

**Plainfield Planning Board
Site Plan Review Notice**

You are hereby notified that **Christopher Laundry** has filed an application for site plan review for an approved business project to be located at #142 Route 12A, ZBA case 18-05. The application involves the establishment of a small trucking company on 9.1 acres located at #142 Route 12A. The property also consists of a small-scale agricultural operation and three rental apartments.

A Public hearing on the project will be held:

**Monday September 17th 2018
At 7:00pm at the
Meriden Town hall
110 Main Street
Meriden Village**

The application materials are available at the town office and are posted up on the town's website www.plainfieldnh.org/planning.htm

Note: This hearing is to be held in order to comply with a legal requirement of law (RSA 675:7). Abutters are invited to attend for their own benefit and information; they are not required by law to attend.

Notice August 30th 2018
Stephen Halleran for the
Plainfield Planning Board

TOWN OF PLAINFIELD

APPLICATION FOR SITE PLAN REVIEW

Applicant's name: Christopher LAUNDRY
address: #142 Route 12A
Plainfield

Location of property
(if different than above): Same

Describe development and/or alteration:

Site plan review Approved BUSINESS Project
ZBA CRE #18-05

Preliminary Consultation: 8/20/18
(date)

Formal submission of application: _____

Final Review: 9/17

Fee Paid:
Filing fee \$100 Notification fee \$25 Additional fee \$50 \$175.-

Plainfield Planning Board Action:

Approval: _____
(Planning Board Chairman and date)

Disapproval: _____

Conditions: _____

Sent from Mail for Windows 10

From: christopher laundry
Sent: Sunday, April 29, 2018 11:02 PM
To: helenabattipaglia@gmail.com
Subject: zoning request

To whom it may concern,

My name is Christopher Laundry, a Plainfield resident and owner of a small trucking company. I am writing today in hopes of gaining your permission to make some small changes to the Rivers Edge Riding Arena, located on NH rt 12a on the north end of town.

This property has a three unit apartment building and three out buildings. At one point, these out buildings were used to house and train horses. As I grew up on a dairy farm, not a horse farm, I plan on raising animals such as pigs, chickens and cows – animals that I'm more familiar with and will be of greater use to me.

Additionally, I would like to add another driveway at the North end of the property and use a corner of the large riding arena as a covered space, where I can park and maintain my dump trucks. As mentioned above, I have a small trucking company that subcontracts on to larger companies. This means the trucks would be parked there, but when they are gone in the morning they will not be making multiple trips in and out of the yard.

Attached with the letter is a map showing how I would like to keep the business separated from the apartment building. I believe this separation will make it possible for me to accomplish what I need and not infringe on the tenants space. I am requesting permission to make these changes with full support and cooperation of the current land owner Mark Horne. I am open to any suggestions you may have, and am very excited to start this new adventure. Thank you for your time.

Sent from Mail for Windows 10

4/30/2018



"HORSE FARM"



Victoria F. Sheehan
Commissioner

**THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION**

District 2 Office, 8 Eastman Hill Rd., Enfield, NH 03748 (603) 448-2654



William Cass, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

To: Mark H Home
1032 Route 12A
Plainfield, NH 03781

City/Town: Plainfield
Route/Road: NH 12A (S0000012A)
Patrol Section: 212
Tax Map: 204
Lot: 10
Development: In-House Heavy Truck Servicing

Permit #: 02-373-0024
District: 02
Permit Date 6/11/2018

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 12A (S0000012A), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.718 miles south of Lebanon Town Line on the west side of NH 12A (S0000012A).
SLD Station: 33033 (left) GPS: 43.593195 N 72.336822 W.

Specifications: This permit authorizes a gravel access to be used as a Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 25 feet from and parallel to the centerline of the highway. The entrance shall be graded so that the surface of the drive drops 4 inches at a point 12 feet from NH 12A (S0000012A) edge of pavement to create a drainage swale.

The driveway shall not exceed 15 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

This is currently a 16 feet wide un-paved driveway, with no alteration permitted.

Drive 2

Location: Approximately 0.7 miles south of Lebanon Town Line on the west side of NH 12A (S0000012A).
SLD Station: 33141 (left) GPS: 43.593495 N 72.336551 W.

Specifications: This permit authorizes a paved access to be used as a Multi-Family Residential drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 25 feet from and parallel to the centerline of the highway. The entrance shall be graded so that the surface of the drive drops 3 inches at a point 12 feet from NH 12A (S0000012A) edge of pavement to create a drainage swale.

