

\$900 Due

TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION



Property owner: Megan Tenney + Joshua Cloud
Mailing Address for permit: PO Box 137
Cornish Flat, NH 03746

Phone number: 603-398-2063 Street Address of project 12 Bean Rd.
Tax Map and Lot # 104 126

Permit Type (circle one): building zoning

Please provide a written description of the project including, when appropriate, dimensions: _____
see attached

Lot size: 3.7 acres Proposed project distances to property lines
front 30' rear _____ side 30' side 50'

Zoning District VR
State Approved Septic Design # N/A
Driveway Permit # N/A

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

Contractor Information

	Builder	Electrician	Plumber
Name	<u>Joshua Cloud</u>	<u>Eric Blancard</u>	<u>Doug Fieckel</u>
Phone #	<u>603-398-2063</u>	_____	_____

Applicant's signature: [Signature] Date 7/29/19

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).

19-58

Permit # 2019-58

Approved
 Denied

Date: 9/9/19

TOWN ACTION

Reviewed [Signature]
Zoning Inspector/Zoning Administrator

[Signature] 24



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, 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

David H Lersch
Plainfield Building Inspector
603-381-1929

\$900
Dues

TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION



Property owner: Megan Tenney + Joshua Cloud
Mailing Address for permit: PO Box 137
Cornish Flat, NH 03746

Phone number: 603-398-2063 Street Address of project 12 Bean Rd.
Tax Map and Lot # 104 / 210

Permit Type (circle one): building zoning

Please provide a written description of the project including, when appropriate, dimensions: see attached

Lot size: 3.7 acres Proposed project distances to property lines
front 30 ' rear ' side 30 ' side 50'

Zoning District VR
State Approved Septic Design # N/A
Driveway Permit # N/A

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

Contractor Information

	Builder	Electrician	Plumber
Name	<u>Joshua Cloud</u>	<u>Eric Blancard</u>	<u>Doug Freehand</u>
Phone #	<u>603-398-2063</u>	<u> </u>	<u> </u>

Applicant's signature: [Signature] Date 2/29/19

Please provide a copy of hand drawn map detail

Permits cannot be issued any questions about you

52-175/112 1054

Megan Tenney
Joshua A Cloud
710 Route 120
Meriden, NH 03770

DATE 10/5/21

PAY TO THE ORDER OF Town of Plainfield \$ 50.00
fifty dollars and 00/100 DOLLARS

BAR HARBOR BANK & TRUST
(888) 853-7100
WWW.BHBT.COM

MEMO 12 Bean Rd Permit [Signature]

⑆01⑆20⑆759⑆ 8330⑆16636⑆ 1054

PRINTED ON RECYCLED PAPER

19-5
Permit # 2019-18

Approved
 Denied

Date: 9/4/19



DATE:

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 #

Issued:

RENEWAL REQUIRED BY:

NO INSPECTION REQUESTED

LAST INSPECTION:

YOUR PERMIT REQUIRED INSPECTIONS PER INSPECTION GUIDELINES.

RETURN THIS FORM WITH RENEWAL FEE TO TOWN HALL.

A CERTIFICATE OF OCCUPANCY WAS REQUIRED PRIOR TO OCCUPYIING YOUR HOUSE

A CERTIFICATE OF COMPLETION WAS REQUIRED

NAME:

ADDRESS:

MAP:

LOT:

ADDRESS:

David H Lersch
Plainfield Building Inspector

603-381-1929

cc. Town files



PERMIT RENEWAL REQUEST

DATE: 08/121/2020

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 # 2019-58

Issued: 09/15/2019

- x RENEWAL REQUIRED BY: 09/15/2020
- 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: Joshua Cloud and Megan Tenny
ADDRESS: 137 Cornish Flat
Cornish, NH 03746

MAP: 104 LOT: 26 ADDRESS: 12 Bean Road

David H Lersch
Plainfield Building Inspector

603-381-1929

cc. Town files

rd
bedd card
P&O
2020 Sep 14

TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION



Property Owner: Josh + Megan

Name: Cloud + Tenney Phone: 603-398-2059

Street: 6 Log Cabin Dr. Email: meg@sbcustomizedevents.com

City State Zip: Cornish, NH 05746 Builder Email: cloudcarpentry@gmail.com

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

Street Address: 12 Bear Rd

Tax Map: 104 Lot Number: 26 Lot Acreage: _____ Zoning District: _____

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: Renewal of 2019-58
Three new units ZBA 19-02

Contractor Information:

Builder:	Electrician:	Plumber:
Name: _____	Name: _____	Name: _____
Phone: _____	Phone: _____	Phone: _____

Applicant Signature: [Signature] Date: 9/14/2020

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 _____

TOWN of PLAINFIELD ACTION

Approved _____ Denied _____

Permit #: _____ Date: _____

Reviewed and Approved by Building Inspector: [Signature]
Reviewed by Zoning Administrator: [Signature]

* Dave Three units ZBA TWO??



