

April 28<sup>th</sup> 2016

**Plainfield Planning Board  
Site Plan Notice**

You are hereby notified that **Kimball Union Academy** has filed an application for a site plan review concerned with the addition of a 17 bed dormitory to be built off the back of the existing residence at 26 Main Street (map 104 lot 1). As part of this project the property ownership will be transferred to Kimball Union Academy and the 2.6 acre lot will be merged into the main campus parcel (103 lot 4).

**A Public hearing on the project will be held:**

**Monday May 16th 2016  
At 7:00pm at the  
Meriden Town hall  
110 Main Street  
Meriden Village**

The Planning Board will visit the project site (#26 Main Street) at 6:30pm the night of the hearing. Members of the public are welcome to attend.

**Note:** This hearing is to be held in order to comply with a legal requirement of law (RSA 676:4). Abutters are invited to attend for their own benefit and information; they are not required by law to attend. **The application materials are available at the town office and are posted up on the town's website [www.plainfieldnh.org/planning.html](http://www.plainfieldnh.org/planning.html).**



OFFICE OF  
OPERATIONS & PLANNING

April 25, 2016

Steve Halleran, Town Administrator  
Town of Plainfield  
110 Main Street  
Meriden, NH 03770

Re: APPLICATION FOR A SITE PLAN REVIEW FOR THE CONVERSION OF AN  
EXISTING RESIDENTIAL STRUCTURE TO A MULTIPLE FAMILY STRUCTURE  
MAIN STREET, MERIDEN, NEW HAMPSHIRE

Dear Steve,

Please accept this letter, a completed Application for Site Plan Review, and two full size copies and nine reduced copies of the existing and proposed site plan for consideration by the Planning Board for a parcel of land located on Main Street, further identified on the Town of Plainfield Assessor's Maps 103 and 104, as Lot 1. The applicant is the primary abutter to all sides of the property. The parcel is located within the Village Residential (VR) Zoning District. An application for Voluntary Lot Merger is also being submitted to merge this lot with the larger Lot 4 of the KUA Campus. This merger will establish the proposed project as an expansion of an approved use (Private School) under the Plainfield Zoning Ordinance.

The referenced parcel is currently occupied by a single-family dwelling. The applicant requests a Site Plan Review to allow for the construction of a 17-Bed Girls Dormitory and Faculty Apartment Addition. A Site Plan Review is requested in accordance with Article 1, Section 1.4.01.f, of the Site Plan Review Regulations to convert an existing residential structure containing one dwelling unit to a multifamily structure of three or more units.

In the Site Plan Review Regulations, Article 10, requires the Planning Board to make findings with respect to each of the following:

1. Aesthetic, Cultural and Natural Values – The proposed project will not have any undue adverse effect in the scenic or natural beauty of the area, historic sites, significant wildlife habitats, or rare and irreplaceable natural areas or any public

rights for physical or visual access to scenic views or the general livability of the area.

2. Architectural Compatibility – The proposed project is compatible with the surroundings on Main Street as several small student dormitories attached to single family residences currently exist. The size, scale, mass, and design of the building are compatible with the small-scale village character along Main Street. The roof lines, exterior materials and fenestration, and color will blend with the existing residence and surrounding buildings.
3. Erosion and Sedimentation – The proposed project will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water. Adequate foundation and surface drainage are being provided.
4. Flood Hazard Area – N/A. The site is not in a Flood Hazard Area
5. Ground Water – The proposed project will not adversely affect the quality or quantity of ground water.
6. Life Safety Code Compliance – The proposed project will comply to the life safety codes currently adopted by the State of New Hampshire. The proposed project will be presented to the local authority having jurisdiction for review prior to submitting for a building permit.
7. Lighting – The proposed project will utilize exterior mounted building lights to preserve the village atmosphere and dark skies of the community and minimize the amount of glare and sky glow resulting from outdoor lighting. The lighting will enhance public safety for the pedestrian circulation around the building.
8. Natural Features – The proposed project maximizes the preservation of natural features of the landscape, and does not occur within or cause harm to any land that is not suitable for development.
9. Nuisances – The proposed project will not contribute to unreasonable nuisances to the general public, both during construction and after the project has been completed.
10. Pedestrian and Bicycle Access and Safety – The proposed project is designed to accommodate bicyclists and pedestrians with easy access to Main Street and its sidewalks. Lawns and future pedestrian paths within the site will provide further safety and circulation.
11. Regulation Provisions – The proposed project meets the criteria of the Plainfield Zoning Ordinance within the Village Residential (VR) Zoning District. The proposed project is an expansion of an allowed use under special exception for Private Schools. The proposed coverage of the existing lot will total 7.9%, well under the maximum coverage limit of 20%.
12. Sewage Disposal – N/A. The proposed project will connect to Town Sewer.
13. Solid Waste Disposal – The proposed project will not cause an unreasonable burden on the municipality's ability to dispose of solid waste.
14. Storm Water Management – The proposed project adheres to recommended storm water management standards.
15. Traffic – The proposed project will not cause unreasonable public road congestion or unsafe conditions with respect to the use of the public roads

