

**ZONING BOARD OF ADJUSTMENT
PLAINFIELD, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold a public hearing on the following application on **Monday June 8th at 7:00pm via Zoom:**

Case 20-04: A request by James and Margaret Sheehan for special exception #37 Approved Detached Accessory Dwelling Unit to allow for the establishment of a two bedroom apartment in an existing outbuilding at #82 True Road (map 214-18). The property is zoned Rural Residential and is not served by public water or sewer. Meeting ID information and project details can be found at: www.plainfieldnh.org/zba.htm

While not required to join, abutters and interested parties are encouraged to join in either in person or by counsel and state reasons why the application should or should not be granted.

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD
May 20th 2020

May 13, 2020

Steve Halleran
Plainfield Town Administrator
Meriden, New Hampshire

Dear Steve,

This is a formal request to apply for a building permit for an ADU on our property at 82 True Road in Meriden.

We understand the unit cannot exceed 800 sq. ft., be more than two bedrooms, and can have only one bathroom. As our home is approximately 3600 sq. ft. – I assume the ratio requirements are covered.

I believe you are in possession of a septic upgrade designed by Wayne McCutcheon and approved by the state.

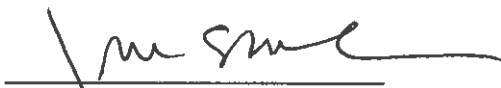
Building Inspector David Lersch has visited the site and we have discussed insulation requirements as well as egress window specifications. I imagine you will include a schedule of required inspections when the permit is approved.

I've attached a sketch map. The footprint of the building is 16 x 24 with a second floor 4' knee wall. As this amounts to 768 sq. ft. I'd like to use the additional 32 sq. ft. to bump out the east wall with a 4 x 8 addition that will strictly carry a portion of the stairwell. I will not use - won't be able to use - any of that space for any other purpose so I would like it to be considered in calculations once, not twice. I am happy to explain this more if you have questions.

I have enclosed a couple of pictures of the building we plan to renovate.

Please let me know what else you need!

