



1216 Rt. 12a, P.O. Box 291  
Plainfield, NH 03781

Tel. 603-675-5502, cell 603-252-7204

July 3, 2021

Plainfield Planning Board  
Plainfield, NH 03781

COVER LETTER

Owner: Donald E. Garfield, Trustee of Garfield Family Revocable Trust  
Tax Map: Map 102– Lot 19  
Property address: 155 and 163 Main Street, Meriden, NH  
Zones: VR and RC-II

**Proposal:** The property owner wishes to create one new Lot of 1.32 acres in the VR zone, leaving 11.3 acres with existing Lot 19 at 155 Main Street in the VR and RC-II zones. The new lot will contain the existing Garfield's Smokehouse business at 183 Main Street and one proposed single family dwelling.

**Request for Waivers:** Normal minor subdivision waivers

Sincerely,

Rollins Land Survey

Christopher E. Rollins  
Licensed Land Surveyor, NH & ME



**Rollins Land Survey**

1216 RT 12A PO BOX 291 PLAINFIELD NH 03781

603.675.5502

ROLLINSSURVEY@GMAIL.COM

June 14, 2021

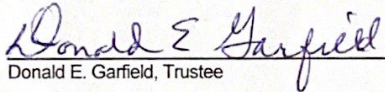
Plainfield Planning Board  
Plainfield, NH 03781

RE: **Minor Subdivision** –Garfield Family Revocable Trust, Map 102-Lot 19

Dear Board Members:

I hereby authorize Christopher E. Rollins of Rollins Land Survey of Plainfield, NH to represent me at Planning Board meetings regarding the currently proposed **minor subdivision** of a my property shown as Map 102-Lot 19 at 155 Main Street in Meriden.

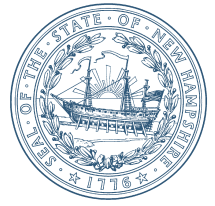
Sincerely,

  
Donald E. Garfield, Trustee

Date: 6/14/2021



The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

## APPROVAL FOR SUBDIVISION OF LAND

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

**SUBDIVISION APPROVAL DATE:** 6/29/2021

**APPROVAL NUMBER:** eSA2021062903

### I. PROJECT LOCATION

**Subdivision Name:** GARFIELD FAMILY REVOCABLE TRUST  
**Address:** 155 MAIN STREET  
PLAINFIELD NH 03781  
**Tax Map:** 102  
**Parent Lot No.:** 19  
**No. of Lots:** 1  
**Lot Nos.:** MAP 102-LOT 19-1

### II. OWNER INFORMATION

**Name:** DONALD E GARFIELD  
**Address:** GARFIELD FAMILY REVOCABLE TRUST  
PO BOX 236  
MERIDEN NH 03770

### III. APPLICANT INFORMATION

**Name:** CHRISTOPHER E ROLLINS  
**Address:** PO BOX 291  
PLAINFIELD NH 03781

### IV. DESIGNER INFORMATION

**Name:** CHRISTOPHER E ROLLINS  
**Address:** PO BOX 291  
PLAINFIELD NH 03781  
**Permit No.:** 00224

### V. SURVEYOR INFORMATION

**Name:** CHRISTOPHER E ROLLINS  
**Address:** PO BOX 291  
PLAINFIELD NH 03781  
**Permit No.:** 00527

### IV. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

#### A. OTHER CONDITIONS AND WAIVERS:

1. Approved with a municipal water supply only.
2. Approved for tax map 102 lot 19-1 only; consisting of a residential house and commercial smoke house @ 300gpd; total flow 900gpd.
3. Remaining tax map 102 lot 19 is over 5 acres.

