

Steve Halleran

From: Steve Halleran [plainfield.ta@plainfieldnh.org]
Sent: Monday, July 28, 2014 3:27 PM
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Cc: Tom Lappin (Thomlappin@gmail.com)
Subject: August 4th Meeting
Importance: High
Attachments: lappin.pdf
PB/ZBA

We are going to take a stab at a "Preliminary Consultation Meeting" with Tom Lappin concerning his plans for a Tavern in Meriden Village.

Last August Tom was approved for a project that included a Tavern and three one bedroom apartments in an existing building at #7 Bean Road (map 104/lot4). The apartments are now in place, the Tavern has not been built.

Tom and his investors have now purchased map 4 lot 5 (the former Ira and Sally Townsend lot). The new plan is to add an apartment to #7 Bean Road in the space that was going to be the Tavern and move the Tavern use to a new building on map 104 lot 5 adding some amount of land from #4 to #5 to make the Tavern work.

The #7 Bean Road developed property (map 104 lot 4) enjoys some advantage in the ordinance (VR zone, old building) lot #5, which is undeveloped does not enjoy those advantages, although both are in the VR zone and served by water and sewer.

So, before Tom hires his design team I think it would very valuable for him to discuss the project informally with the ZBA and PB. A key piece of the puzzle is can the #7 property (lot 104/4) lose some land and gain a small apartment (4 apartments rather than 3). And will the land that can be lost to lot #5 be enough to make that property fully conforming with the Zoning Ordinance for the Tavern use. Parking, lot coverage, etc.

A lot of moving pieces.

So the extent that members are able, we are going to try to meet on Monday August 4th at 7pm here at the Meriden Town Hall to hear from Tom. The formal project would like be in front of the town beginning in September.

Tom will need an Annexation from the Planning Board.

A new ZBA decision for 104/4.

A ZBA decision for 104/5

A Site Plan Review for 104/5.

It is a complete wild card as to whether the neighborhood will think this is an improved plan or not.

ZBA Chairman Richard Colburn cannot make this meeting, however Ted Moynihan likely can and I am in hope that others from the ZBA are available as well.

So, that's the plan.

Note: The ZBA will also be meeting on August 11th- Stalker ADU
The Planning Board will likely be meeting on August 18th
Tom is away from August 10th to August 19th.
Labor Day fouls up the first Monday in September and bang your in mid September and fall is on us.

Stephen Halleran
Town Administrator
(603)469-3201

COPY

Case 2013-03

PLAINFIELD ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

Thomas Lappin
7 Bean Road
Meriden, NH 03770

You are hereby notified that the appeal by **Thomas Lappin, aka 7 Bean Road Associates, LLC** for a variance from the town's lot coverage requirement (section 2.5 schedule A) and a special exceptions #30 Approved Combination of Related Uses both required to convert the existing residential building at 7 Bean Road into three single bedroom apartments and a 48 seat restaurant has been **granted** by the affirmative vote of at least three members of the Zoning Board of Adjustment. In reaching this decision the Zoning Board has relied on the representation made in the application and testimony received at the August 12th 2013 public hearing. **As part of its review of this application the board made the following findings:**

A multiple family use is permitted in the zone by special exception.
A restaurant use is permitted in the zone by special exception.

The lot is served by both municipal water and sewer and the water district has confirmed that the new restaurant use is acceptable to them as the district has plenty of unused capacity both for fresh water and sewage.

The age of the structure, pre 1995, qualifies for the Approved Combination of Related Uses special exception.

Restaurant hours of operation are Monday thru Thursday 4pm to 10pm. Friday, Saturday and Sunday 4pm to 11pm. This is a slight reduction over what was proposed but is in keeping with the residential nature of the surrounding neighborhood.

From the Buildings Inspector and Police Chief both uses, with conditions, can be compatible on this lot and location.

Variance Appeal: As approved, the variance allows the project to result in 28% lot coverage, ordinarily only 20% impervious surface coverage is allowed.

The application is not contrary to the public interest. Allowing the variance would reduce the likelihood of parking on the public street, mitigating a possible public safety hazard.

The lot is an existing small lot with a large historical building on it. This relief to a dimensional hardship allows the existing structure to be used in its entirety.

The proposed use is in concert with the expressed spirit of the ordinance which encourages the reuse of existing buildings in the village zone.

Substantial justice will be done by allowing the proposed use to move forward. A reasonable amount of undeveloped green space will continue to exist on the property.

No testimony was heard that the use will be detrimental to surrounding property values.

The variance represents a relatively small amount of change, but significantly enhances the project's ability to function for parking as the zoning ordinance intends.

Special Exception Appeal #30 Approved Combination of Related Uses

In granting this appeal, the Board determined that the application satisfied the general performance standards for all special exceptions as outlined in section 5.6 II and Section 4.3 B Approved Combination of Related Uses March 2010 edition.

Approval Conditions include:

1. Site Plan Review by the Planning Board, unless specifically waived.
2. Life Safety Code Compliance review by a fire protection engineer service.
3. Compliance with all applicable state and local regulations for restaurants and multifamily residential buildings.

