

**NOTICE OF HEARING  
PLAINFIELD PLANNING AND ZONING BOARDS**

Notice is hereby given that the town's Zoning and Planning Boards will hold hearings on **Monday evening March 10<sup>th</sup>** concerning an application by Pricilla and Robert Wheeler to convert an existing residence at #1097 Route 12A into a restaurant/tavern on the first floor and professional office space on the second floor. The Wheelers have been renovating the property for the last year and are now ready to move forward with the necessary Zoning Board and Planning Board approvals. **A site visit to the property will start promptly at 6pm followed by the necessary public hearings at 6:30pm at the Plainfield Town Hall located at 1070 Route 12A.** The property is zoned Village Residential and is served by public water. The Zoning Board review will focus on the various uses that are proposed, the Planning Board with a site plan review looking at the operational details.

The full application can be viewed at the Plainfield Library, the Town Office or online at [www.plainfieldnh.org/planning.html](http://www.plainfieldnh.org/planning.html)

Interested parties are encouraged to attend the site visit and the hearing and to offer testimony on the merits of the application.

Noticed February 25<sup>th</sup>  
Stephen Halleran for  
Plainfield Planning and Zoning Board

**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: Priscilla Wheeler

Mailing address: P.O. Box 2, Plainfield

Property Street address: 1097 Rt 12 A

Tax Map / Lot Number: 107-37

Zoning district: VR

Property owner of record:

Type of appeal (check one):

- variance  
 special exception # 30,31  
 administrative decision

Applicants signature: *Priscilla Wheeler*

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

Fee: application \$ 75 + 60 + 35  
notification \$ \_\_\_\_\_  
Total \$ \$165. -

Hearing Date: 3/10/14

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 2/24/14 (ZBA rule 9.3).

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date filed: 2/14/14  
case number: 14-02  
attachments: y/n  
fee paid: y/n

**Office Use**

February 2014

Plainfield Zoning Board/Planning Board

Re: Wheeler's Project 1097 Route 12A.

The old house was built around 1870, it is a beautiful old post and beams, and I just fell in love with it. We spent the next year, tearing out the old and picking up and moving it back onto a full basement. We kept a lot of the old boards and beams and plan on using them in the building. The out side we wanted to make it look as original as it could be. We could have torn it down and rebuilt cheaper than restoring, but the old building has a lot of loving energy and history. In its history it was a tavern, and it's going to be a tavern again, with many other loving energy things. Down stairs the first floor will have a small sitting area to seat about 24/25 people for lunch & dinner on Friday & Saturday, and Sunday brunch, with a small area for rental space for local artist to display and sell their work. There is also a Reiki or massage room. The full kitchen can also be rented to cater private parties, or cooking lessons. Up stairs is private, personal and professional space for my office, and a room to do other events, that are done by invite (like sewing, knitting, drumming, the gate (energy work), photography or any other class that artists want to share and teach. All the details for the tavern are still in the works, with all the permits that are needed to go with it. Robert & I feel that this old building will be a wonderful place for the community, and look forward to seeing you.