**Darren K. King**  
Subsurface Systems Bureau

## APPROVAL FOR SUBDIVISION OF LAND

**V. GENERAL TERMS AND CONDITIONS:** Applicable to this Approval for Subdivision of Land

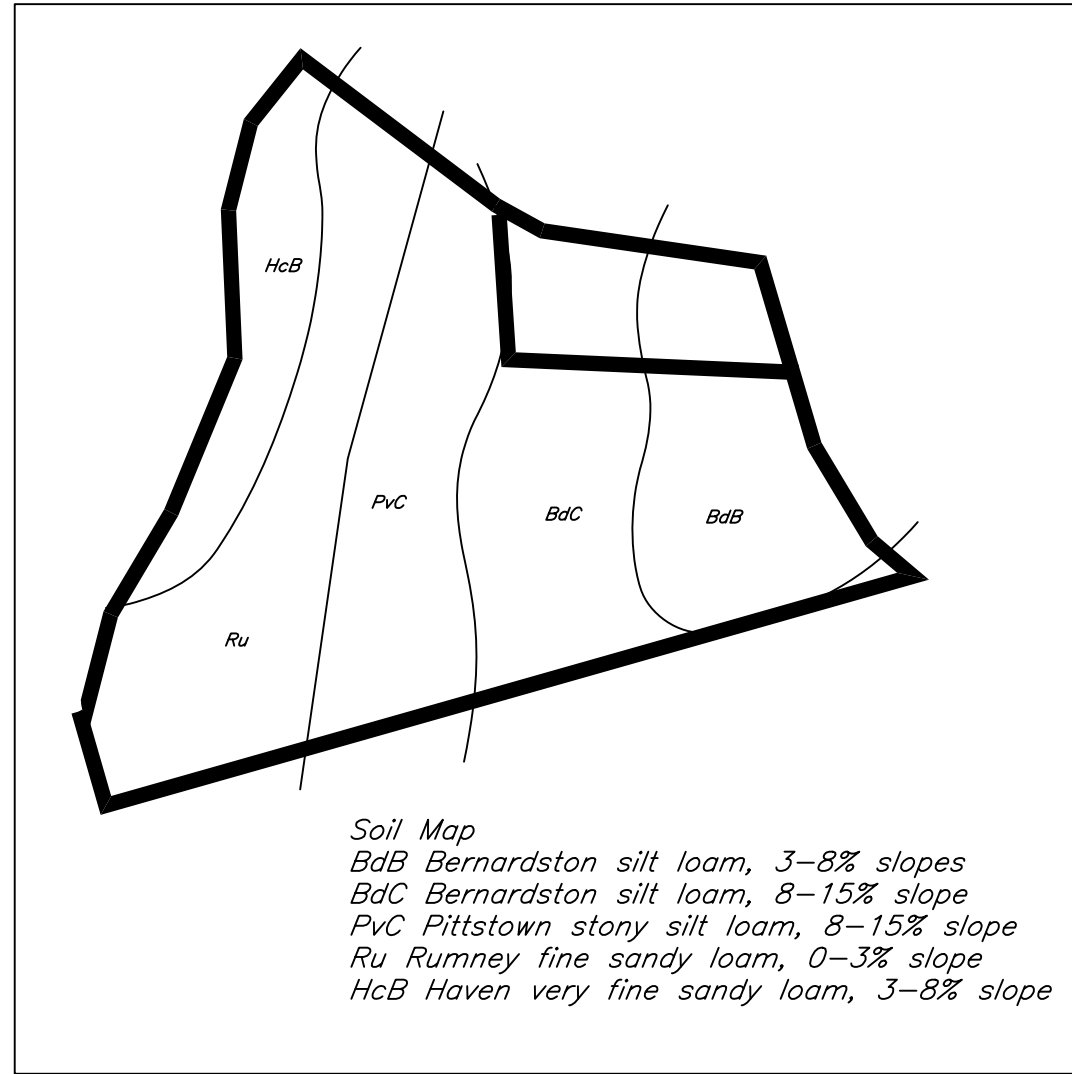
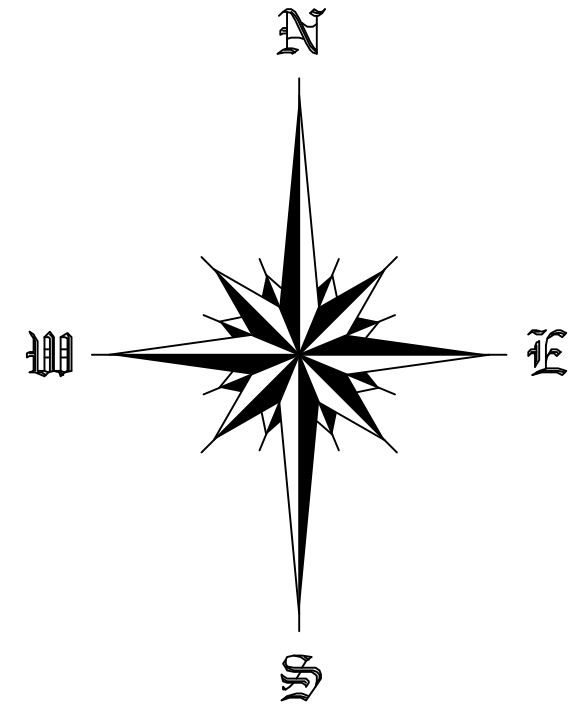
- A. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- B. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Subdivision of Land. Approval by the Department of Environmental Services of any subdivision of land is based on plans and specifications supplied by the Applicant.
- C. This Approval for Subdivision of Land does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