The driveway shall not exceed 40 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

This is currently a 65 feet wide paved driveway, to be reduced to 40 feet in width by removal of the north portion. For the north portion, the asphalt is to be completely removed with straight-line saw-cut for the restored shoulder edge of RT 120. The area is then to be graded to be level with (or to pitch slightly away from) Route 120, leaving allowance for at least a 4 inch thick new loam & seed permanent restoration cover.

Handwritten signature and "12A" marking

Drive 3

Location: Approximately 0.612 miles south of Lebanon Town Line on the west side of NH 12A (S0000012A).
SLD Station: 33433 (left) GPS: 43.594168 N 72.335953 W.

Specifications: This permit authorizes a gravel access to be used as a Commercial - In-House Truck Servicing drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 25 feet from and parallel to the centerline of the highway.
The entrance shall be graded so that the surface of the drive drops 4 inches at a point 12 feet from NH 12A (S0000012A) edge of pavement to create a drainage swale.

The driveway shall not exceed 16 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

This Permit is for a heavy truck in-house servicing yard for a business. Centerline of the driveway is about 95 feet north of U-Pole # 134/85. No culvert to be installed in the right-of-way.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

Landowner shall pre-post the approved and signed NHDOT District 2 Driveway Permit at a location so that it is readily visible from the accessing State roadway during the construction of the driveway.

Landowner must notify the Patrol Foreman at Patrol Shed #212 (603) 675-2450 at least 48 hours prior to beginning construction of the permitted driveway entrance.

Landowner shall grade the driveway limits so that, including during construction, no stormwater runoff flows onto the State of New Hampshire roadway or shoulders. Site drainage shall not be permitted to cause ponding, ice or ice build-up in the right-of-way.

For Driveway #3: for at least the first 15 feet, the driveway shall be constructed approximately perpendicular to the state road. Also, Landowner shall not flare the end of the driveway onto the abutting properties. To limit potential future settlement of the Route 12A paved shoulder, all surface and subsurface organic soils shall be removed during the subgrade preparation for the driveway, for the extent of the portion of the driveway within the right-of-way.

For Driveway #3: Landowner shall install the necessary erosion and sediment control measures during the construction and use of the driveway. All erosion and sediment control measures shall be maintained and remain in place until substantial vegetation growth has occurred.

For Driveway #3: Upon completion of the construction of the permitted driveway and other priority permanent features, Landowner shall fine grade the adjacent areas to manage stormwater runoff to be away from the State road; finish with application of loam and seed or otherwise permanently stabilize all disturbed surface side areas.

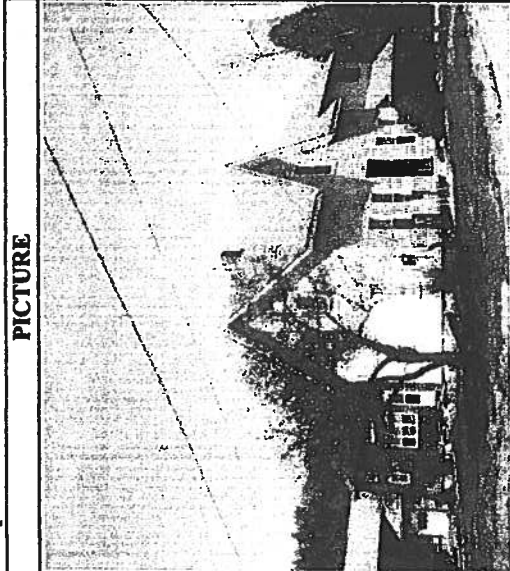
Landowner shall be responsible for the maintenance of the driveways, ditches, side slopes and other permanent structures or surface features, and establishing satisfactory adjacent drainage away from the State road. Disturbance, wetting, silting or damage to the roadway is prohibited, including for seasonal factors.

