

**ZONING BOARD OF ADJUSTMENT
PLAINFIELD, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold a public hearing on the following application on **Monday February 10th at 6:00pm at the Meriden Town Hall:**

Case 20-02: A request by Victoria George for special exception #37 Approved Detached Accessory Dwelling Unit to allow for the establishment of one bedroom apartment in an existing outbuilding at #23 Freeman Rd. The property is zoned Rural Conservation I.

The project file is available for public inspection at the town office. An electronic version of the application is available online at www.plainfieldnh.org/zba.htm

While not required to attend, abutters and interested parties are encouraged to attend either in person or by counsel and state reasons why the application should or should not be granted.

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD
January 30th 2020.

802-738-4900

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: VICTORIA GEORGE

Mailing address: 23 FREEMAN RD. PLAINFIELD N.H. 03781

Property Street address: 23 FREEMAN RD. PLAINFIELD N.H. 03781

Tax Map / Lot Number:

Zoning district: VICTORIA GEORGE

Property owner of record: VICTORIA

Type of appeal (check one):
 Variance
 Special exception # 37
 Administrative decision

Applicants signature: Victoria M. George

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

Fee: application \$50 + 75 ad
notification \$66 Total \$ 191 -

Hearing Date: 2/10/20 6 PM

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 1/27 (ZBA rule 9.3).

Office Use

date filed: 1/27
case number: 20-02
attachments: 1/n
fee paid: 1/n

Hello Steve and thank you for speaking with me today..

I again apologize for not coming to you directly but ,with my extensive travel schedule both in the USA and abroad, I could not make it happen in December ... I will, however, be available to you and to Brad for questions through the course of this construction.. my cell is 414 7088145

I can assure you that 23 freeman rd is my home and where I live and file my federal taxes.. I unfortunately, until I can fully retire, have to have someone to manage this house while i am away sometimes weeks at a time until I can return home.. I am blessed to have Mitchel as AL George asked for a divorce and moved out October 2018 leaving me to find someone quickly.. Mitchell is a family friend and he stepped up to help..

So I decided to build a small place for a caretaker. It has to be on property because of the animals etc.. It is much more economical that way. Matt and Norm LaBonte did do some work on property 8 years ago... I needed a beam to hold up the loft... apparently it was not put in the right place... so that was the purpose of the Dumpster and to correct that problem (as well as Old building material removal)

Mitchel Kalble is the care taker for the property.. he takes care of my animals , the lawn and any repairs to the systems that make break down. He is there in case the repair people have to come to the main house (which you can imaging being old and historic requires somewhere there all the time).

The place I hope can have one bedroom and small kitchen and bath.. to keep within the 800 sq ft rule.. Dean Sellars is the contractor and I did reference checks... Thank you for your help and consideration..

Both Dean Sellars and Mitchell Kalble have my permission to represent me to the town but please if you have concerns don't hesitate to call me directly..

