upgraded which would either be buried service from pole or upgrade house service and ADU service. The other option is to run a propane line from garage so the propane company can fill tank as there isn't a driveway to ADU. They are planning on moving the panel to mechanical closet and the service entrance cable would need to be extended to closet. An junction box would have to be installed outside of where the cable comes in and routed outside to the back of the house to the new location. The framing all looked okay and the new wall between ADU and garage was installed. The stairs to the landing and makes a u-turn up to the 2nd floor. There will be a door to an outside deck off of the landing. The window in the bedroom area doesn't meet egress code, gave them some options. Discussed detector locations, smoke in bedroom, smoke/co above landing and smoke on 1st floor and possibly a heat detector in the garage. I also told them that sheetrock needs to go to sheathing in garage side.

Time 0.3 for call and code lookup. Time at site 0.8

12/22/20: 23 Freeman – Electrical & Plumbing Rough-in – Met with owner's contractor on-site. All interior branch circuits in place including dedicated circuits in Kitchen area for counter and fridge. No disposal indicated. Pex supplies protruding from slab. Bath circuits include fan. Ok to proceed with insulation (foam).

1/6/21: 23 Freeman – Post insulation (#1) – Met owner's rep (Mitchel, caretaker) on-site. Foam insulation spot checked for depth, Walls 2.75-4", ceiling 6-7". Section of exterior wall under stair/landing not foamed? Noted minor gaps between doubled framing members that should be sealed. Also noted that LVL beam in wall between garage and apartment not insulated, and must be to R20. Mitchel to have contractor call for explanation.



1/7/21: 23 Freeman – Post Insulation (#2)- Received call from Onwer’s contractor and agreed to meet to review insulation issues. Met contractor on-site. Discussed missed insulation areas and agreed on final punchlist for completion. Also noted that egress window still at 48” a.f.f. He agreed that ist would be lowered to max 44”. He will call before closing installing drywall. Also walked around exterior and noted that windows were installed without drip cap flashing suggesting that the intent was to re-side the building. Also noted along lower sections of western wall that an asphalt sheet product had been installed on the exterior wall (no siding beneath) I indicted that this would not meet the requirement for permanent durable weather barrier. Contractor agreed to discuss clarify/intent with owner and let us know the final plan.

2/7/21: 23 Freeman: George: Insulation follow-up – Received text w/Pics showing (minor) missed areas of insulation from owner’s contractor, asking for approval to begin covering walls. Pics showed fixes (garage side of lvl not addressed yet). Gave ok to proceed. Realized later that I hadn’t heard that egress window height had been fixed. Texted contractor. He confirmed that it would be fixed before drywall installed.

08-03-21 I inspected the almost completed ADU, still needs deck on rear off of stair landing outside french doors and it needs sheetrock installed in closet under stair landing, all else looked okay and issued a letter stating it is safe to occupy and a completion certificate will be issued when items are completed.

Time 0.4

David H Lersch  
Plainfield Building Inspector