Approved Ch T
Assistant District Engineer
For Director of Administration

Copies: District, Town, Patrolman

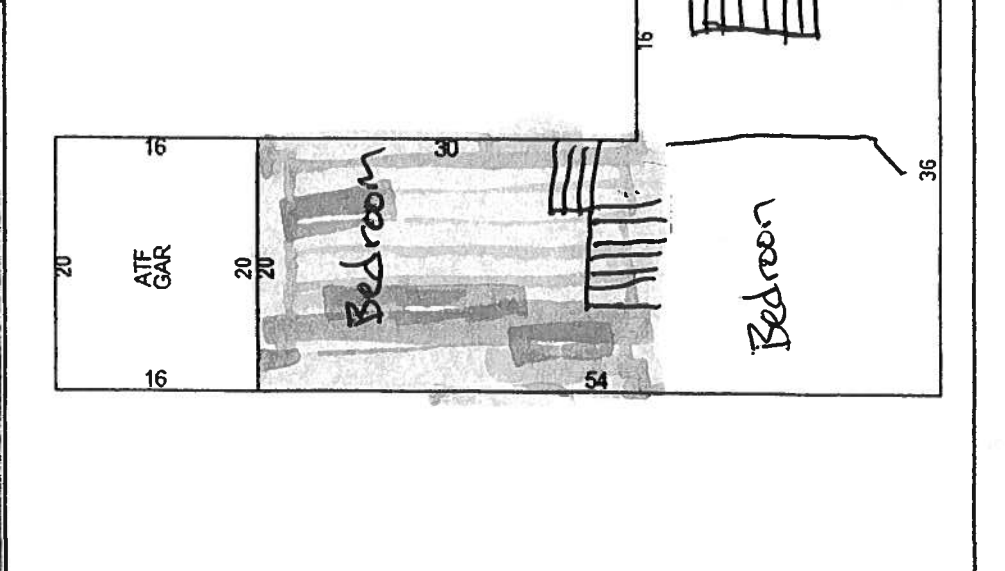
BUILDING DETAILS	
Model:	1.75 STORY FRAME CONVENTION
Roof:	GABLE OR HIP/ASPHALT
Ext:	WOOD SHINGLE/VINYL SIDING
Int:	DRYWALL
Floor:	CARPET/LINOLEUM OR SIM
Heat:	OIL/HOT WATER
Bedrooms:	4 Baths: 3.0
Extra Kitchens:	Fixtures:
Fireplaces:	Generators:
A/C:	No
Quality:	A1 AVERAGE+
Com. Wall:	
Size Adj:	0.8319
Base Rate:	RSA 76.00
Bldg. Rate:	0.8878
Sq. Foot Cost:	\$ 67.47

TAXABLE DISTRICTS			
District	Percentage		
PERMITS			
Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect
ATF	ATTIC FINISHED	320	0.25
TQF	3/4 STRY FIN	1464	0.75
OPU	OPEN PORCH	68	0.15
UFF	UPPER FLR FIN	544	1.00
GAR	GARAGE ATTCHD	524	0.45
FFF	FST FLR FIN	1852	1.00
BMU	BSMNT	1852	0.15
OPF	OPEN PORCH FIN	260	0.25
DEK	DECK/ENTRANCE	226	0.10
CPT	CARPORT	226	0.10
GLA:	3,574	7,336	4,209

2013 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 283,981
Year Built:	1930
Condition For Age:	GOOD
Physical:	18 %
Functional:	DRT BSMNT
Economic:	1 %
Temporary:	
Total Depreciation:	19 %
Building Value:	\$ 230,000



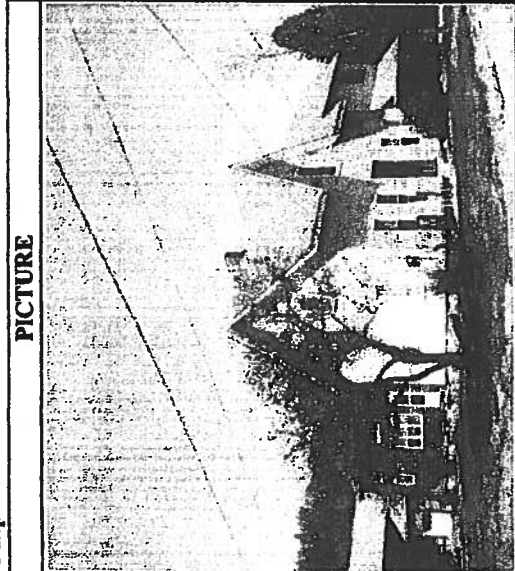
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 Ext: WOOD SHINGLE/VINYL SIDING
 Int: DRYWALL
 Floor: CARPET/LINOLEUM OR SIM
 Heat: OIL/HOT WATER
 Bedrooms: 4 Baths: 3.0 Fixtures:
 Extra Kitchens: Fireplaces:
 Generators:
 A/C: No
 Quality: AI AVERAGE+
 Com. Wall:
 Size Adj: 0.8319 Base Rate: RSA 76.00
 Bldg. Rate: 0.8878
 Sq. Foot Cost: \$ 67.47