THANK YOU
Victoria George
23 freeman rd
Plainfield , NH 03781



Victoria M. George

M&W Soils Engineering

PO Box 1466, Charlestown, NH 03603
mwsoils@myfairpoint.net

ph: 603-826-5873
fax:603-826-4210

January 28, 2020

Dean Sellars
1977 Connecticut River Road
Springfield, VT 05156

re: Septic Design, 23 Freeman Road, Plainfield, NH

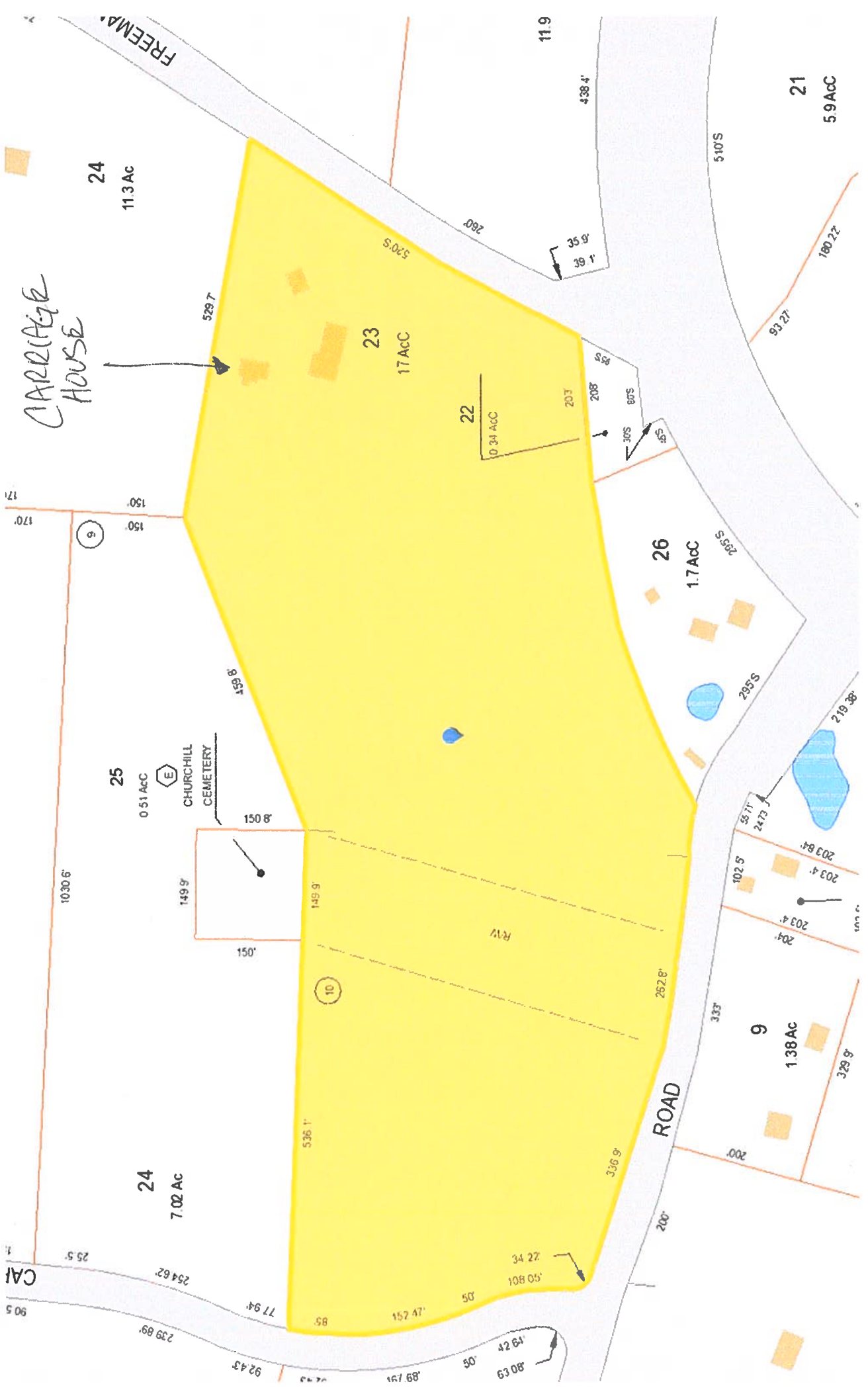
Dear Dean,

I have completed test pits and a site survey on this property, in support of your renovations of the carriage house. While it may take me a few weeks to submit a plan and obtain approval from the NHDES, I am confident that we will be able to complete this process by the time of your February meeting with the Town. This will be a relatively small system, considering the size of the building and the good soils that we found.