September 15, 2020

Joshua Cloud and Megan Tenney
6 Log Cabin Drive
Cornish, NH 05746

Your current building permit 2019-58 with a expiration date of 09-05-2020 has been renewed and your new expiration date is 09-05-2021 for renovating building to a 3 unit apartment, changed to two at 12 Bean Road, Map 104 Lot 64. Original permit number was 2019-58.

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



October 30, 2020

Town of Plainfield
PO Box 380
Meriden, NH 03770

Megan Tenney and Joshua Cloud
PO Box 137
Cornish Flat, NH 03746

Subject: Permit 2019-58 to convert shop to a two unit apartment building. Unit B is completed and meets current building codes for a two unit apartment building. Unit B contains three bedrooms, one and one-half bathrooms, kitchen and living areas at 12 Bean Road, Map 104, Lot 26. Unit C, the other unit in the building is still under construction.

An inspection by the Town Building Inspector was completed on October 30, 2020 and verified that unit B can be safely occupied .

This letter provides the approval for unit B to be occupied until the rest of the necessary work is complete, exterior and Unit C. At that time a Certificate of Completion will be issued stating the work that was done under the permit met required building codes. Your current permit will expire on September 5, 2021 and will need to be renewed if the work is still not completed by that date.

A final inspections will be required when work is completed prior to issuing a Certificate.

David H Lersch
Plainfield Building Inspection

Josh Cloud & Megan Tenny
12 Bean Road
Map/Lot # 104-26
convert barn section to apartments.

06-16-19 Email to Steve on conversation and inspection of barn.

Steve,

Met with Josh to go over what he was looking to do. Not the house but the barn where the pottery business was, he wants to create four apartments.

Not going to remove any beams, but wants to put on new roofing, windows and create apartments. I told him to go forward he needs to draw up some plans to scale with what will be, rooms, kitchen layout, window information, etc. I let him know that due to the extensive work he will have to bring it up to current code including energy codes. He didn't want to take off electrical conduit and sheet-rock on some of the walls, but they don't meet energy code now. That information I told him to have would be for zoning information. To keep initial cost down I didn't tell him since it would be for four apartments it would fall under IBC not IRC. We will need help on this one, but if approved by zoning, we would need more specific information, maybe engineered plans (fire protection eng.) to ensure meets egress and other life safety codes, ex. he may have to install sprinklers. Let me know what you think.

I feel it is going to be a lot more expensive than he thinks and more work. He wants to keep it more of factory look with exposed beams, electrical conduit.

Dave

Zoning Board Minutes 7/8/19

Members Present: Richard Colburn, Chairman Peter Martin

Brad Atwater Bill McGonigle, Scott MacLeay, Others Present: David Lersch BI

The meeting started at 6:45pm with a site visit to #12 Bean Road, a single family home with attached shop that is proposed for conversion to a four residential apartments. The home may remain a single family house, and three apartments will be established in the shop.

7:00pm The group moved to the Meriden Town Hall. This being the first meeting since March, the March minutes were approved. Member Peter Martin recused himself from case 19-02. Case 19-02 Joshua Cloud and Megan Tenney: Request for Special Exception #20 Multiple Family Dwelling(s) and any other application section of the Plainfield Zoning Ordinance to convert the existing single family residence and barn located on 3.7 acres at #12 Bean Road to four (4) dwelling units. Chairman Colburn called the hearing to order the applicant explained the proposal in detail. A small section of the barn closest to the house will be removed, leaving the SFH as a separate unit and three units; two will have two bedroom and a one will be a single bedroom unit will be built in the barn. The property has access to both water and sewer services see letter in the file. Nine parking spaces are proposed (eight are required) and lot coverage on the property is less than 9%. The applicant plans no work within 50' of Great Brook. Building Inspector David Lersch indicated that he has asked the applicant to utilize a Fire Protection Engineer to determine code compliance with the three unit structure. The applicant indicated that this work is in progress and will be completed prior to applying for a building permit for the project.