existing. Automobiles for one additional family will be added to the existing number of automobiles currently existing on the site. Students living in the dormitory will not have automobiles on the site.

16. Utilities, Oversized and Off-Site Improvements – The proposed project should not require oversized utilities.
17. Water Supply – The proposed project has a water source that is adequate to serve the proposed project and will have no adverse impact on existing water supplies.
18. Wetlands, Surface Waters – The proposed project will not adversely affect any wetland, water body or affect water quality.

We look forward to the opportunity to discuss this project with the Planning Board at the next meeting. Please do not hesitate to contact me if you have any questions regarding the application, or if you require additional information.

Sincerely,  
Kimball Union Academy

A handwritten signature in blue ink, appearing to read "M. Hunter Ulf".

M. Hunter Ulf, AIA  
Chief Operating Officer

**BUILDING DETAILS**

Model: 1.75 STORY FRAME CAPE  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: CLAP BOARD  
 Int: PLASTERED/DRYWALL  
 Floor: PINE/SOFT WD/CARPET  
 Heat: OIL/FA DUCTED  
 Bedrooms: 5 Baths: 2.5 Fixtures: 8  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: A7 EXCELLENT+  
 Com. Wall:  
 Size Adj: 0.8675 Base Rate: RSS 76.00  
 Bldg. Rate: 1.5150  
 Sq. Foot Cost: \$ 115.14

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect
OPF	OPEN PORCH FIN	374	0.25	94
BMU	BSMNT	1050	0.15	158
CRL	CRAWL SPACE	480	0.05	24
TQF	3/4 STRY FIN	1152	0.75	864
ATF	ATTIC FINISHED	1218	0.25	305
FFF	FST FLR FIN	1530	1.00	1530
ATU	ATTIC	420	0.10	42
STO	STORAGE AREA	64	0.25	16
GAR	GARAGE ATTCHD	624	0.45	281
<b>GLA:</b>	<b>2,699</b>	<b>6,912</b>		<b>3,314</b>

**2013 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 381,574  
 Year Built: 1800  
 Condition For Age: VERY GOOD 22 %  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 22 %  
 Building Value: \$ 297,600