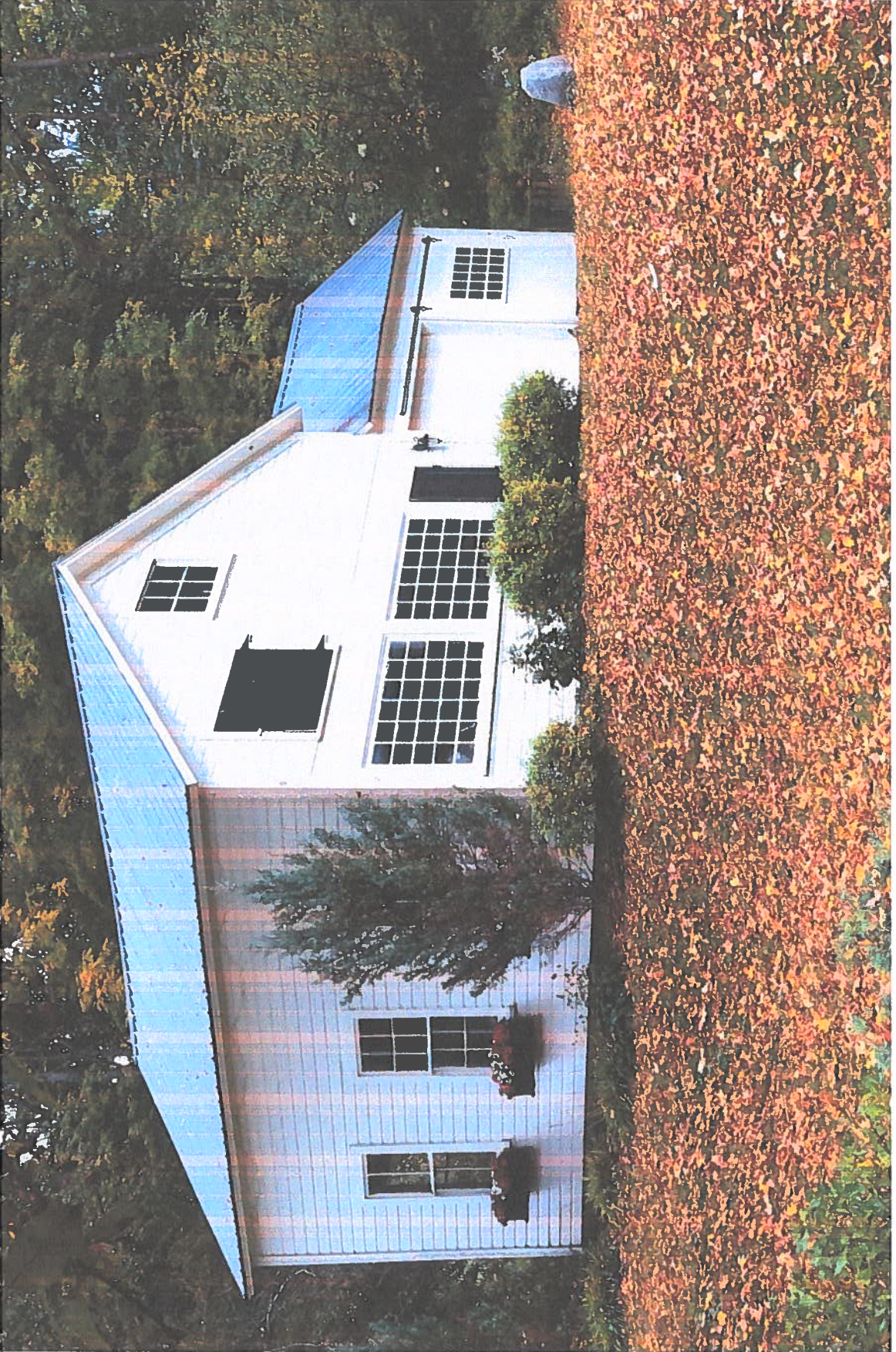
Thank you for contacting us, please give me a call with any questions you may have.

Sincerely,


Randall Rhoades, PE
Principal



TAX MAP - 000259 / LOT 000023 - RCI - Rural Conserv 1



Steve Halleran

From: Vicki [vmgconsults@aol.com]
Sent: Tuesday, January 28, 2020 10:31 AM
To: plainfield.ta@plainfieldnh.org
Cc: MKalble10@gmail.com
Subject: George's property on 232 freeman rd.

Hello Steve and thank you for speaking with me today..