TAXABLE DISTRICTS

District	Percentage

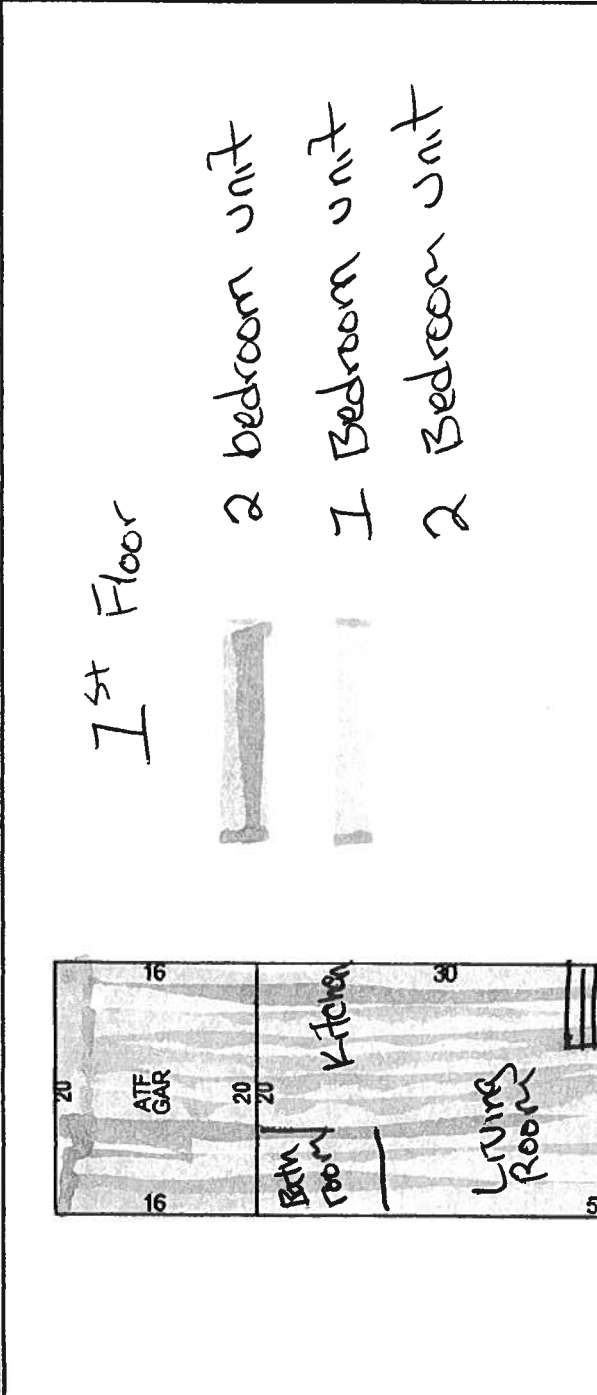
PERMITS

Date	Permit ID	Permit Type	Notes



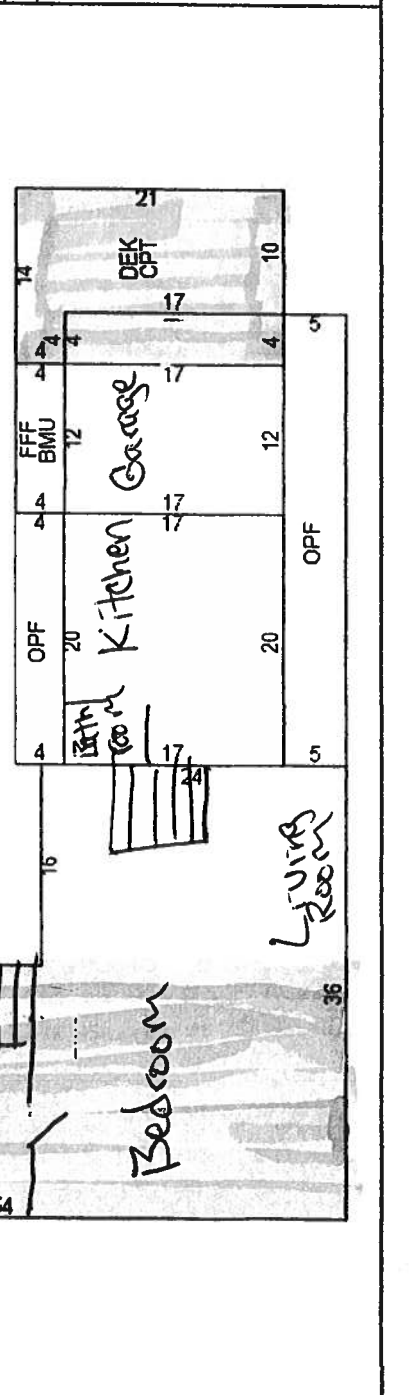
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	320	0.25	80
TQF	3/4 STRY FIN	1464	0.75	1098
OPU	OPEN PORCH	68	0.15	10
UFF	UPPER FLR FIN	544	1.00	544
GAR	GARAGE ATTCHD	524	0.45	236
FFF	FST FLR FIN	1852	1.00	1852
BMU	BSMNT	1852	0.15	278
OPF	OPEN PORCH FIN	260	0.25	65
DEK	DECK/ENTRANCE	226	0.10	23
CPT	CARPOT	226	0.10	23
GLA:	3,574	7,336		4,209