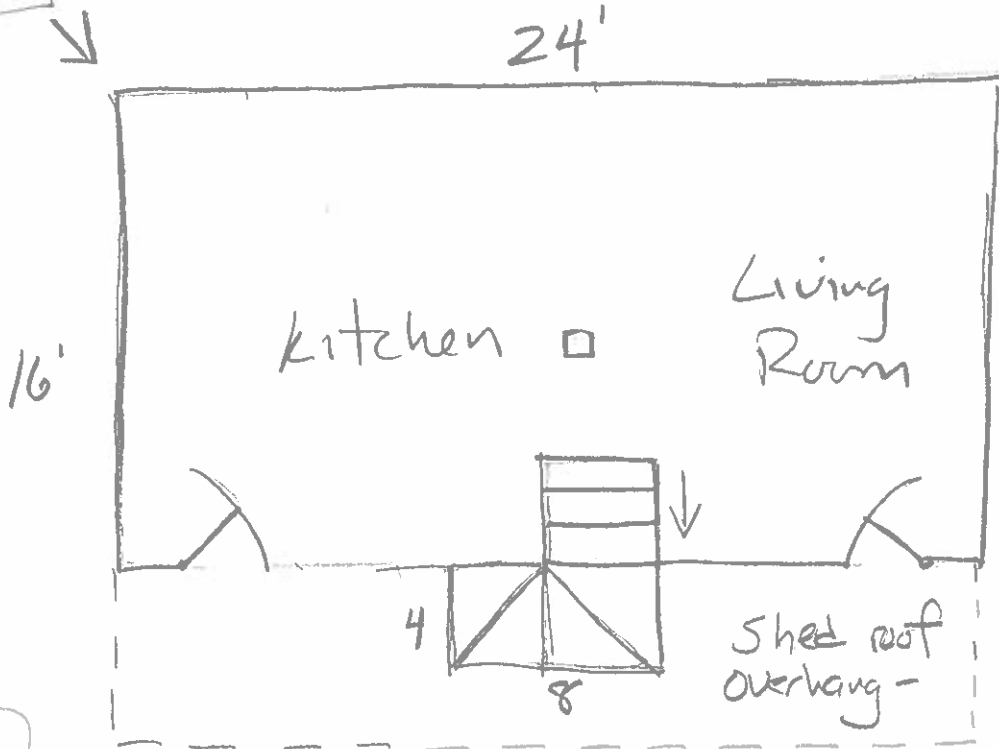
Thanks,


James Sheehan

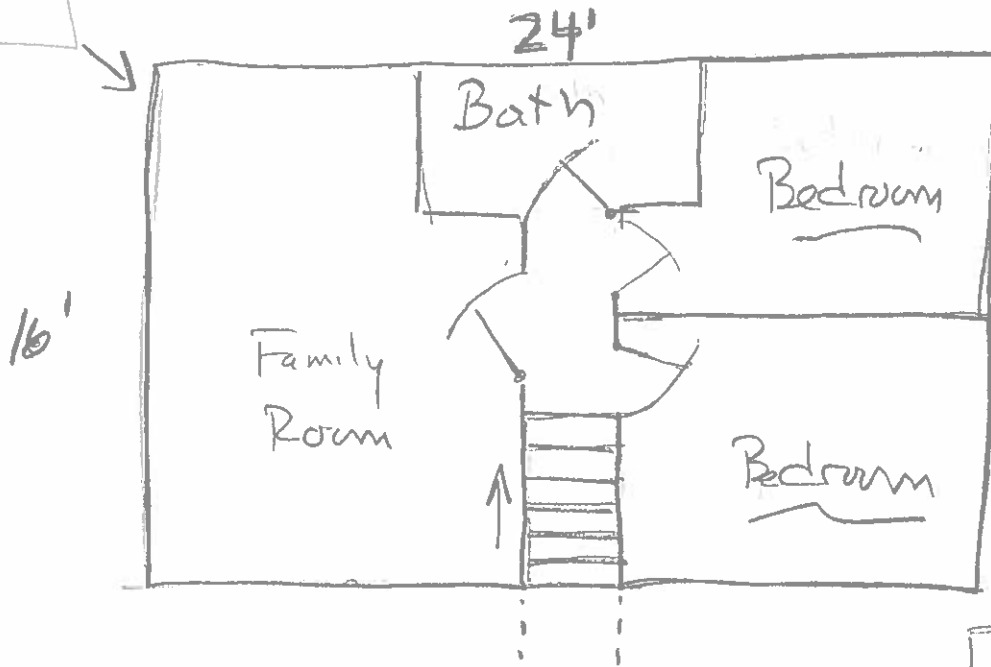

Margaret Sheehan

Sheehan ADU May 2020

1st
↓

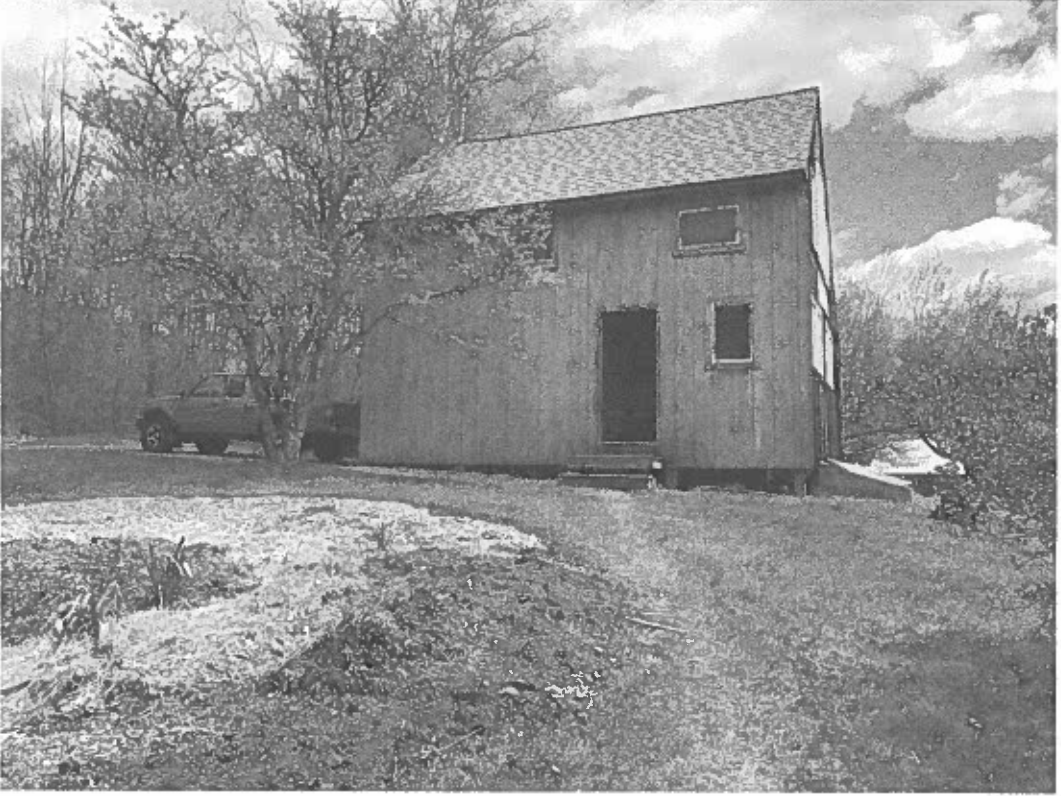


2nd
↓



Existing House

Barn





Sheehan Property

Plainfield, NH



1 inch = 272 Feet



May 15, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 foot Abutters List Report

Plainfield, NH

May 15, 2020

Subject Property:

Parcel Number: 214-018-000
CAMA Number: 214-018-000-000
Property Address: 82 TRUE RD

Mailing Address: SHEEHAN, JAMES M & MARGARET H
PO BOX 125
MERIDEN, NH 03770

Abutters:

Parcel Number: 214-003-000
CAMA Number: 214-003-000-000
Property Address: 75 TRUE RD

Mailing Address: BRENT, PATRICIA TRUST
PO BOX 176
MERIDEN, NH 03770

Parcel Number: 214-005-000
CAMA Number: 214-005-000-000
Property Address: TRUE RD

Mailing Address: KUWAYAMA TRUST KUWAYAMA,
DAVID, TRUSTEE
PO BOX # 296
MERIDEN, NH 03770

Parcel Number: 214-006-000
CAMA Number: 214-006-000-000
Property Address: 79 TRUE RD

Mailing Address: BAE, DAVID D. & BAE, NA LEE
PO BOX 30
MERIDEN, NH 03770

Parcel Number: 214-007-000
CAMA Number: 214-007-000-000
Property Address: 105 TRUE RD

Mailing Address: FAUVER, SCRIBNER & SUSAN
SANZONE
PO BOX 247
MERIDEN, NH 03770

Parcel Number: 214-017-000
CAMA Number: 214-017-000-000
Property Address: 94 TRUE RD

Mailing Address: SHEEHAN, WILLIAM THOMAS &
PORTER, SARAH MARGARET
PO BOX # 284
MERIDEN, NH 03770

Parcel Number: 214-018-000
CAMA Number: 214-018-000-000
Property Address: 82 TRUE RD

Mailing Address: SHEEHAN, JAMES M & MARGARET H