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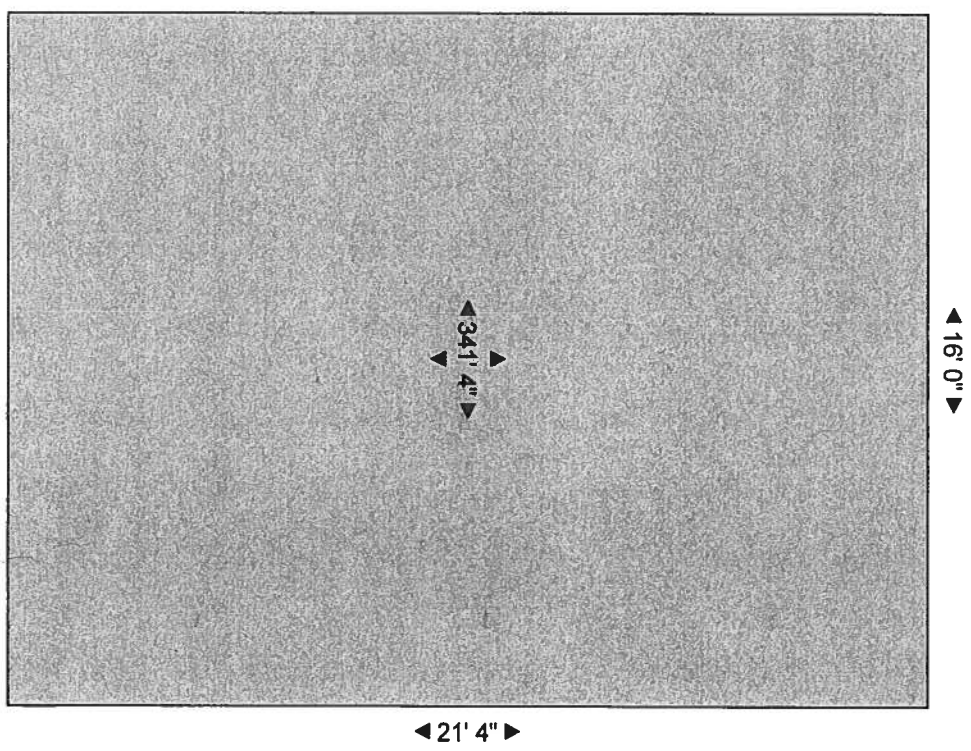
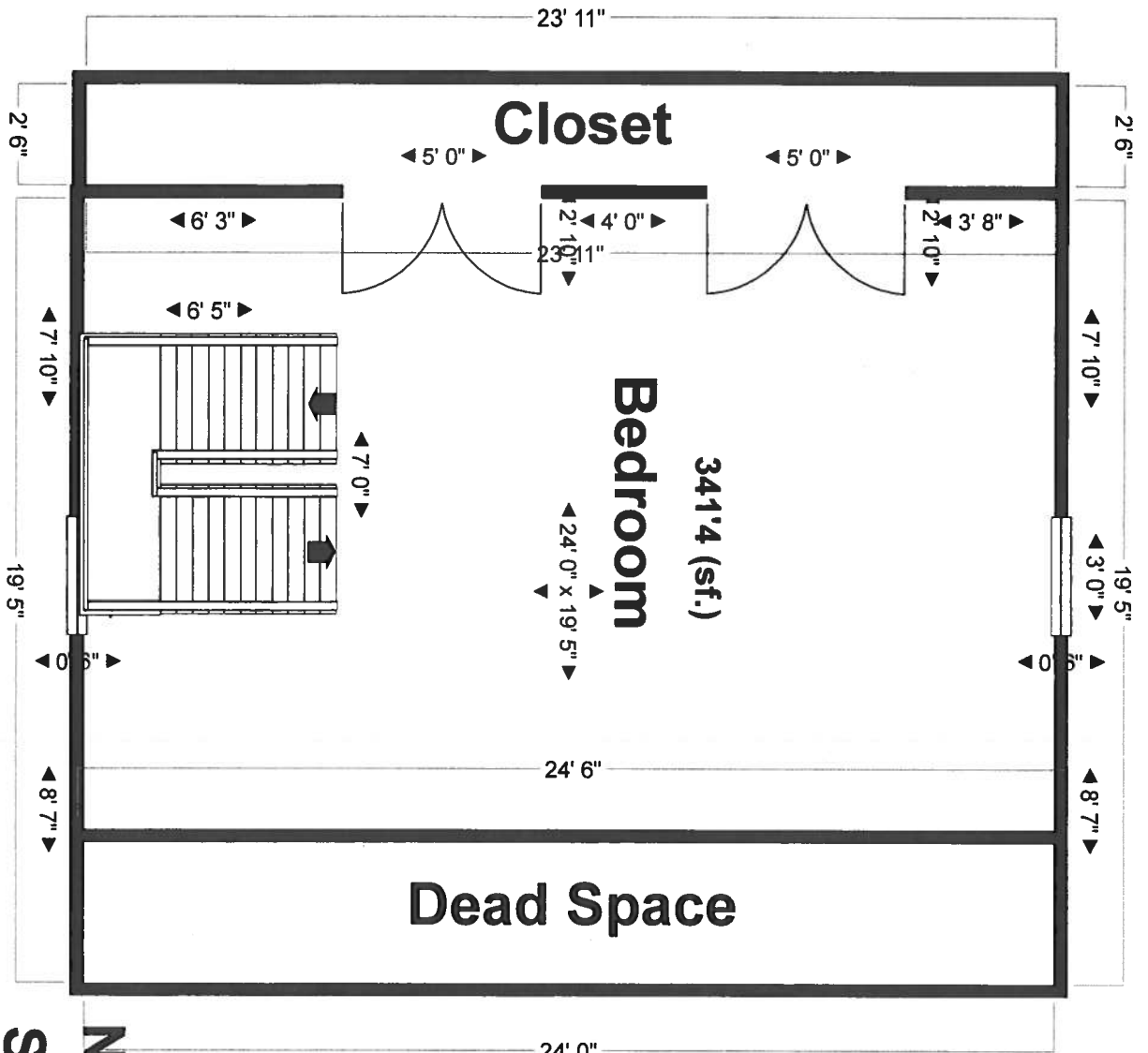
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