

**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 July 13th at 7:00pm Meriden Town Hall 110 Main Street and via Zoom:**

Case 20-06 A request by Michael Venditto for special exception #34 Cottage Business to allow for the establishment of an event center at #393 Bean Road (map 250-09). The property is zoned Rural Residential and is not served by public water or sewer. **The Zoning Board will conduct a site visit to the property at 6:15pm the night of the hearing.** Abutters and interested persons may attend, masks and respectful social distancing are requested. The site visit is only to view the property, not to debate the merits of the case.

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.

Meeting ID information and application details can be found at:

www.plainfieldnh.org/zba.htm

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT
July 2nd 2020

PLAINFIELD ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL

PLEASE READ: This form should be completed after discussions with the town's zoning administrator about the proposal. If you have not already done so, please contact the zoning administrator (469-3201).

Applicant's name: Michael Uenditto

Mailing address: PO Box 206
Meriden

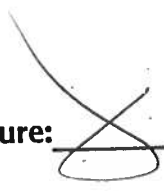
Property Street address: 393 Beau Rd

Tax Map / Lot Number: 250-09

Zoning district: RD

Property owner of record: SUR

Type of appeal (check one):
 variance
 special exception # 34
 administrative decision

Applicants signature: 

Required Attachments:
a) applicant signed description of the proposal.
b) site map(s) exterior/interior.
c) abutter list with mailing addresses.

Fee: application \$50
notification \$0 Total \$50

Hearing Date: 7/13/10 72

In order to be on the meeting agenda for the above date, your paid application must be received at the town office no later than Monday _____ (ZBA rule 9.3).

Office Use

date filed: 6/28
case number: 20-06
attachments: n - more details request
fee paid: n - applicant out of country

Michael J. Venditto

Mailing Address: 393 Bean Road, Plainfield, NH 03781

Property Street Address: 393 Bean Road, Plainfield, NH 03781

Parcel Number: 250-009-000

Zoning: RR-Rural Residential

Property Owner of Record: Venditto, Michael J.

Small Business Proposal

When booking overnight stays in the past, guests have often inquired about holding events such as family reunions, women's retreats, and small weddings on the property.

In keeping with the intent and spirit of the 'rural residential' zoning assigned to 393 Bean Road, the plan for a small event venue will be compatible with the proposed character of the zone. It will encourage and maintain the low density, rural character of the property, maintain the integrity of rural-oriented activities, and will encourage the maintenance of the property's rural characteristics such as its forests, fields and scenic beauty.

- A small event venue fits nicely into the category of a 'Cottage Business', as this will be a small scale, home-operated business, with (far) less than 7 employees, located on the business owner's property, which contains the business owner's residence. On a personal note, as this my home, and my children's home, my commitment is to care for the property, first and foremost.
- In further keeping with the intent of 'rural residential' zoning – under the guidelines of Commercial Outdoor Recreation, the recreational activities being proposed will not require the modification of the existing setting.
- There is no plan for additional development; the property will be utilized 'as is'.
- More than adequate off-street parking is available in two separate parking areas, with room for up to 50 vehicles, and are **currently in existence** on the property and are not visible to neighboring properties.

- The proposed plan is to install one parking sign at the entrance of each of the two parking areas.
- There will be minimum interference with traffic on abutting streets.
- There may be one to four events (or less) per month, occurring mostly between the months of May through October.
- Guests will total up to 100 people.

- Music, if any, will be allowed inside the barn, and will not impact neighbors, due to the secluded location and distance from neighboring properties.
- Any additional outdoor lighting will be small scale, battery operated and solar lights, and will be used to light pathways leading to parking areas.
- Only licensed and insured vendors with proper permitting will be allowed to bring rented items onto the property, such as porta-potties. Porta-potties will be placed on a level, graveled area, currently in place adjacent to the barn.
- The property will remain my private, full-time residence, and will only be opened to guests for a scheduled gathering. A gathering that requires a schedule of events, such as a wedding, will take place at a previously agreed-upon appointed time, with guests arriving no earlier than one hour prior to late-morning or early afternoon nuptials, and the reception end-time will be no later than 10 PM.
- The business will support local caterers, bakers, florists, photographers, musicians, artists, and housekeepers, etc.