PO BOX 125
MERIDEN, NH 03770

Parcel Number: 214-019-000
CAMA Number: 214-019-000-000
Property Address: 76 TRUE RD

Mailing Address: TAYLOR, JOHN E & JANE E
13535 ARNOLD DRIVE
GLEN ELLEN, CA 95442

Parcel Number: 215-024-000
CAMA Number: 215-024-000-000
Property Address: 118 JENNEY RD

Mailing Address: TAYLOR, JAMES L PERRIER, KELLY L
PO BOX 93
MERIDEN, NH 03770



www.cai-tech.com

5/15/2020

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The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 4/24/2020

APPROVAL NUMBER: eCA2020042419

I. PROPERTY INFORMATION

Address: 82 TRUE ROAD
PLAINFIELD NH 03781
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name:
County: SULLIVAN
Tax Map/Lot No.: 214/18

II. OWNER INFORMATION

Name: JAMES SHEEHAN
Address: 82 TRUE ROAD
PLAINFIELD-03781-Y NH 03781

III. APPLICANT INFORMATION

Name: WAYNE C MCCUTCHEON
Address: 492 WASHINGTON ST
CLAREMONT NH 03743

IV. DESIGNER INFORMATION

Name: WAYNE C MCCUTCHEON
Address: 492 WASHINGTON ST
CLAREMONT NH 03743
Permit No.: 00180

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC

B. NO. OF BEDROOMS: 3

C. APPROVED FLOW: 750 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved for 3-bedroom residence (450gpd), and 2-bedroom accessory dwelling (300gpd); total flow 750gpd.
3. This approval is based on complying with Env-Wq 1004.21 "When Installation of a replacement ISDS is Required" and obtaining an approval for operation for the ISDS prior to the approval expiration date.
4. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964