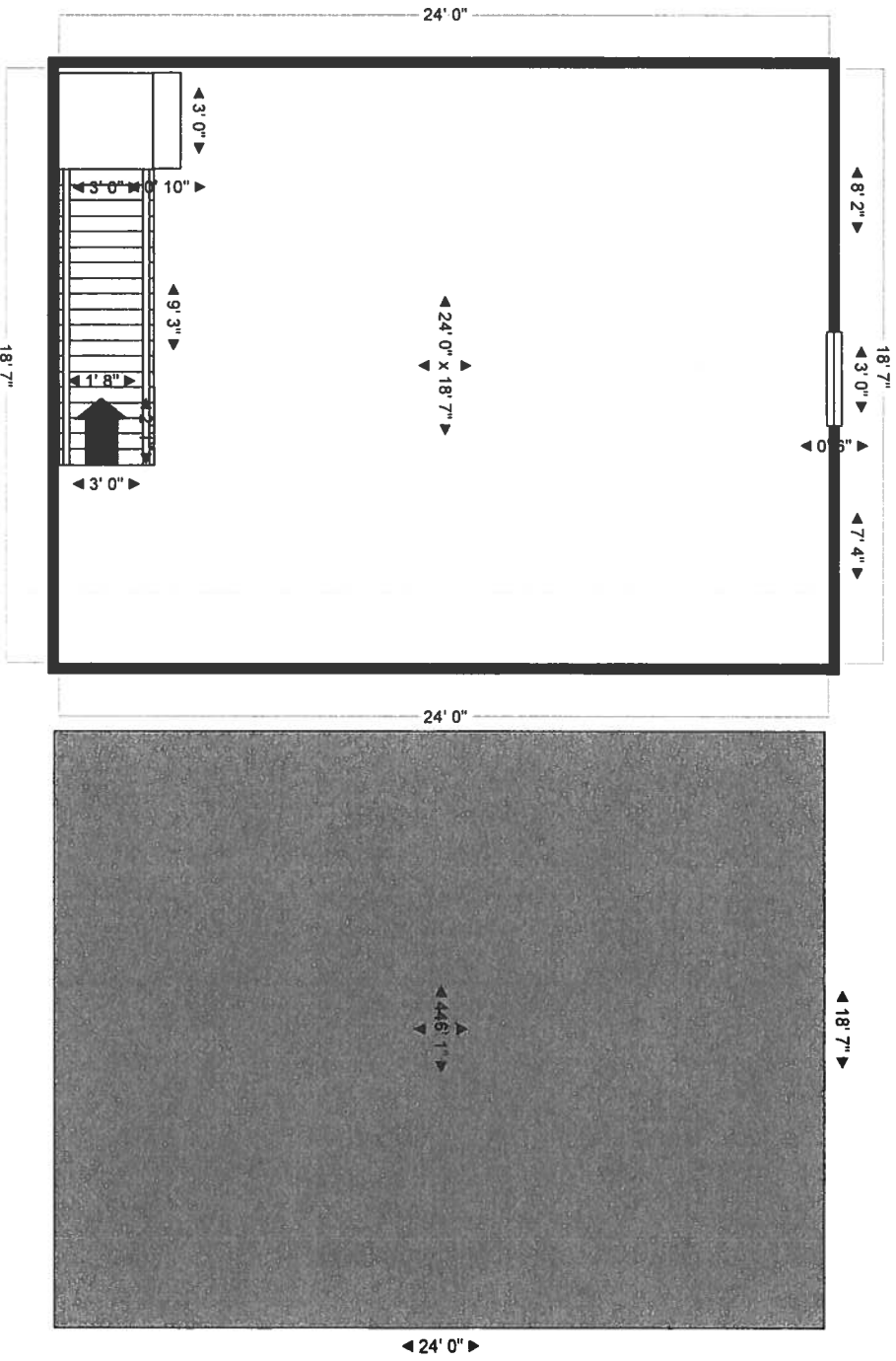
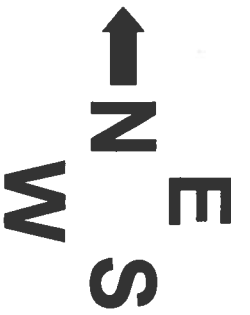
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Plainfield , NH 03781