P. Wheeler

1ST Floor Restaurant/Retain

TREES

1597. 12A

Wheeler

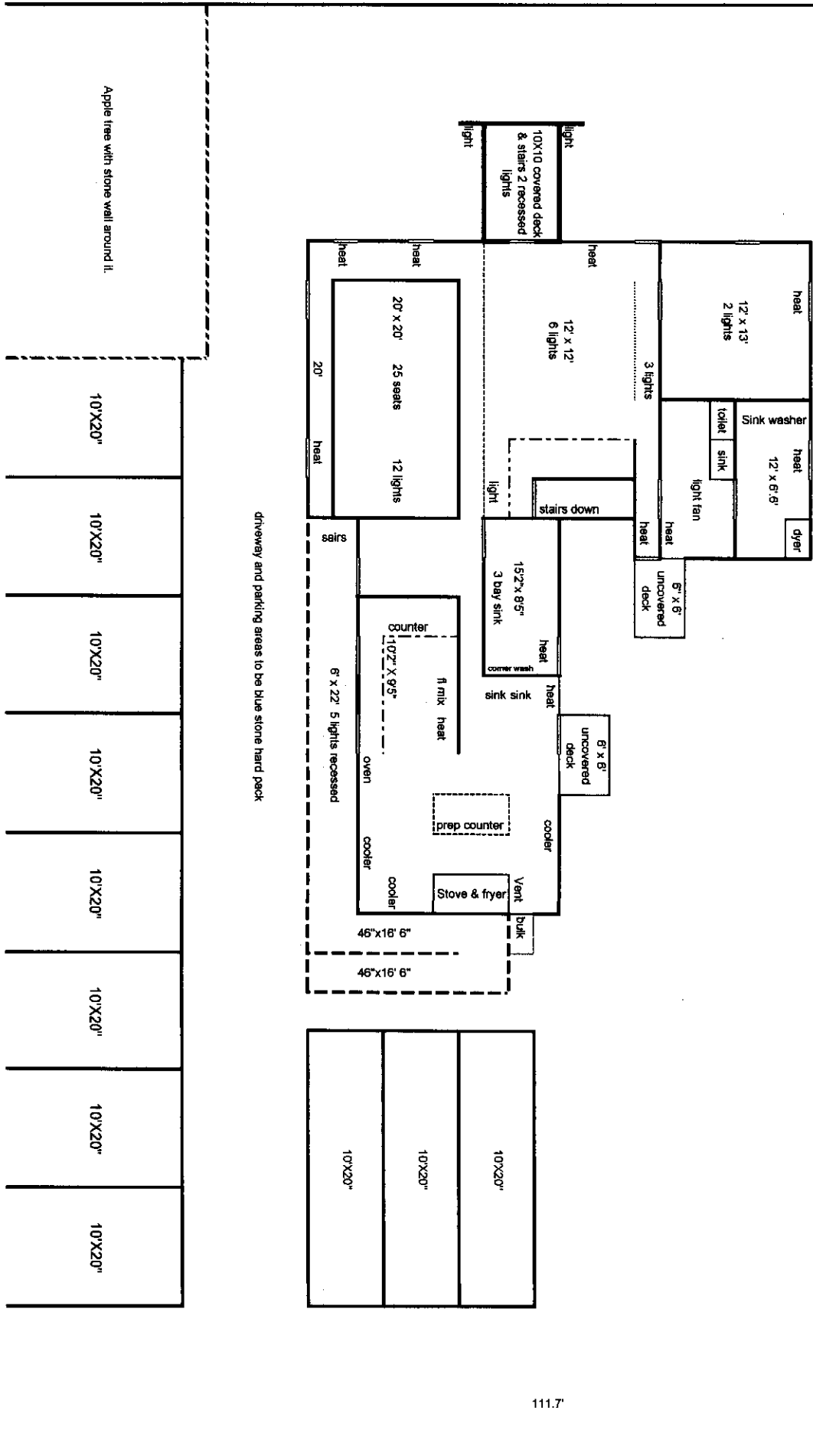
Doors = 36"

Windows = 30"