**TAXABLE DISTRICTS**

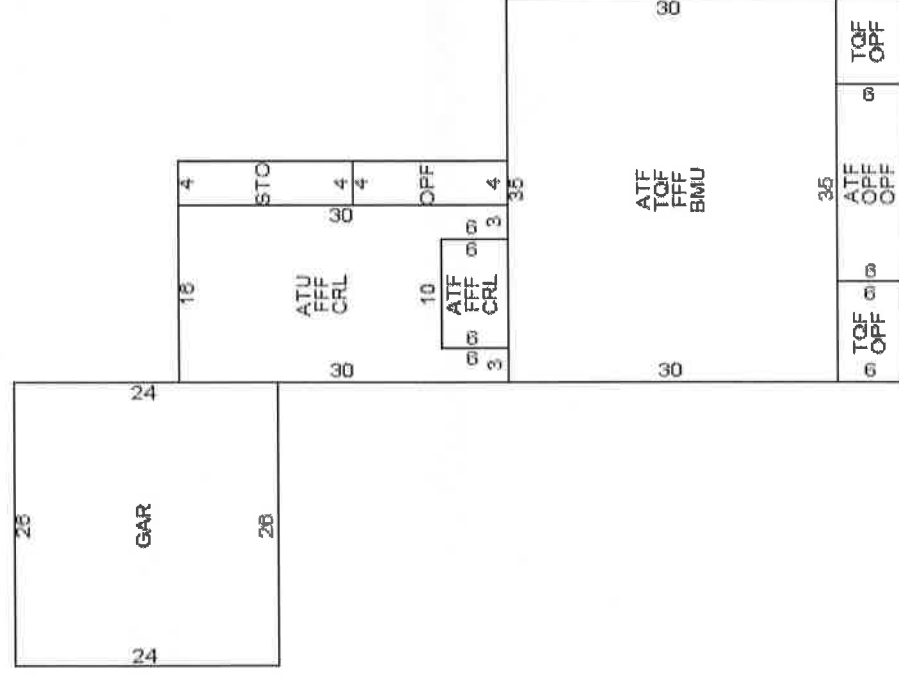
District: MWD  
 Percentage: % 100

**OWNER**

MERIDEN MAIN STREET LLC  
 143 HARRIMAN ROAD  
 PLAINFIELD, NH 03781