2013 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 283,981
Year Built:	1930
Condition For Age:	GOOD
Physical:	18 %
Functional:	DRT BSMNT
Economic:	1 %
Temporary:	
Total Depreciation:	19 %
Building Value:	\$ 230,000



NELSON ANALYTICAL LAB

490 East Industrial Park Drive
Manchester, NH 03109
www.nelsonanalytical.com
(603)622-0200

NH ELAP Accreditation #NH1005
Maine State Certification #NH01005
Vermont State Certification # VT1005
Maine Radon Certification # ME17500

Report of Analysis

Customer: Twin State Inspections, LLC
Client Sample ID: Laundry
Laboratory ID: 118062998.01
Sample Matrix : Drilled Well Water
Sample Location: 142 NH-12A, Plainfield, NH

Date Collected: 06/25/2018 03:00 PM
Collected By : Twin State
Date Received : 06/26/2018 08:25 AM
Temperature Rec'd °C: #13.2

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	/100mL	06/26/2018 12:10	SM 9223B	Primary	Within EPA Standard
E. coli Bacteria	Absent	Absent	/100mL	06/26/2018 12:10	SM 9223B	Primary	Within EPA Standard
Nitrate-N	2.1	10	mg/L	06/26/2018 12:20	SM 4500 NO3 D	Primary	Within EPA Standard
Nitrite-N	<0.01	1.0	mg/L	06/26/2018 14:00	SM 4500 NO2B	Primary	Within EPA Standard
Fluoride	<0.20	4.0	mg/L	06/27/2018 17:15	SM 4500F-C	Primary	Within EPA Standard
Arsenic	<0.001	0.010	mg/L	06/27/2018 02:39	EPA 200.8	Primary	Within EPA Standard
Lead	<0.001	0.015	mg/L	06/27/2018 02:39	EPA 200.8	Primary	Within EPA Standard
Copper	<0.010	1.30	mg/L	06/27/2018 02:39	EPA 200.8	Primary	Within EPA Standard
Chloride	74	250	mg/L	06/26/2018 12:20	SM 4500Cl-B	Secondary	Within EPA Standard
pH	7.48	6.5-8.5	SU	06/27/2018 10:29	SM 4500H B	Secondary	Within EPA Standard
Iron	0.238	0.300	mg/L	06/27/2018 02:39	EPA 200.8	Secondary	Within EPA Standard
Manganese	<0.010	0.050	mg/L	06/27/2018 02:39	EPA 200.8	Secondary	Within EPA Standard
Conductance	540	N/A	umhos/cm	06/26/2018 17:25	SM 2510B	N/A	No EPA Limit
Alkalinity	120	N/A	mg/L	06/27/2018 10:10	SM 2320B	N/A	No EPA Limit
Sodium	31	N/A	mg/L	06/27/2018 02:39	EPA 200.8	N/A	No EPA Limit
Total Hardness	131	N/A	mg/L	06/27/2018 02:39	SM 2340B	N/A	No EPA Limit
Radon	837	See Note	pCi/L	06/26/2018 20:15	SM 7500	N/A	No EPA Limit

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

Test Types: EPA Primary: Regulated by the EPA as a health related parameter
EPA Secondary: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted



Andrew Nelson, Laboratory Director



Notes: mg/l=ppm; ug/l=ppb; "<" denotes "less than". ND= Non-detected. This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, and the Maine Laboratory Certification Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters and they should be tested immediately at sample collection. Samples tested for pH are analyzed beyond the hold time for the analysis. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #-Sample(s) received at laboratory do not meet method specified temperature criteria. Subcontracting Information: SUB2=NH2018(EPA-ME00015); SUB3=NH1004(EPA-NH00035) SUB4=NH2073, SUB5=NH2530 SUB6=NH2124 ME IN00035 SUB 7=NH1007
http://des.nh.gov/organization/divisions/water/dwgb/rhelap/http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx<http://www.maine.gov/dhs/mecdc/environmental-health/dwp/professionals/labCert.shtml>

Date Reported: 06/27/2018



Stearns Septic Service

PO Box 1167 ~ Grantham NH 03753
Phone (603) 442-9500 Fax (603) 442-9575



Evaluation General Information

Customer's Name: **LAUNDRY, Christopher** Date: **6/6/2018**

General Info Provided by: **Christopher Laundry, Customer**

Site Street Address: **142 Route 12A** Town/City, State: **Plainfield, NH**

Plan Available? **No** Approved Design **Unknown** Approval Number: **Not Available or Provided**

Design Comments: _____

We recommend obtaining a copy of the approved septic system design and approval numbers for your record. Approved septic plans are available at most local city/town offices or a copy can be obtained through the state.