**WORK NUMBER: 202103335**

**APPROVAL NUMBER: eSA2021062903**

**APPLICATION RECEIVED DATE: June 17, 2021**

Grid North, State Plane Coordinates (2800NH)  
Elevations— NAVD88  
Distances and elevations are in U.S. Feet



**Notes**

- WATER SUPPLY:** The subject property is currently served by community water, MERIDEN VILLAGE WATER DISTRICT, NH registration number 981020.
- ZONING:** VR (VILL-RES) AND RC-IL
- SITE LOADING** on proposed Lot 19-1 is 300 gpd existing commercial + 600 gpd proposed dwelling = 900 gpd which equals 682 gallons per acre per day.
- SOIL TYPE** - BcC Bernardston silt loam, 8-15% slope, Group 3.
- MINIMUM LOT SIZE** for this soil type per NH is 53,000 s.f. x .5 reduction for community water = 26,500 s.f. Minimum lot size per Town in VR zone is 30,000 s.f. There are no wetlands, surface water, steep slopes, or observed surface ledge on proposed Lot 19-1.
- PROPOSED WATER LINES** are to be pressure lines at least 25-feet from leaching fields.
- PRIOR SUBDIVISION APPROVAL** - LINE "A" is a former lot-line that delineated a Town of Plainfield and State of New Hampshire approved 4.4-acre lot that was divided from the north side of Line "A" in 1973. Refer to New Hampshire Water Supply and Pollution Control Commission Approval for Subdivision No. 5668, dated May 9, 1973, describing the aforementioned 4.4-acre lot and shown on plan "Property of William A. Spraker", July 15, 1973, by Murray H. Stevens, recorded in Packet 3, Folder 4, Number 29 of Planfile 1 in the Sullivan County Registry of Deeds. The approval of Lot 19-1 shown hereon replaces the prior NH Subdivision Approval No. 5668 and eliminates Line "A".
- TOPOGRAPHIC CONTOURS** - shown hereon are 5-foot vertical interval derived from LIDAR surface files provided by NH Grant.
- Town of Plainfield LOT SHAPE FACTOR - Lot 19=22.3, Lot 19-1=19.7

**Legend**

- Stone wall
- Utility pole
- Unmarked point
- 4000 sq. ft. area suitable for sewage disposal.
- 4K Area
- Iron pin set IPNS
- Iron pipe found IP
- Existing pressure water line WL(E)
- Proposed pressure water line WL(P)