**PERMITS**

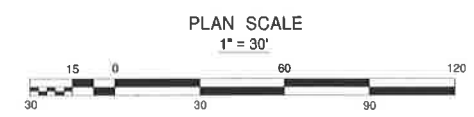
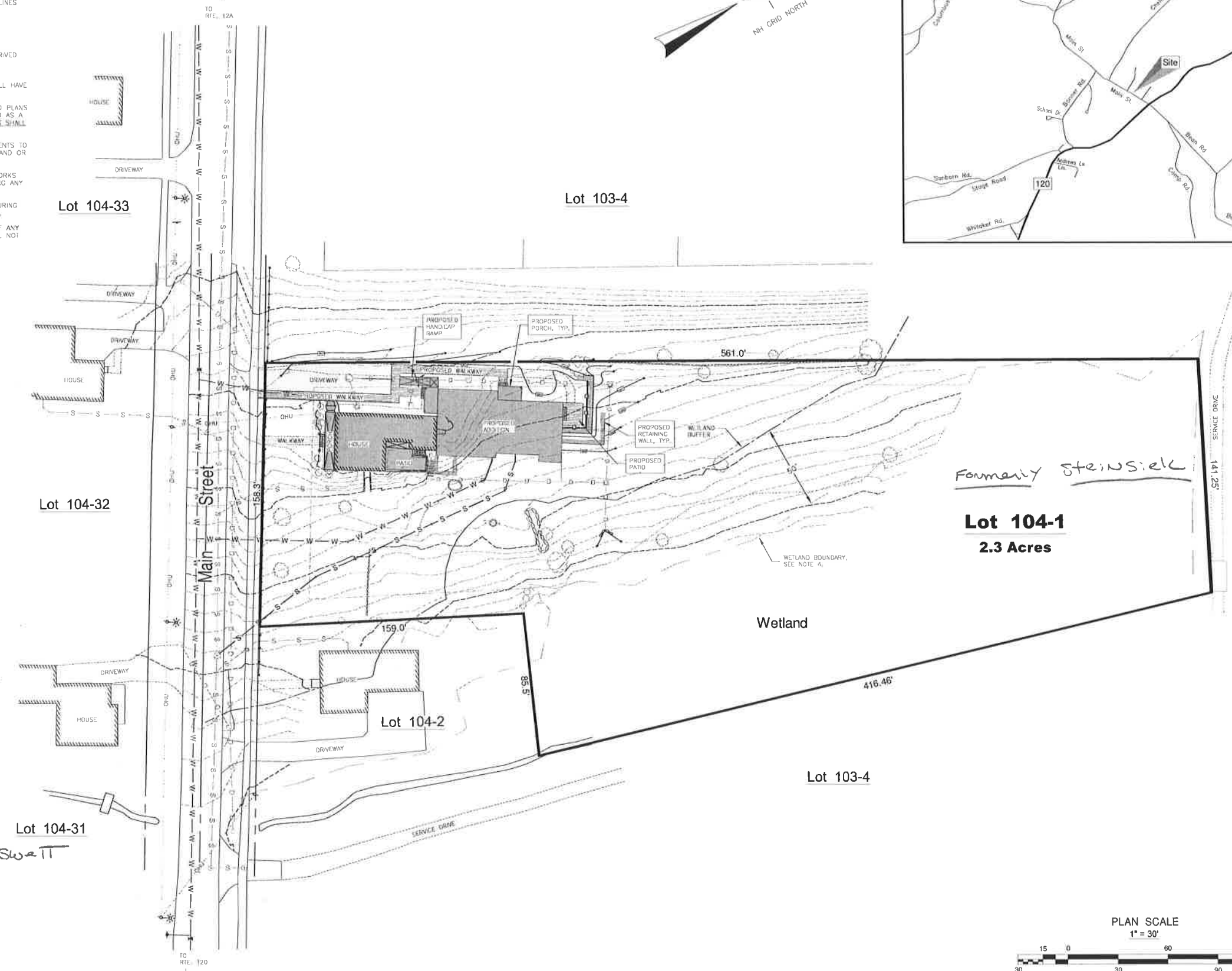
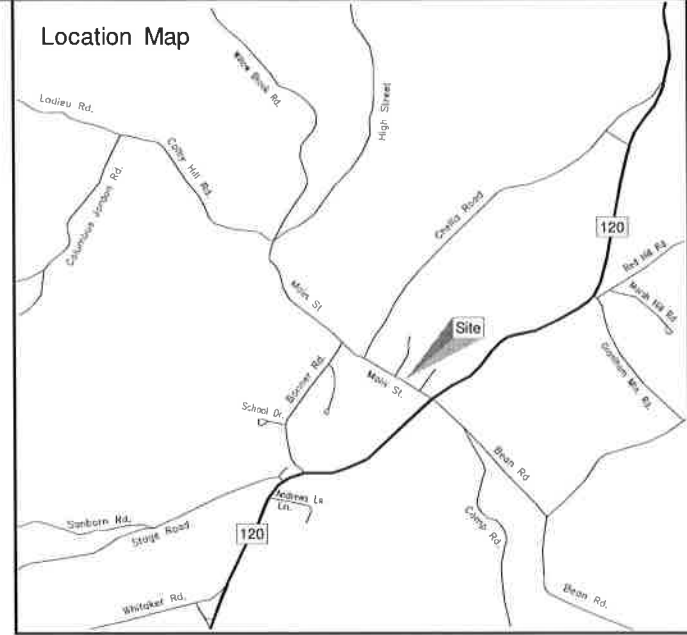
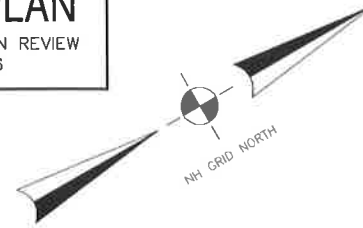
Date	Permit ID	Permit Type	Notes