Gray Water System Connected?: **No** Fixtures Connected: **N/A**

Age of System: **Unknown** # of Current Occupants: **7 - 8** # of Potential Occupants: **7 - 8**

Current Use: **Residential Year-Round** House Vacant Prior to Evaluation? **No**

Proposed Use: **Residential Year-Round** Length of Time: **N/A**

Appliances Currently Connected to System Clothes Washer? **No** Dishwasher? **No** Garbage Disposal? **No**

Water Conditioner? **No** Does water conditioner drain into septic system? **No**

Water conditioners should not be connected to the septic system; they should be discharged elsewhere.

Water Supply: **Drilled** Distance from Septic Tank: **75'+**

EDA: **61'**

Date of Last Tank Cleaning: **2018** Prior Repairs: **None Reported**

*****It was unknown at the time of the evaluation if there is a clothes washer, dishwasher, garbage disposal, or water conditioner connected to the system.**

DEFINITIONS

Good: Satisfactory working condition.

Fair: Working condition - showing sign of age and/or minor repair may be needed.

Poor: Unsatisfactory condition - hydraulically loaded but not surfacing and/or further investigation or repairs needed.

Failing: Per State of NH Code of Administrative Rules Env-Ws 1002.28 "Failure" means "failure" as defined in RSA 485-A:2, IV, namely "the condition produced when a subsurface sewage or waste disposal system does not properly contain or treat sewage or causes or threatens to cause the discharge of sewage on the ground surface or into adjacent surface or ground waters."

Stearns Septic Service

PO Box 1167 ~ Grantham NH 03753

Phone (603) 442-9500 Fax (603) 442-9575 www.StearnsSeptic.com

Customer's Name: **LAUNDRY, Christopher**

Date of Evaluation **6/6/2018**

Site Address: **142 Route 12A**

Plainfield, NH

TANK INFORMATION

Location: **25' off the back of the house**

Risers Currently Installed:

Inlet **No**

Center? **Yes**

Outlet? **No**

Risers Recommended:

Inlet? **Yes**

Center? **No**

Outlet? **No**

Depth:

Inlet: **16"**

Center: **Surface**

Outlet: **10"**

Septic Tank Construction: **Concrete**

Tank Size: *********

Condition: **Fair**

2nd Tank **No**

Construction: **N/A**

Size: **N/A**

Condition: **N/A**

Location of 2nd Tank: **N/A**

Depth of 2nd Tank: **N/A**

Risers Installed? **N/A**

Inlet Baffle: **Concrete**

Type: **Cross**

Condition: **Showing Signs of Deterioration**

2nd Inlet Baffle:

Type:

Condition:

Outlet Baffle: **Concrete**

Type: **Drop**

Condition: **Showing Signs of Deterioration**

2nd Outlet Baffle:

Type:

Condition:

Inlet Line: **SCH40**

Outlet Line: **SCH40**

Liquid Level at Outlet: **Normal**

Tank Need Cleaning? **No**

******SEPTIC TANK is a low profile tank - either 1,000gl or 1,250gl - pump to determine**

Filter Installed? **No**

Filter Need Cleaning? **N/A**

Height of Staining in Tank at Outlet **Normal**

Signs of Backup? **No**

Pump Station Installed? **No**

Location: **N/A**

Alarm Present? **No**

Tested? **N/A**

Alarm Okay? **N/A**

Depth to Cover/Riser: **N/A**

EFFLUENT DISPOSAL AREA (EDA) INFORMATION

Type of System: **Drywells**

Size: **2 - 4' x 8'**

Amount of Cover: **26" & 18"**

of Laterals/Rows: **N/A**

System Vented? **No**

Recommend Venting? **N/A**

Level of Effluent in Drywell **10% in both**

Distribution Box Located? **None Present**

Size: **N/A**

of Outlets: **N/A**

Depth: **N/A**

Condition: **N/A**

of Test Holes Dug: **2**

Level of Effluent from Bed Bottom:

At Bed Bottom

Level of Staining from Bed Bottom:

At Bed Bottom

Stone or EDS Construction Material Clean? **Yes**

Evidence or indication of past or present hydraulically loaded or backed up in outlet line of tank or distribution box? **No**

Lush vegetation or odor present? **No**

EDA Condition: **Fair**

Comments/Recommendations:

Have the septic tank cleaned in the summer of 2019 (determine tank size at the time of the cleaning). Due to the design of the septic tank (low profile) and the occupancy of the home, for proper system maintenance we recommend having the septic tank cleaned on a YEARLY basis.