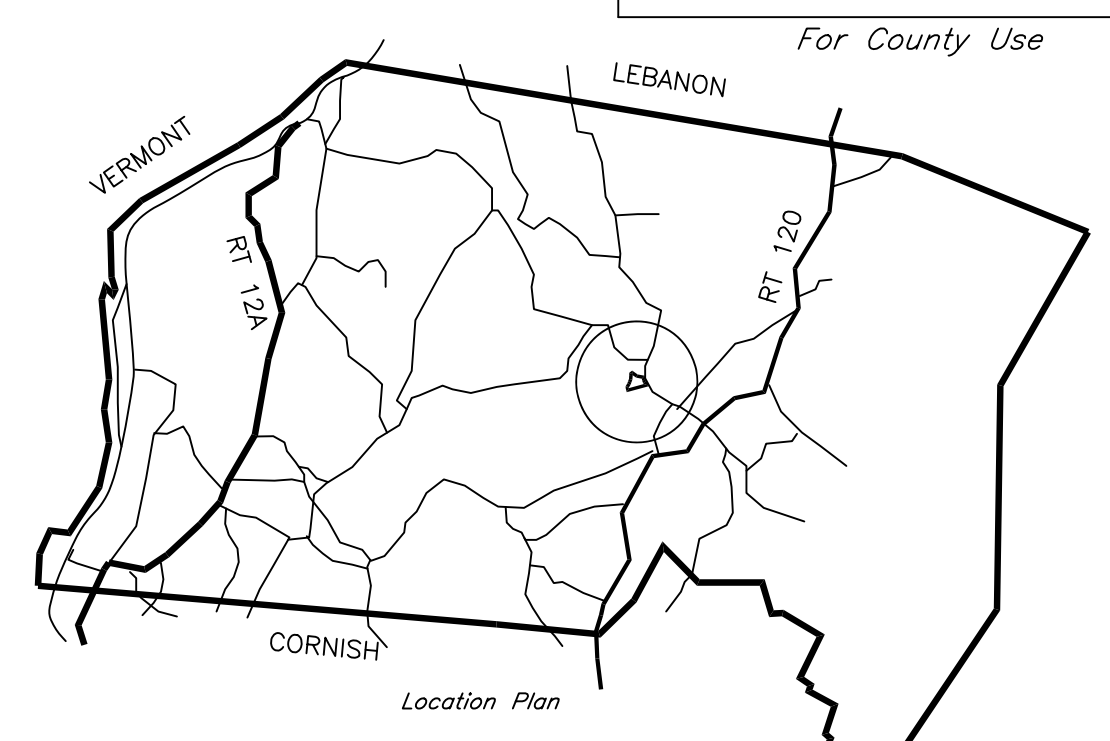
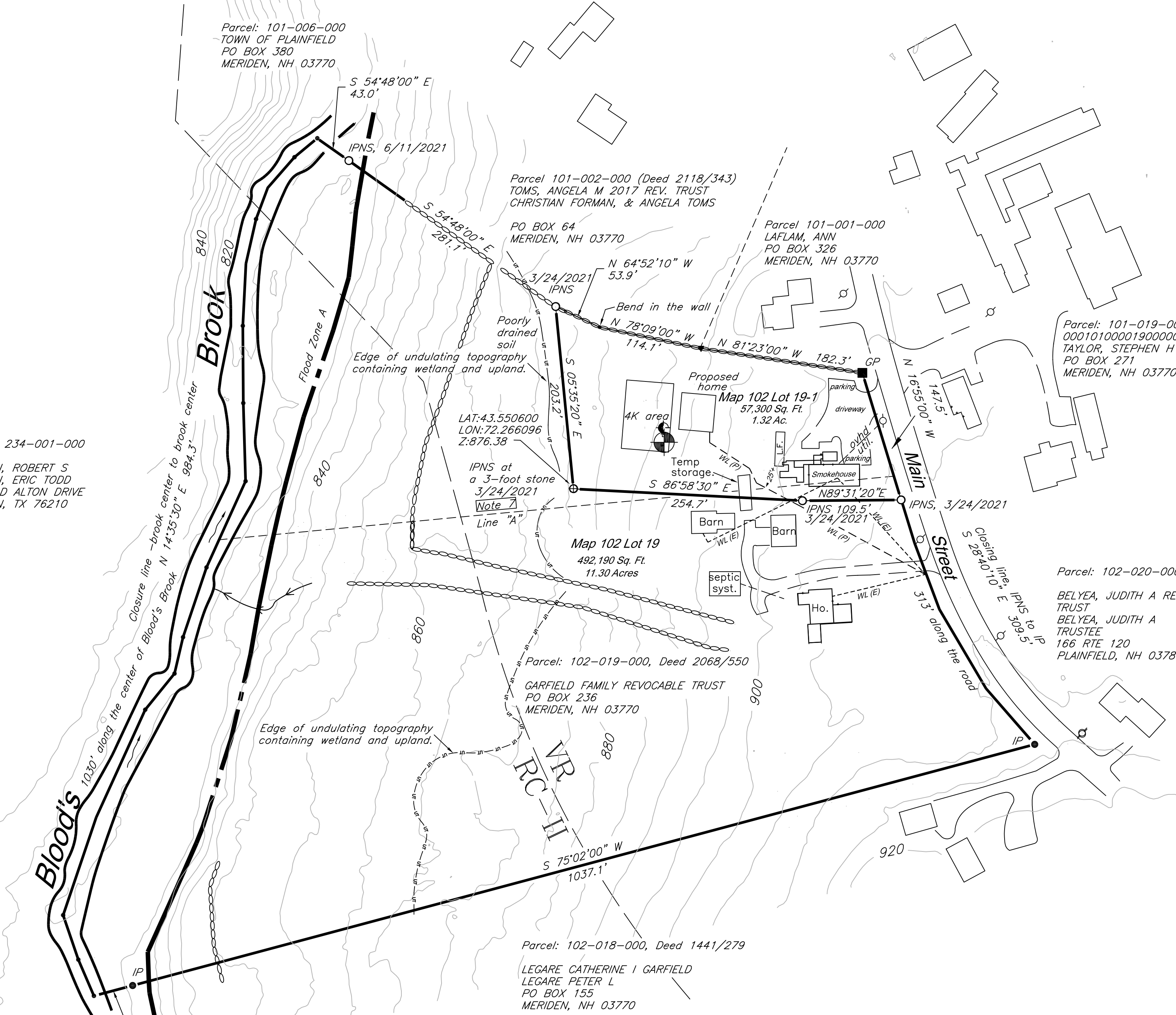
**REVIEWED AND APPROVED**  
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE  
 NH DEPT. OF ENVIRONMENTAL SERVICES  
 WATER DIVISION  
 Precision: 1/10,000+  
 Date: 6/29/2021  
 Description: 5/8" steel reinforcing rod with yellow cap