**Notes**

- (1) APPROXIMATE PARCEL LINES TAKEN FROM TOWN OF PLAINFIELD TAX MAP DATA. EXISTING LINES OF USE AND PHYSICAL MONUMENTATION APPEAR TO ALIGN WITH TAX MAP DATA.  
THIS PLAN SET IS INTENDED FOR PERMITTING PURPOSES ONLY. PARCEL LINES, EASEMENTS AND OTHER LINES REPRESENTATIVE OF POSSIBLE OWNERSHIP SHOWN ON THIS PLAN ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET THE LEGAL REQUIREMENTS OR STANDARDS FOR A BOUNDARY SURVEY PLAN AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER, EASEMENT OR ESTABLISHMENT OF PROPERTY RIGHTS AND OR REQUIRED SETBACKS THEREFROM.  
FURTHER, OWNER SHALL HAVE LICENSED SURVEYOR VERIFY BOUNDARY LINES AND SETBACKS PRIOR TO CONSTRUCTION.
- (2) ELEVATIONS REFERENCED TO NAVD 88 DATUM DERIVED WITH GPS RTK OBSERVATIONS UTILIZING VT CORS STATION V1WR.
- (3) NORTH ORIENTATION REFERENCED TO NH STATE PLANE GRID NORTH DERIVED WITH GPS RTK OBSERVATIONS UTILIZING VT CORS STATION V1WR.
- (4) WETLANDS BOUNDARIES TAKEN FROM PLAN PROVIDED BY OWNER AND LOCATIONS OF ANY EXISTING FLAGS SHOWN ON THE PLAN. OWNER SHALL HAVE THE WETLAND SCIENTIST FLAG THE WETLAND PRIOR TO CONSTRUCTION.
- (5) EXISTING UTILITIES ESTABLISHED FROM LIMITED FIELD OBSERVATIONS AND PLANS PROVIDED BY OWNER ARE ASSUMED OR APPROXIMATE AND TO BE USED AS A GENERAL GUIDE ONLY. CRITICAL POINT OF CONNECTIONS OR CROSSINGS SHALL BE HORIZONTALLY AND VERTICALLY VERIFIED PRIOR TO CONSTRUCTION.
- (6) CONTRACTOR SHALL CONTACT INVOLVED UTILITIES AND MAKE ARRANGEMENTS TO HAVE LINES ACCURATELY MARKED AND COORDINATE THEIR RELOCATION AND OR STABILIZATION THROUGH CONSTRUCTION.
- (7) CONTRACTOR SHALL NOTIFY THE PLAINFIELD DEPARTMENT OF PUBLIC WORKS AND DIG-SAFE A MINIMUM OF 5 BUSINESS DAYS PRIOR TO COMMENCING ANY EXPLORATORY EXCAVATIONS OR INSTALLATION RELATED EXCAVATIONS.
- (8) CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL ALONG MAIN STREET DURING CONSTRUCTION AS NEEDED OR REQUIRED BY THE TOWN OF PLAINFIELD.
- (9) CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES BETWEEN FIELD DATA AND PLANS. CONSTRUCTION SHALL NOT COMMENCE UNTIL AUTHORIZED BY THE ENGINEER IN THE EVENT OF DISCREPANCIES.
- (10) NEW WORK IDENTIFIED BY: NEW WORK

**DRAFT PLAN**  
RELEASED FOR TOWN REVIEW  
4/21/2016



**SCHAL ENGINEERING, P.C.**  
451 VALLEY VIEW ROAD  
WHITE RIVER JUNCTION - VERMONT 05001  
TEL/FAK: (802) 284-2002  
EMAIL: schal@seinc.com

**Milbrook Design, LLC**  
LAND USE CONSULTING DESIGN AND PERMITTING  
15 BRIDGE STREET - WINDSOR - VERMONT 05089  
EMAIL: MILBROOKDESIGN@COMCAST.NET  
TEL/FAK: (802) 874-7744

REV.	DESCRIPTION	BY:	DATE:

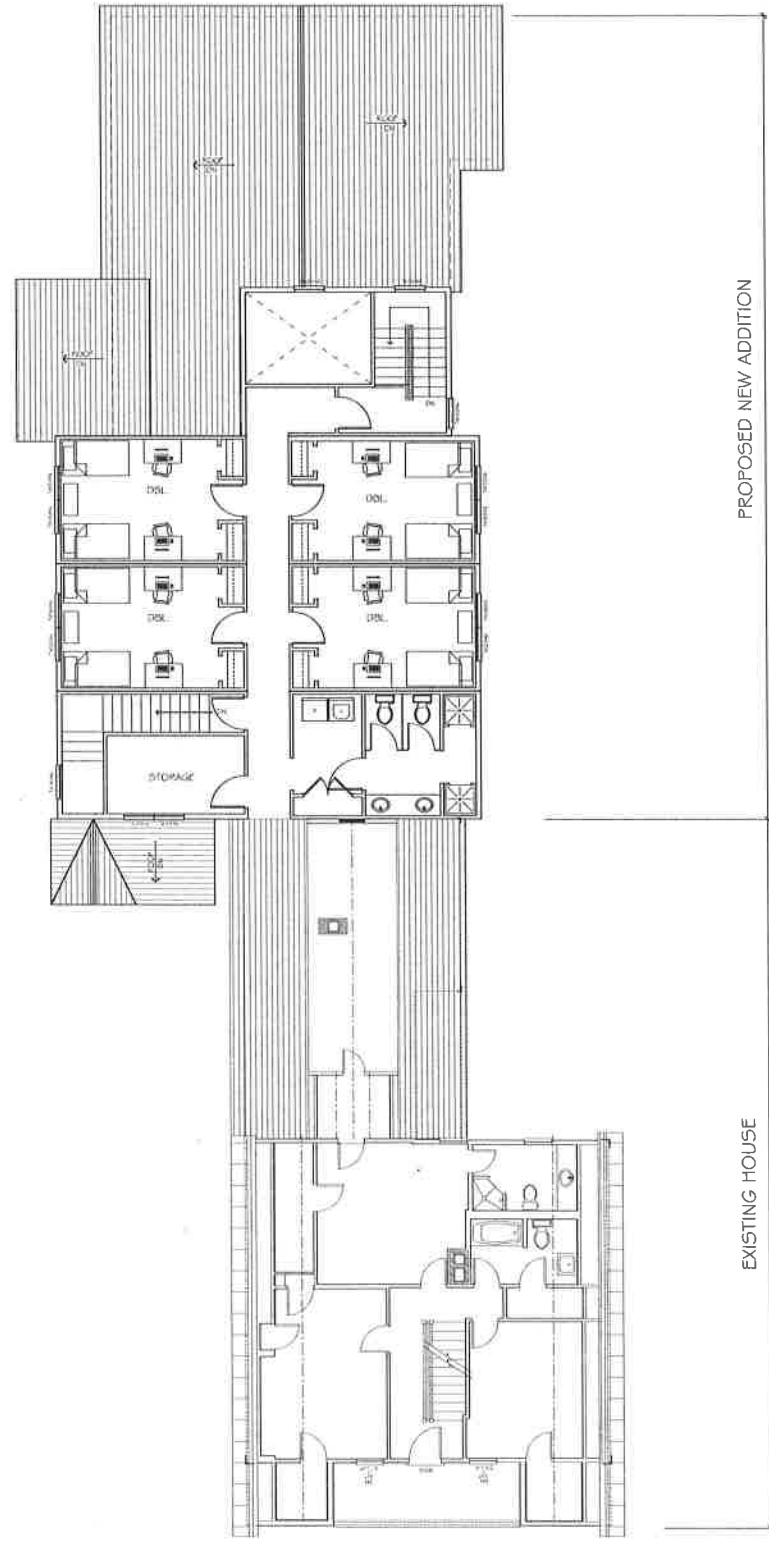


Conceptual Site Plan  
For  
**Kimball Union Academy**  
Main Street, Meriden  
Town of Plainfield, New Hampshire