Due to the depth of the tank, a riser should be added to the inlet for easier accessibility.

The cover on the center clean out riser was found to be broken; recommend replacing with a 24" riser cover.

The outlet cover on the tank was found to be broken; recommend replacing with an 8" x 11" concrete cover.

Due to the distance of the well to one of the drywells (61'), we recommend having the water tested.

No grease, garbage, food grindings, or harsh chemicals down the drains.

No more than two loads of laundry back to back in a single day.

Nothing heavier than a garden tractor over system area, unless system designed for vehicle traffic.

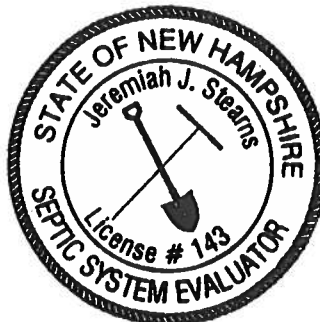
Do not overuse system design.

Have septic tank and filter cleaned or checked on a regular basis to avoid system backup or premature system failure.

Field Evaluation Conducted by: **Jeremiah Stearns, NH Licensed Evaluator #143**

Justin Densmore, NH Licensed Evaluator #61

Report Prepared by **Heather Stearns, NH Licensed Evaluator #62**



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

GARAGE		
Page 27 Item: 7	Electrical	• Receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed.
BARN/STABLE		
Page 34 Item: 7	Barn/Stable Electrical Defects	• Receptacles in the barn had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution.
Page 34 Item: 8	Barn/Stable Ventilation	• An improper fuel storage system was located in the first barn. You should have this and the abandoned furnace removed for safety.
2ND BARN/STABLE		
Page 37 Item: 7	Barn/Stable Electrical Defects	• Receptacles in the barn had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution.
2ND KITCHEN		
Page 46 Item: 6	Receptacles	• Receptacles had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles in the kitchen.
2ND LAUNDRY ROOM		
Page 50 Item: 4	120-volt Receptacles	• Receptacles had no Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles in the laundry room.
SERVICE PANEL		
Page 61 Item: 6	Cabinet Condition	• The service panel cabinet exterior showed heavy corrosion and may need to be replaced soon. It was not opened by the Inspector due to safety hazards. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to have it safely inspected and to discuss options and costs for replacement.
3RD DISTRIBUTION PANEL		
Page 70 Item: 6	Dead Front Cover Condition	• The distribution panel dead front cover was held in place by the wrong type of screws. The installed pointed, coarse-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected and the panel interior inspected by a qualified electrical contractor. The Inspector did not inspect the panel interior.
4TH DISTRIBUTION PANEL		

Page 72 Item: 10	Cabinet Condition	<ul style="list-style-type: none"> The distribution panel cabinet exterior showed heavy corrosion and may need to be replaced soon. It was not opened by the Inspector due to safety hazards. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to have it safely inspected and to discuss options and costs for replacement.
WATER HEATER		
Page 81 Item: 5	TPR Discharge Pipe	<ul style="list-style-type: none"> The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.
GAS SYSTEM		
Page 82 Item: 2	Gas Distribution Pipes	<ul style="list-style-type: none"> The barn had corrugated stainless steel tubing (CSST) installed as gas pipe. This pipe can be recognized by its yellow or black plastic coating. CSST is a flexible, corrugated stainless steel tubing, which is considered by home professionals to be an unsafe product if it is not bonded to the electrical system. The pipes in this barn were NOT bonded properly to the electrical system. This should be evaluated further by a qualified contractor and all gas lines should be bonded for safety.
FURNACE		
Page 85 Item: 12	General Condition	<ul style="list-style-type: none"> The Inspector did not observe a recent service tag and recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.
BOILER		
Page 88 Item: 5	Fuel Storage	<ul style="list-style-type: none"> This boiler was fueled by heating oil. Inspecting of oil storage tanks lies beyond the scope of the General Home Inspection. The Inspector recommends that you have the tank inspected by a qualified contractor. Leaking oil tanks, especially those located underground, can be expensive to replace.
Page 88 Item: 9	TPR Discharge Pipe	<ul style="list-style-type: none"> The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor.
Page 90 Item: 20	General Condition	<ul style="list-style-type: none"> The Inspector did not observe a recent HVAC contractor service tag and recommends that boiler cleaning, service and certification be performed by a qualified HVAC contractor.
LIFE SAFETY		
Page 93 Item: 1	Life Safety	<ul style="list-style-type: none"> Some smoke detectors were not present or were missing from areas where they should be installed. The Inspector recommends installing hardwired smoke detectors on each level of the home to protect the occupants. The Inspector recommends installation by a qualified contractor. Local jurisdictions may have different placement requirements, so its is best to check with the local fire marshal or other Authority Having Jurisdiction (AHJ) regarding this matter. The Inspector recommends installing hardwired carbon monoxide detectors on each level of the home to protect the occupants. The Inspector recommends installation by a qualified contractor. Local jurisdictions may have different requirements, so its is best to check with the local fire marshal or other Authority Having Jurisdiction (AHJ) regarding this matter. Each bedroom should have a secondary means of egress. One or more bedrooms did not have secondary means of egress. This should be corrected by a qualified contractor. You should consider having this property inspected by the local fire marshal. Discuss this with your real estate attorney.