Signed,

_____ Dated: _____

Steve Halleran

From: Steve Halleran [plainfield.ta@plainfieldnh.org]
Sent: Thursday, June 25, 2020 8:45 AM
To: 'Michael Vendito'
Subject: draft application

I reviewed your draft this AM, it's a good solid start.

Here is what you need to get a hearing posted for July 13th. FYI you will need to be in attendance or a representative with a letter from you that says they have full authority to speak for you.

I would reference in the letter the Fire Protection Engineer and that a report for code compliance issues will be forthcoming.

I would add photos of the property and the barn, let the board see what it looks like.

We likely will visit the site the night of the hearing say at 6:30pm. You or your rep will have to give a tour of the venue for the weddings, not your home.

I would add a blow up of the parking lot(2) that shows you could get something like 35-45 cars (10x20 each space plus alley). I am using one car for three guests, plus 10 vehicles for staff, vendors? Show dimensions on the plan.

If you can get me this information for Monday, I can notice the hearing for 7/13. The ZBA may want more, but with what you have submitted, plus this new information it will be sufficient to get you started.

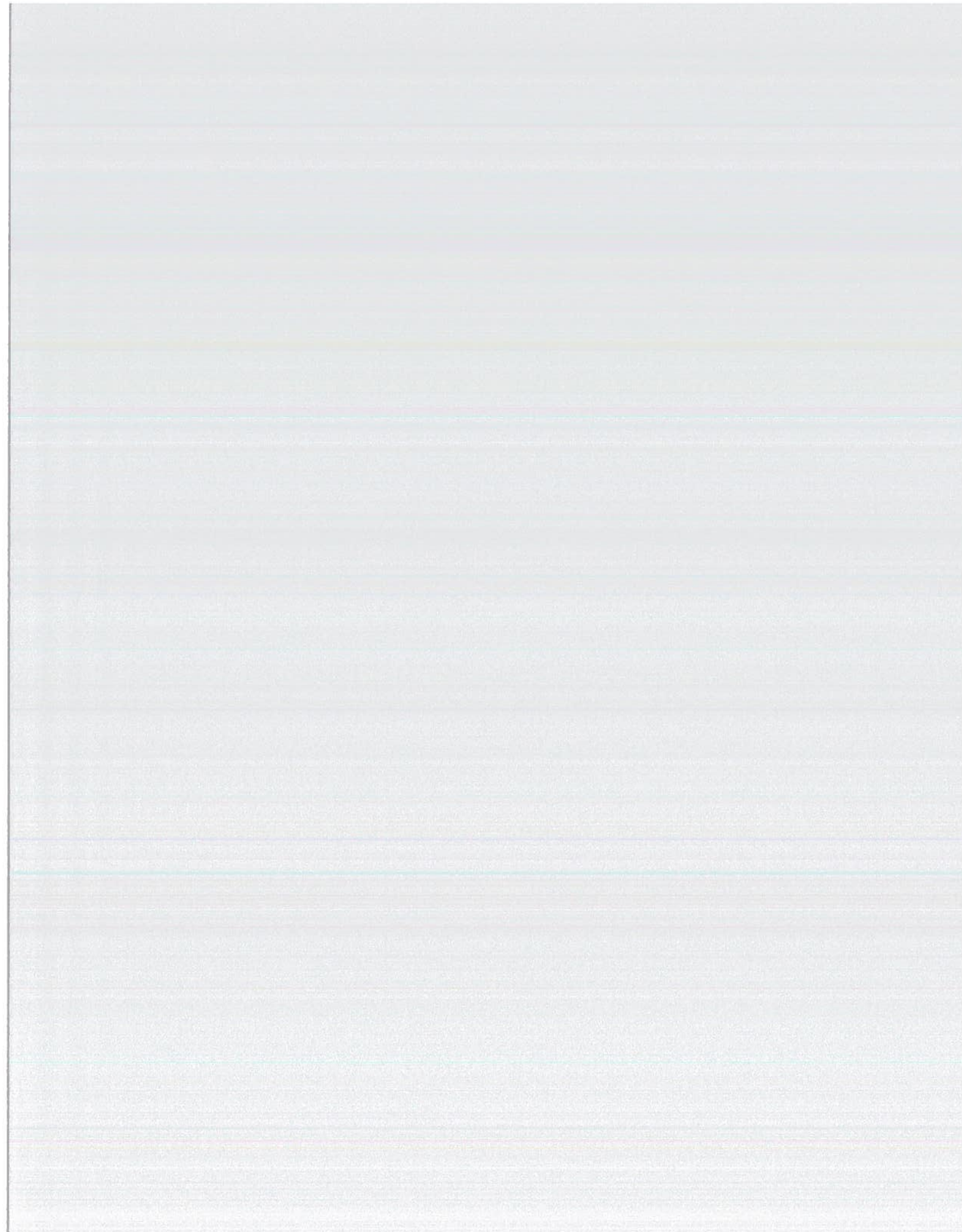
Stephen Halleran
Town Administrator
(603) 469-3201