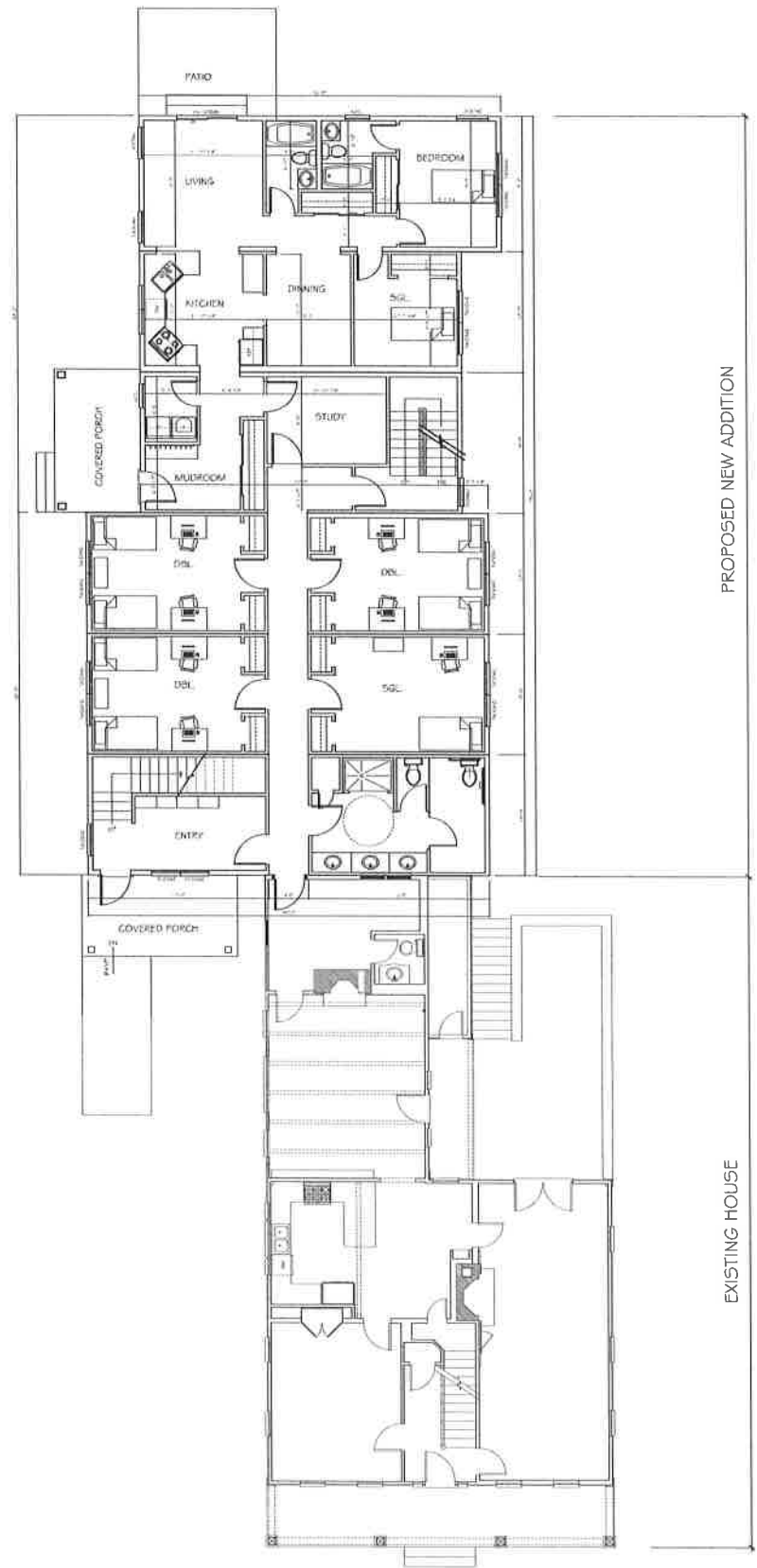
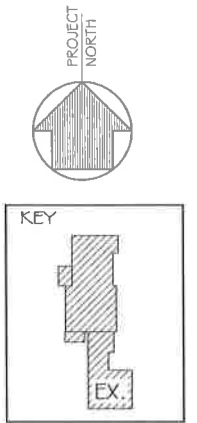
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CHECKED BY:  
DATE: 04/21/2016  
PROJ. NO.: 2016.530

C1

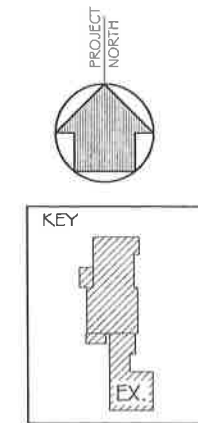
SHEET NUMBER



2 PROPOSED SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

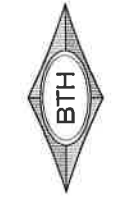


1 PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



PROGRESS

BTH DESIGN L.L.C.  
Architectural Design,  
AutoCAD Drafting Services,  
CAD Consulting  
(603) 448-4078



ADDITIONS AND ALTERNATIONS TO:  
**KUA 1813 HOUSE**  
40 MAIN STREET  
PLAINFIELD, NEW HAMPSHIRE

PROPOSED  
**SMALL SCALE PLANS**

Revisions:

Sheet:  
**A-4**

Date:  
22 MAR. 2016

Drawn By: BTH  
Checked By:



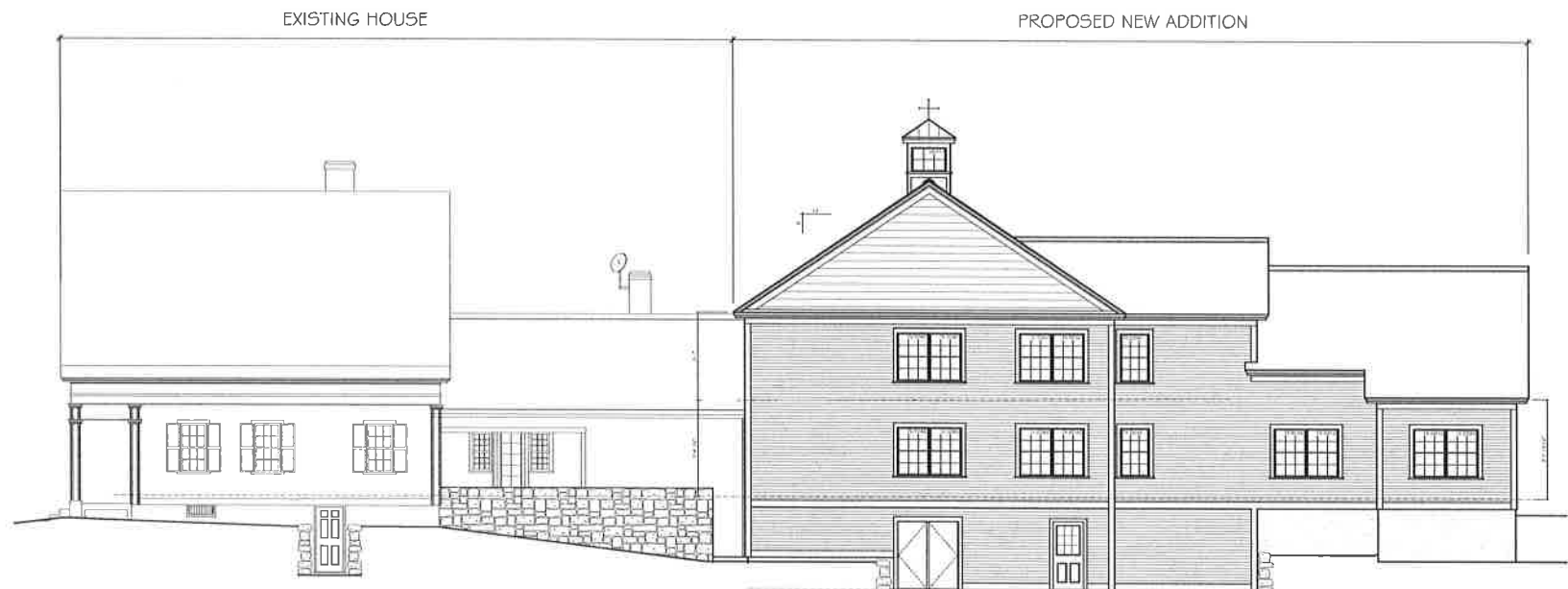
1 PROPOSED SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
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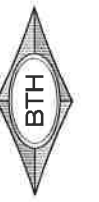


3 PROPOSED NORTH ELEVATION  
Scale: 1/8" = 1'-0"



4 PROPOSED EAST ELEVATION  
Scale: 1/8" = 1'-0"

BTH DESIGN L.L.C.  
Architectural Design,  
AutoCAD Drafting Services,  
CAD Consulting  
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ADDITIONS AND ALTERNATIONS TO:  
**KUA 1813 HOUSE**  
40 MAIN STREET  
PLAINFIELD, NEW HAMPSHIRE

PROPOSED  
**SMALL SCALE ELEVATIONS**

Drawn By: BTH  
CHECKED BY:

Revisions:

Sheet:  
**A-5**

Date:  
22 MAR. 2016

**PROGRESS**