Concerning the specifics of an Approved Combination of Related Uses Special Exception the board determined that the following would represent a substantive change triggering additional review:

1. Increased patron seating.
2. Expansion of restaurant hours of operation.
3. Instances of parking problems.
4. A change in state licensing.
5. A desire to have outside seating.
6. A desire to have amplified musical performances.

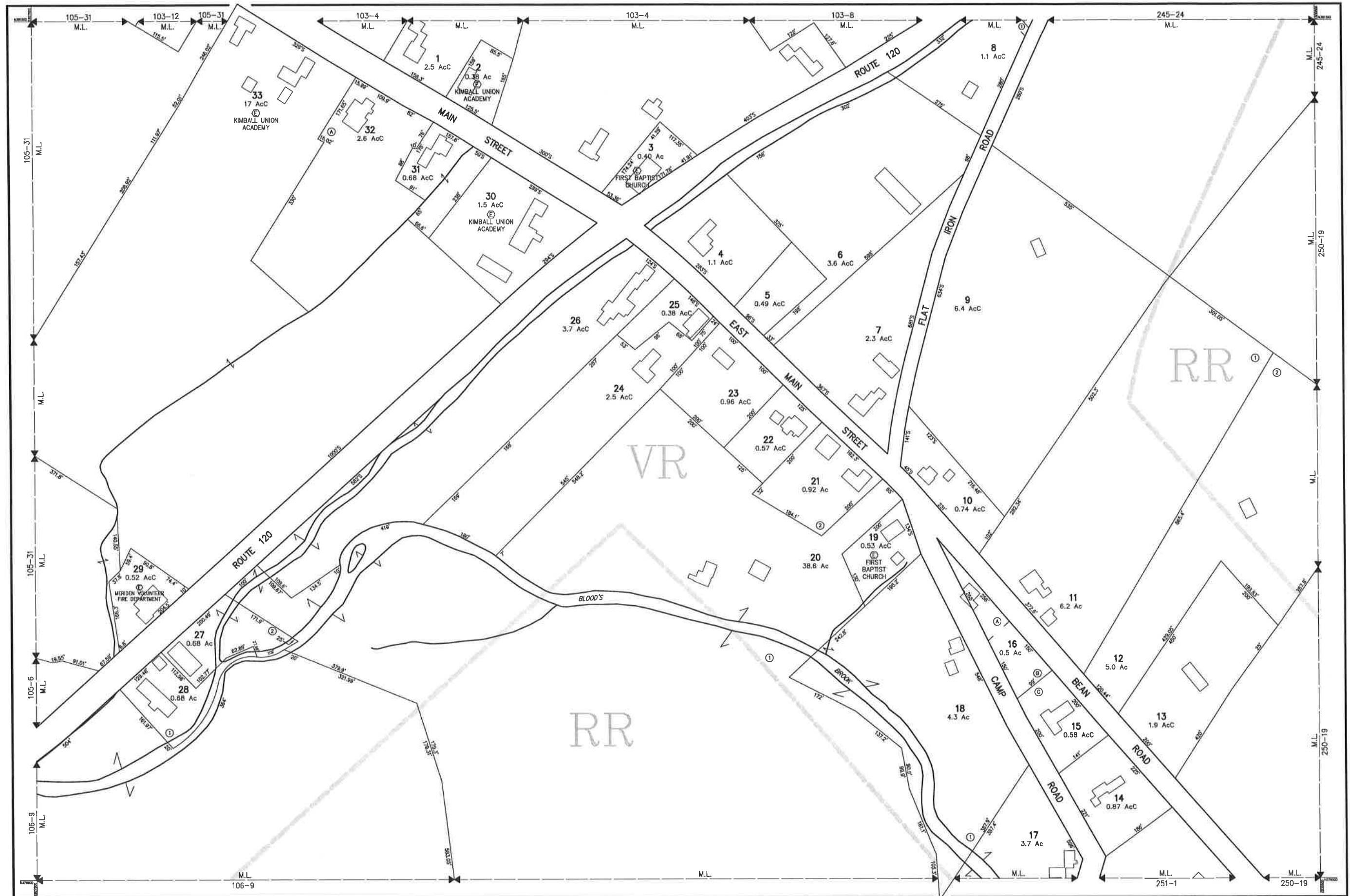
Richard Colburn, Chair
Plainfield Board of Adjustment



Date

20 August 2013

Note: Pursuant to RSA 676, any person affected has a right to appeal this decision. See RSA 676 for appeal time limits and procedures.



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003

COMPLETION DATE: NOVEMBER 30, 2004

PRODUCED IN 2004 BY

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LEGEND

AREA SURVEYED	Ac	EXEMPT PROPERTY	(E)
AREA CALCULATED	AcC	SUBDIVISION LOT NO.	(L)
RECORD DIMENSION	100'	BUILDING	(B)
SCALED DIMENSION	100'S	RIGHT OF WAY/ACCESS	(R)
MATCH LINE	M.L.	COMMON OWNERSHIP	(C)
WATER	(W)	WETLANDS	(W)

SCALE 1" = 100'

FEET 0 50 100 200 300

METERS 0 25 50 75

REVISED TO: APRIL 1, 2014

PROPERTY MAPS

PLAINFIELD

NEW HAMPSHIRE

INDEX DIAGRAM

102	103	245
105	104	250
106	251	250

MAP NO. **104**