#eSA2021062903  
 Date: 6/29/2021  
 Description: 5/8" steel reinforcing rod with yellow cap

Chk: Map Closure Precision, Lot 19-1 1 in 95613.6  
 Drawn by: C. E. Rollins  
 Revised:

Parcel: 102-018-000, Deed 1441/279  
 LEGARE CATHERINE I GARFIELD  
 LEGARE PETER L  
 PO BOX 155  
 MERIDEN, NH 03770

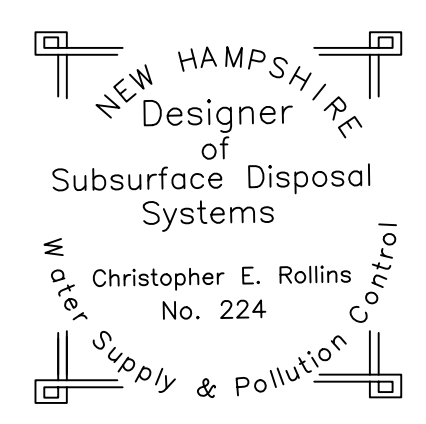
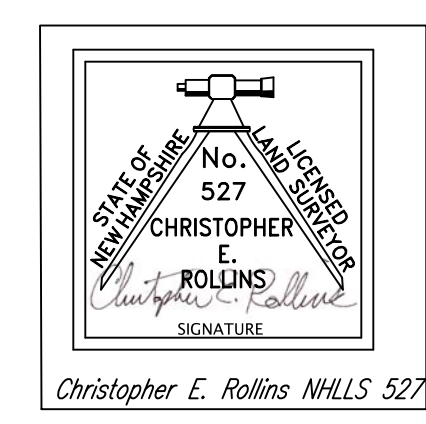
Parcel: 234-001-000  
 NELSEN, ROBERT S  
 NELSEN, ERIC TODD  
 115 OLD ALTON DRIVE  
 DENTON, TX 76210



**Minor Subdivision:**  
 A parcel of land which has been subjected to minor subdivision shall not be eligible for further subdivision under minor subdivision procedures for a period of 10 years from the date of the most recent subdivision approval.

"The subdivision requirements of the Town of Plainfield are a part of this plat, and approval of this plat is contingent on completion of all the requirements of said subdivision regulations, excepting only any variances or modifications made in writing by the Plainfield Planning Board. Approved by the Plainfield Planning Board

Certified by  
 Chairman."