Steve Halleran

From: Steve Halleran [plainfield.ta@plainfieldnh.org]
Sent: Thursday, June 25, 2020 8:47 AM
To: 'Michael Vendito'
Subject: one more thing

In the letter you may need to add a time that all music would stop. It's a wedding night, receptions are over by 11pm something like that.

Stephen Halleran
Town Administrator
(603) 469-3201





100 foot Abutters List Report

Plainfield, NH
June 25, 2020

Subject Property:

Parcel Number: 250-009-000
CAMA Number: 250-009-000-000
Property Address: 393 BEAN RD

Mailing Address: VENDITTO, MICHAEL J
PO BOX 206
MERIDEN, NH 03770

Abutters:

Parcel Number: 249-003-000
CAMA Number: 249-003-000-000
Property Address: BEAN RD

Mailing Address: BLUE MOUNTAIN FOREST ASSOC
PO BOX 487
NEWPORT, NH 03773

Parcel Number: 249-005-000
CAMA Number: 249-005-000-000
Property Address: BEAN RD

Mailing Address: BLUE MOUNTAIN FOREST ASSOC
PO BOX 487
NEWPORT, NH 03773

Parcel Number: 250-002-000
CAMA Number: 250-002-000-000
Property Address: GRANTHAM MTN RD

Mailing Address: MARTIN, PETER M REV LVG TRUST
FREEMAN, LYNN E REV LVG TRUST
PO BOX 362
MERIDEN, NH 03770

Parcel Number: 250-003-000
CAMA Number: 250-003-000-000
Property Address: BEAN RD

Mailing Address: VENDITTO, MICHAEL J
PO BOX 206
MERIDEN, NH 03770

Parcel Number: 250-004-000
CAMA Number: 250-004-000-000
Property Address: 181 BEAN RD

Mailing Address: LYND, LEE RYBECK-LYND, BETSY
PO BOX 163
MERIDEN, NH 03770

Parcel Number: 250-005-000
CAMA Number: 250-005-000-000
Property Address: BEAN RD

Mailing Address: NODA, DAVID
175 EAST 96TH STREET APT 10N
NEW YORK, NY 10128

Parcel Number: 250-006-000
CAMA Number: 250-006-000-000
Property Address: 301 BEAN RD

Mailing Address: BERMAN, NORMAN & STEPHANIE T
301 BEAN RD
PLAINFIELD, NH 03781

Parcel Number: 250-007-000
CAMA Number: 250-007-000-000
Property Address: 341 BEAN RD

Mailing Address: SMITH, ELIZABETH & AHONEN, CORY
341 BEAN ROAD
PLAINFIELD, NH 03781

Parcel Number: 250-008-000
CAMA Number: 250-008-000-000
Property Address: 385 BEAN RD

Mailing Address: DECKER, MATTHEW CARL & DECKER,
SHANNON LEE
385 BEAN ROAD
PLAINFIELD, NH 03781

Parcel Number: 250-009-000
CAMA Number: 250-009-000-000
Property Address: 393 BEAN RD

Mailing Address: VENDITTO, MICHAEL J
PO BOX 206
MERIDEN, NH 03770



www.cai-tech.com

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6/25/2020

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100 foot Abutters List Report