Finding the application to be complete, the public hearing was opened. No public or abutters were in attendance, the hearing was closed. Next the Zoning Board started its formal review of the project. The board determined that two special exceptions are needed, one for the multi family building, the other for an Approved Combination of Related uses to combine a single family house and an apartment building on the same parcel. See section 4.3 B and section 5.6 II. Given the nature of the neighborhood, the past use of the property as a pottery shop, the size of the lot, and the availability of public water and sewer the Zoning Board quickly determined that the proposed use satisfies the applicable sections of the zoning ordinance.

Any additional buildings or units will be considered a substantive change requiring additional town review. The application was approved as presented with no conditions on a vote of 3-0, Chairman Colburn did not vote as there were three other members present. The case will now move on to Site Plan Review followed by the building permit process. The meeting was adjourned at 8:15pm. Stephen Halleran Richard Colburn, Chair

09-01-19 Downloaded drawings for apartments and reviewed. Need to know bathroom sizes, although look like at least 5x9, but need to check clearance around toilet. Need to verify bedrooms windows meet egress. Scheduled meeting with Josh and electrician for this week.
Time 0.5

09-04-19 Met with electrician at 12 Bean Road Wednesday. He talked Josh out of keeping conduit. All wiring will be removed, new panel in new location- already knew about. A sub-panel in each apartment. Will install four conduits, capped off for future use to supply each apartment with their own meter. Signed permit.
Time 0.5

04-02-20 Josh called and wanted me to look over the project and discuss insulating the floor. He will build on existing concrete and wood floor with 2x4's with two inches of blue foam between 2x4's and one inch of blue foam insulation over tops of 2x4' and joints sealed with tape, which will provide R-15 and vapor barrier, followed by plywood flooring. All the electrical wiring, conduits, etc. have been removed from 2nd floor. He may enclose in existing panel with a wall to the road side and install a door, making a mechanical room. Each apartment will have a sub-panel feed from the mail panel. Looking into how to do that and still be able to separate electrical usage by apartment. He will keep me advised as they start to proceed.
Time 1.1

06-11-20 I inspected the partial trench for the new electrical service, was down three feet with sand on bottom. About half way to building. I inspected the completed flooring downstairs and some new second floor joists and new beam. Conduit on site, will inspect conduit when installed. Sewer line almost to building and most of it already backfilled.
Time 0.5

06-15-20 I inspected the installation of the meter panel with disconnect and the

the conduit to the utility pole. Ground wire installed, waiting for the cables to be pulled. It is on the north-west corner of the building. Sewer line buried to just outside of frost wall. Two new windows installed and sealant tape around the window. New window openings on the second floor are framed waiting on windows. Some of the outside walls are prepared for the installation of siding and roof has membrane installed in preparation for the roofing.

Time 0.3

06-25-20 Met with Josh to do a framing inspection of the apartment on Bean end, it is a two story apartment with an egress on the right end. All new rafters have been installed, 2x6 outer walls, looked okay. He will call when rough in is completed for that apartment. Utility company now installs cable from pole to meter and does not require an inspection by the town inspector. I just need to inspect the trench with conduit, but the utility company may inspect as well, not sure, changes over winter, will check with them.

Time 0.5

07-29-20 Met with Doug Freeland, Josh, and electrician to inspect the rough in electrical and plumbing for the two story apartment on the Bean Road end. Looked okay, some metal plates needed and fire stopping penetrations. They are only doing two, two story apartments instead of three so it falls under IRC and not IBC for commercial. I inspected the two meters and the panel that has two main circuit breakers.

Time 0.8

08-04-20 I inspected the insulation in apartment B, walls and ceilings on both floors. Unit A is house, unit B is two story apartment on Bean Road end. I will do a letter in place of a CO when B is ready for occupancy and when C is completed, I will issue a CO for building (will be a CC but specify renovations meet codes.

Time 0.7

10-30-20 Met with Megan and Josh to do a final inspection of the three bedroom, 1-1/2 bathroom apartment (Unit B) one of the two units in the building. Everything looked great, egress windows in all bedrooms, all detectors installed except one just outside one bedroom, that will be installed tomorrow by electrician, the CO/Smoke detector for the other two bedrooms was too far for this one. Building still needs finished outside with siding and trim. Each unit has its own meter and circuit panel.

Time 0.4

04-14-21 Went by to see progress over winter, no one working, looked in windows didn't much that was new since fall.

Time 0.2

David H Lersch
Plainfield Building Inspector