Minor Subdivision of Land of  
**Garfield Family Revocable Trust**  
 Donald E. Garfield, Trustee  
 0 80 160 240  
 One inch=80 feet  
 Located 155 Main Street  
 in Meriden (Town of Plainfield)  
 County of Sullivan  
 State of New Hampshire, Date: June 14, 2021

**Soil Tests**  
 Soil Test Information - Tests logged by Christopher E. Rollins, Designer 224  
 Soil Type: BcC Bernardston silt loam, 8-15% slope, Group 3.  
 TP1 - 3/30/2021  
 0-2 Topsoil  
 .2-.8 Light olive brown (2.5Y 5 / 6) fine sandy loam, loose, granular, common fine roots.  
 .8-3.2 Light olive brown fine sandy loam (2.5Y 5 / 4), loose, granular, common fine roots.  
 3.2 Mottling and estimated seasonal high water table.  
 4.7 feet - observed water.  
 3.2-7' Olive brown (2.5Y 4 / 3) fine sandy loam, firm but friable, 5% gravel and small stones.  
 No Ledge or hardpan observed.  
 Water observed at 4.7 feet.  
 ESHWT at 3.2'  
 PT1 April 14, 2021  
 Results: 1 inch drop per 12 minutes at 2.5 ft.

Surveyed for:  
 Garfield Family Revocable Trust  
 PO Box 236  
 Meriden, NH 03770  
 Subject property is described in deed: 2068/550 of the Sullivan County Registry of Deeds.  
 and is listed as: Map 102-Lot 19 on the Plainfield Tax Map





# 100 foot Abutters List Report

Plainfield, NH

July 04, 2021

## Subject Property:

Parcel Number: 102-019-000  
CAMA Number: 102-019-000-000  
Property Address: 155 MAIN ST

Mailing Address: GARFIELD FAMILY REVOCABLE TRUS  
PO BOX 236  
MERIDEN, NH 03770

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## Abutters:

Parcel Number: 101-001-000  
CAMA Number: 101-001-000-000  
Property Address: 169 MAIN ST

Mailing Address: LAFLAM, ANN  
PO BOX 326  
MERIDEN, NH 03770

Parcel Number: 101-002-000  
CAMA Number: 101-002-000-000  
Property Address: 185 MAIN ST

Mailing Address: TOMS, ANGELA M 2017 REV TRUST  
FORMAN, CHRISTIAN & TOMS, ANGEL  
PO BOX 64  
MERIDEN, NH 03770

Parcel Number: 101-006-000  
CAMA Number: 101-006-000-000  
Property Address: COLBY HILL RD

Mailing Address: TOWN OF PLAINFIELD  
PO BOX 380  
MERIDEN, NH 03770

Parcel Number: 101-019-000  
CAMA Number: 101-019-000-000  
Property Address: 166 MAIN ST

Mailing Address: TAYLOR, STEPHEN H  
PO BOX 271  
MERIDEN, NH 03770

Parcel Number: 102-018-000  
CAMA Number: 102-018-000-000  
Property Address: 147 MAIN ST

Mailing Address: LEGARE CATHERINE I GARFIELD  
LEGARE PETER L  
PO BOX 155  
MERIDEN, NH 03770

Parcel Number: 102-019-000  
CAMA Number: 102-019-000-000  
Property Address: 155 MAIN ST

Mailing Address: GARFIELD FAMILY REVOCABLE TRUS  
PO BOX 236  
MERIDEN, NH 03770

Parcel Number: 102-020-000  
CAMA Number: 102-020-000-000  
Property Address: 146 MAIN ST

Mailing Address: BELYEA, JUDITH A REV. TRUST  
BELYEA, JUDITH A TRUSTEE  
166 RTE 120  
PLAINFIELD, NH 03781

Parcel Number: 234-001-000  
CAMA Number: 234-001-000-000  
Property Address: 41 COLBY HILL RD

Mailing Address: NELSEN, ROBERT S NELSEN, ERIC  
TODD  
115 OLD ALTON DRIVE  
DENTON, TX 76210



www.cai-tech.com

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