Plainfield, NH
June 25, 2020

Parcel Number: 250-010-000
CAMA Number: 250-010-000-000
Property Address: 397 BEAN RD

Mailing Address: VENDITTO, MICHAEL J
PO BOX 206
MERIDEN, NH 03770

Parcel Number: 250-011-000
CAMA Number: 250-011-000-000
Property Address: 356 BEAN RD

Mailing Address: CONNOLLY, THE FAMILY REAL ESTATE
TRUST(IRREVOCABLE)
PO BOX 275
MERIDEN, NH 03770

Parcel Number: 250-012-000
CAMA Number: 250-012-000-000
Property Address: 340 BEAN RD

Mailing Address: MORGAN, MARTIN J & JOANN J
PO BOX 334
MERIDEN, NH 03770

Parcel Number: 250-013-000
CAMA Number: 250-013-000-000
Property Address: 302 BEAN RD

Mailing Address: MCKIM, MARIANNA & SONNENBURG,
REINHART
PO BOX #66
MERIDEN, NH 03770

Parcel Number: 250-014-000
CAMA Number: 250-014-000-000
Property Address: 238 BEAN RD

Mailing Address: HIGGINS, MICHAEL
PO BOX 309
MERIDEN, NH 03770

Parcel Number: 250-015-000
CAMA Number: 250-015-000-000
Property Address: 196 BEAN RD

Mailing Address: NODA, DAVID
175 EAST 96TH STREET APT 10N
NEW YORK, NY 10128

Parcel Number: 250-017-000
CAMA Number: 250-017-000-000
Property Address: 172 BEAN RD

Mailing Address: JONES, THOMAS E & LOPEZ-JONES,
KIMBERLEY
PO BOX 397
MERIDEN, NH 03770



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6/25/2020

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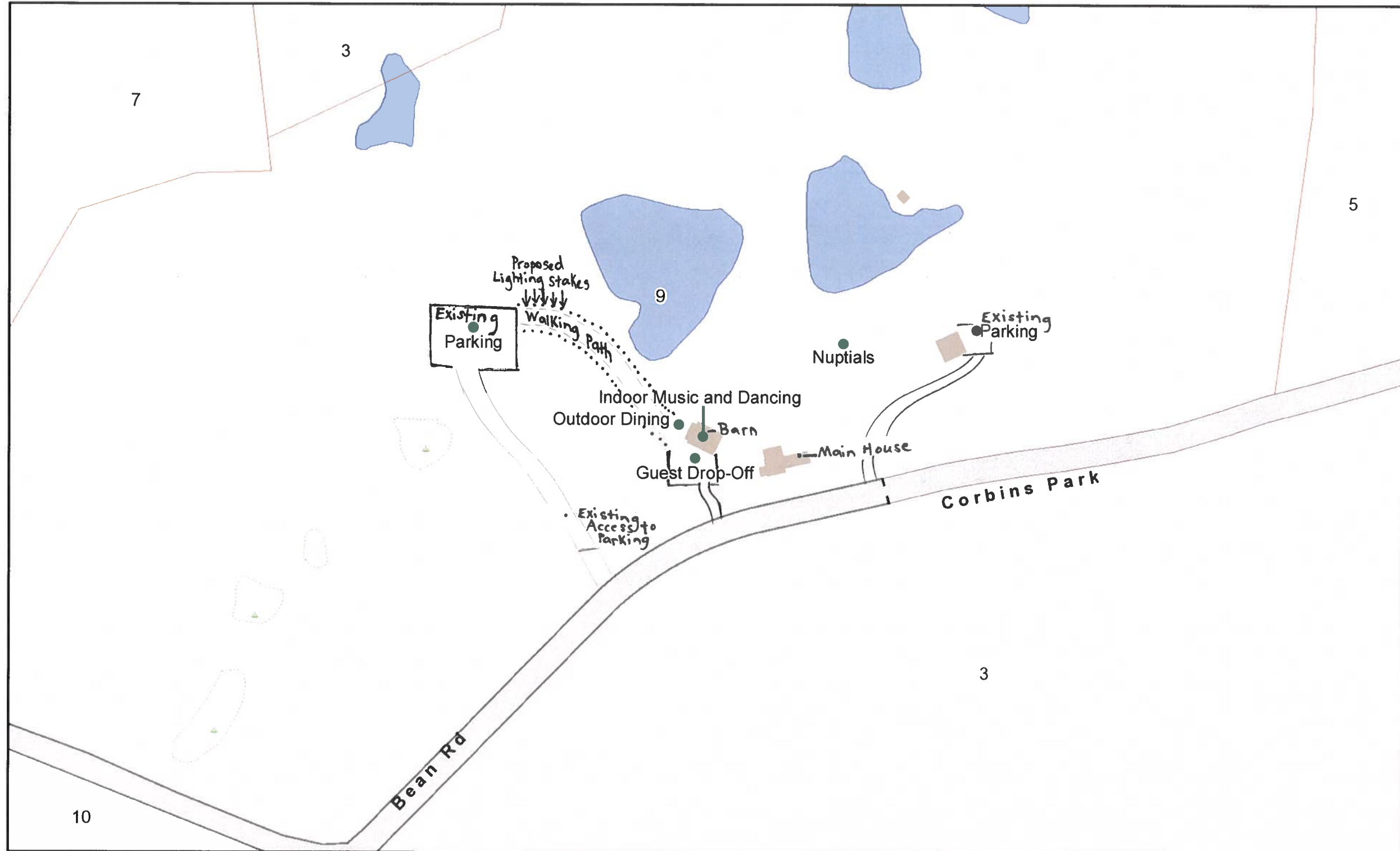
Plainfield, NH