Smoke Detectors in each room - carbon dioxide in seating area

129.2

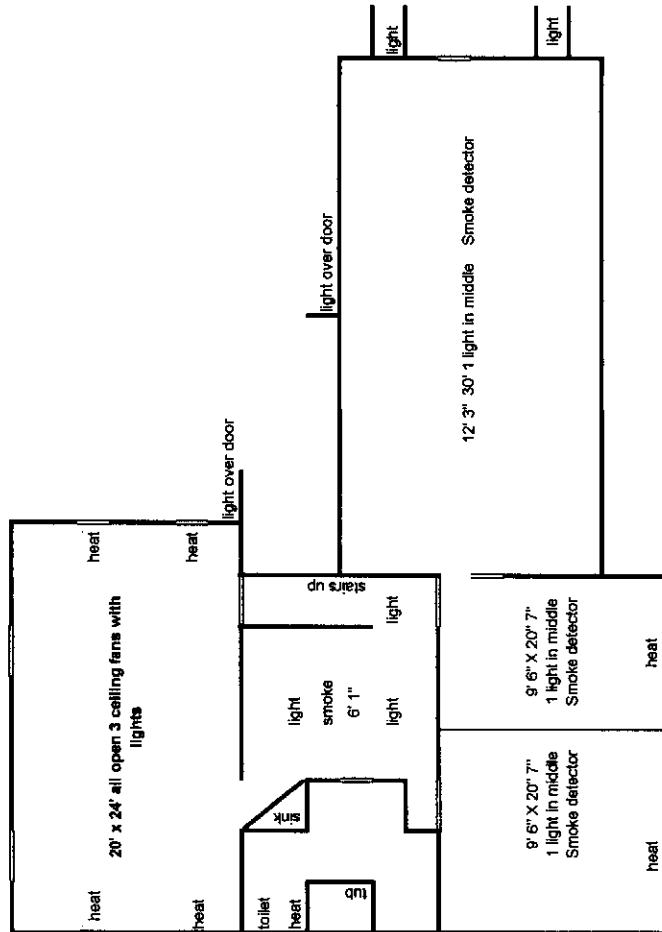
heat is forced hot water on wall heaters most of them under windows 19" W X 36" L



2nd Floor Professional Office  
Space

1597 12A  
Wheeler

Doors = 36"  
Windows = 30"



1097/2A  
wheeler

Friday	noon to 8
Saturday	noon to 8
Sunday	8 to 1      Brunch

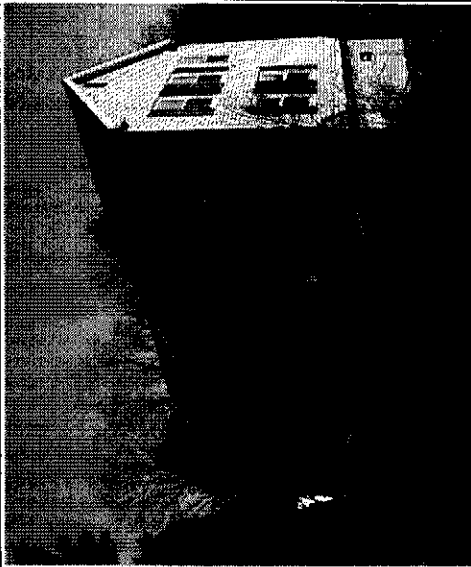
Classes	Might be week days, might be week nights, might be weekends.
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Reiki/Energy/Message	By appointments
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1047 62A

Wheeler

<p><b>Down Stairs</b></p> <ol style="list-style-type: none"><li>1 Café/pub</li><li>2 Catering</li><li>3 home made crafts for sale</li><li>4 cooking classes</li><li>5 small parties</li><li>6 Energy/Rieki/message room</li><li>7 Renting Kitcher to other business/ people for catering.</li></ol>	<p><b>Up stairs</b></p> <p><b>Personal parties - by invite</b></p> <p>Sewing/crafting/knitting/photography/ any other classes</p> <p>Drumming circle</p> <p>Spiritual - Meduimship - gathering</p> <p>friends &amp; family that need to spend a night not in a hotel. (not a rental)</p> <p>birthdays, showers, holidays,</p>
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**WHEELER, PRISCILLA**  
 WHEELER, ROBERT  
 PO BOX # 2  
 PLAINFIELD, NH 03781