**PLAINFIELD ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Christopher Laundry
255 Old County Rd
Plainfield, NH 03781

Case 18-05


You are hereby notified that the request for special exception, #35 Approved Business Project to add a small trucking company to the property located at #142 Route 12A, has been granted by the affirmative vote of at least three members of the town's Zoning Board of Adjustment. As a result of this decision, approved uses on the property will be three apartments, a small-scale agriculture operation, and a small trucking company yard.

In reaching this decision the Zoning Board made the following findings:

- 1) The #142 Route 12A property (204/10) is 9.1 acres in size and is located in the Rural Residential Zone which has a minimum lot size of 3.5 acres.
- 2) The property is located partially in the Connecticut River Shoreland Conservation Protection District (S).
- 3) The three apartments have existed for years and have been used at times when the agricultural use on the property was much more intensive.
- 4) The application has provided basic information about the utilities serving the property and has had a building inspection conducted which revealed some necessary work to bring the apartments into compliance with the state's life safety codes.
- 5) The proposed use, with the new access drive, will approach the 20% maximum lot coverage allowed by the Zoning Ordinance.
- 6) The trucking use is done primarily offsite, the property mainly serves as a base of operations and a facility to store and maintain the vehicles.

The approval is subject to the following conditions:

- 1) Under this decision the trucking yard can store up to a maximum of ten trucking units. A truck is considered one unit, a trailer is also considered one unit.
- 2) The apartments must satisfy the town's building inspector for life safety code compliance.
- 3) The project must receive site plan review approval to include confirmation that the lot coverage, with the new access driveway, does not exceed twenty percent.
- 4) All development on the property must be done in conformation with the adopted Connecticut River Shoreland Conservation Protection District.
- 5) The application materials and representations made at the public hearing become part of this approval.


Richard Colburn, Chairman
Zoning Board of Adjustment

Date: *20 Aug 2018*



100 foot Abutters List Report

Plainfield, NH
August 02, 2018

Subject Property:

Parcel Number: 204-010-000
CAMA Number: 204-010-000-000
Property Address: 142 RTE 12A

Mailing Address: HORNE, MARK H & SANDRA R
1032 RTE 12A
PLAINFIELD, NH 03781

Abutters:

Parcel Number: 202-001-000
CAMA Number: 202-001-000-000
Property Address: RTE 12A

Mailing Address: MINTZ, SAMUEL E
5 PUTNAM ST
CHARLESTOWN, MA 02129

Parcel Number: 203-004-000
CAMA Number: 203-004-000-000
Property Address: 7 RIVER RD

Mailing Address: LECLAIR, BARBARA M TRUST LECLAIR,
BARBARA M TRUSTEE
7 RIVER RD
PLAINFIELD, NH 03781

Parcel Number: 204-011-000
CAMA Number: 204-011-000-000
Property Address: RTE 12A

Mailing Address: CHASE IRREVOCABLE TRUST CHASE,
PAULINE M
455 OLD COUNTY RD
PLAINFIELD, NH 03781

Parcel Number: 204-011-000
CAMA Number: 204-011-000-0MH
Property Address: 117 RTE 12A Unit MH

Mailing Address: CHASE, PAULINE M TEMPLE, CHRISTY
L
455 OLD COUNTY RD
PLAINFIELD, NH 03781



www.cai-tech.com

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8/2/2018

Page 1 of 1