1 inch = 273 Feet



June 23, 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.

Michael J. Venditto

Mailing Address: 393 Bean Road, Plainfield, NH 03781

Property Street Address: 393 Bean Road, Plainfield, NH 03781

Parcel Number: 250-009-000

Zoning: RR-RURAL Residential

Property Owner of Record: Michael Venditto, Jr.

Small Business Proposal

When booking overnight stay in the past, guests have often inquired about holding event such as family reunions, women's retreats, and small weddings on the property.

In keeping with the intent and spirit of the "rural residential" zoning assigned to 393 Bean Road, the plan for a small event venue will be compatible with the proposed character of the zone. It will encourage and maintain the low density, rural character of the property, maintain the integrity of rural-oriented activities, and will encourage the maintenance of the property's rural characteristics such as its forests, fields and scenic beauty.

- There may be zero to four events per month occurring mostly between the months of June through October.
- More than adequate off-street parking is available in 5 separate existing parking areas, with one primary parking area with existing landing well off of Bean Road and from site of anyone. That itself could hold approximately 50 cars. This lot has a beautiful existing 30' foot wide path to the lower field behind the barn which is impossible to see from Bean Road which will allow for zero-foot traffic on Bean Road along with no driving traffic other than entering and departing. Additional parking will be behind the guest house, down to the tea house holding approximately for 30 vehicles.
- The proposed plan is to install one parking sign at the entrance of each of the parking areas.
- There will be minimum interference with traffic on abutting streets.
- Guests will total up to 100 people
- Music, if any, will be allowed inside the barn, and will not impact neighbors, due to the secluded location and distance from neighboring properties.
- Outside catering and or a food truck will be permitted to set up and work in the area adjacent to the barn. This area may be tented if the guests use a licensed and insured company for setup and breakdown.
- The Venue will not provide alcohol.
- Only licensed and insured vendors with proper permitting will be allowed to bring rented items onto the property, such as porta-potties.
- Port-potties will be placed on a level, graveled area, currently in place adjacent to the barn.

- Any additional outdoor lighting will be small scale, battery operated and solar lights, and will be used to light pathways leading to parking areas.
- The property will remain my private, full time residence, and will only be opened to guests for a scheduled gathering. A gathering that requires a schedule of events, such as a wedding, will take place at a previously agreed-upon appointed time, with guests arriving no earlier than one hour to late morning or early afternoon nuptials, and the reception end time will be no later than 10 PM.
- The business will support local caterers, bakers, florists, photographers, musicians, artists, and housekeepers, etc.