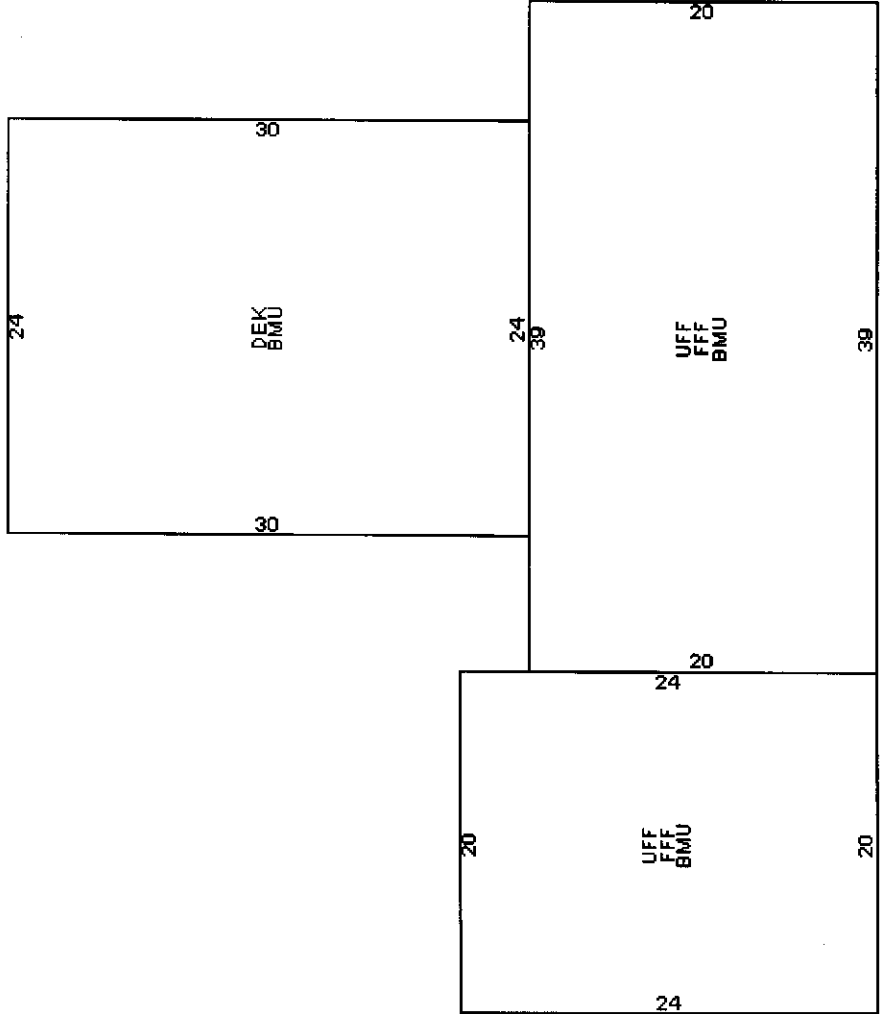
District: PWD  
 Percentage: % 100

Date Permit ID Permit Type Notes

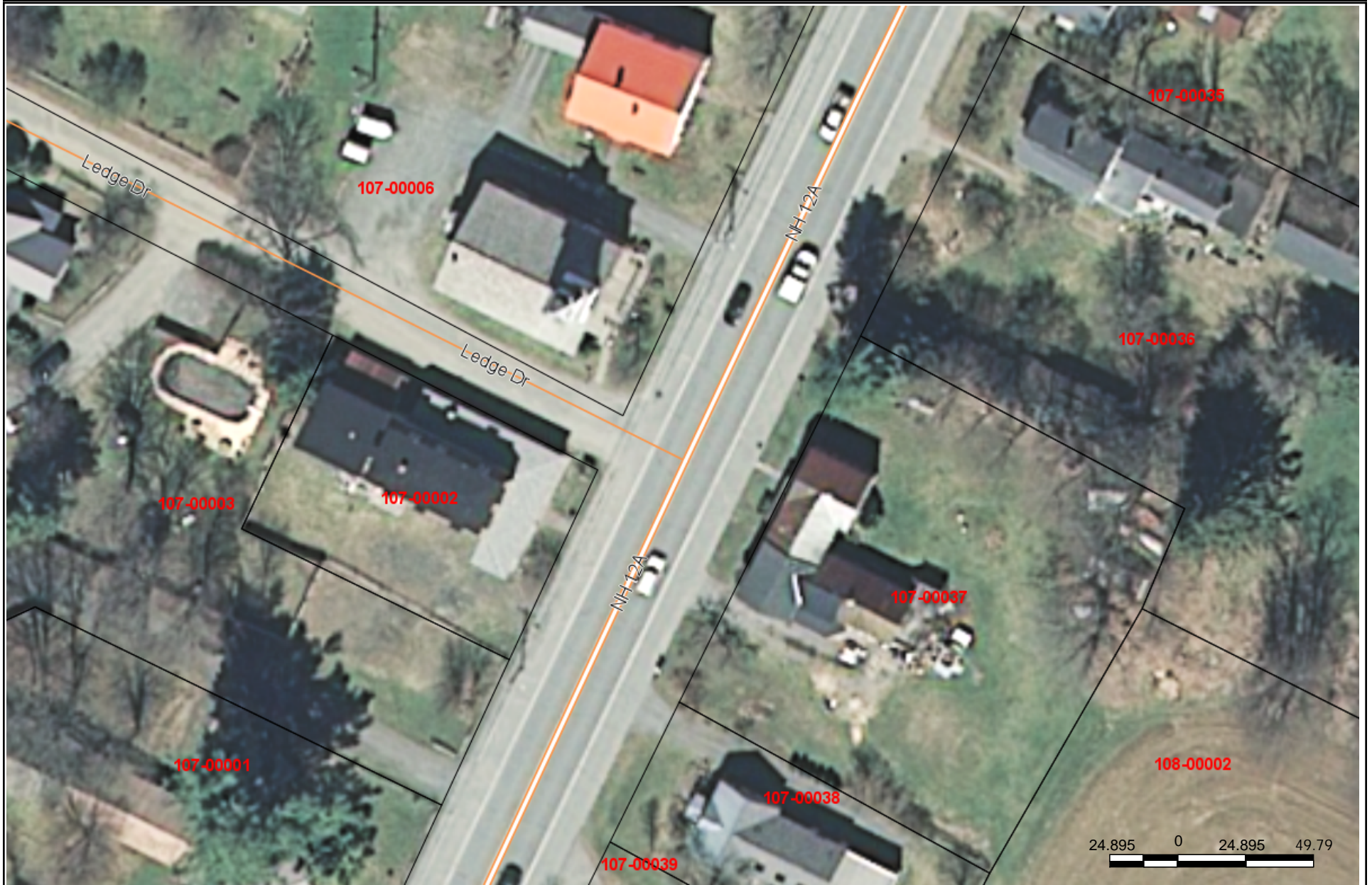
**Model: 2 STORY FRAME COLONIAL**  
**Roof: GABLE OR HIP/STANDING SEAM**  
**Ext: AVERAGE**  
**Int: PLASTERED/DRYWALL**  
**Floor: PINE/SOFT WD**  
**Heat: GAS/FA DUCTED**  
 Bedrooms: 4 Baths: 2.0 Fixtures:  
 Extra Kitchens: Fireplaces:  
 Generators:  
 A/C: No  
 Quality: **AI AVERAGE+**  
 Com. Wall:  
 Size Adj: **0.8921** Base Rate: **RSS 76.00**  
 Bldg. Rate: **0.9617**  
 Sq. Foot Cost: **\$ 73.09**

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1260	1.00	1260
FFF	FST FLR FIN	1260	1.00	1260
BMU	BSMNT	1980	0.15	297
DEK	DECK/ENTRANCE	720	0.10	72
<b>GLA:</b>	<b>2,520</b>	<b>5,220</b>		<b>2,889</b>

**Market Cost New: \$ 211,157**  
**Year Built: 1830**  
**Condition For Age: EXCELLENT 14 %**  
 Physical:  
 Functional:  
 Economic:  
 Temporary: **CNOTES 65 %**  
 Total Depreciation: **79 %**  
**Building Value: \$ 44,300**







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