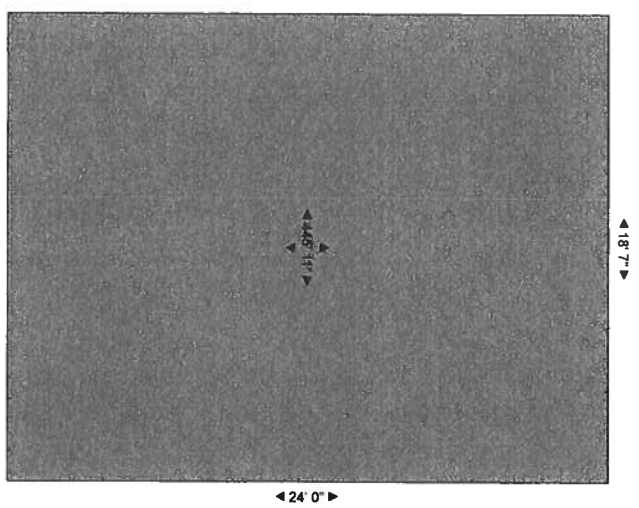
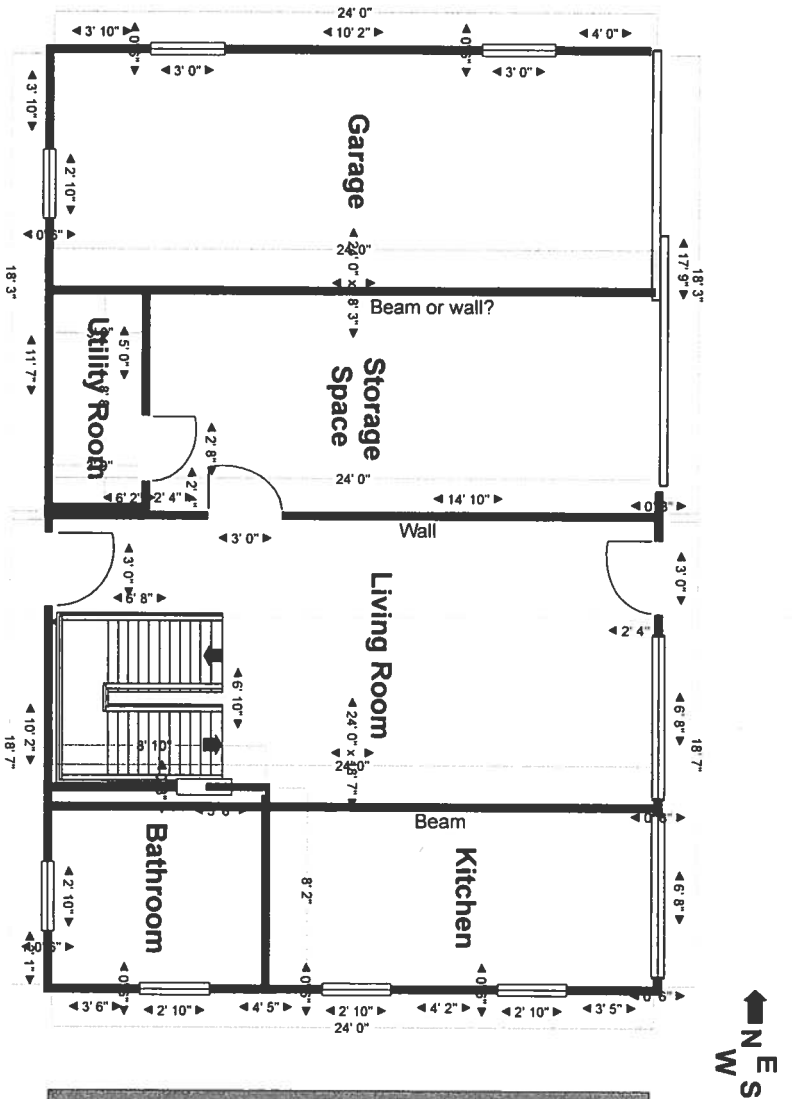


New Footprint Second Floor
Scale: 1/4in. = 1.0ft.



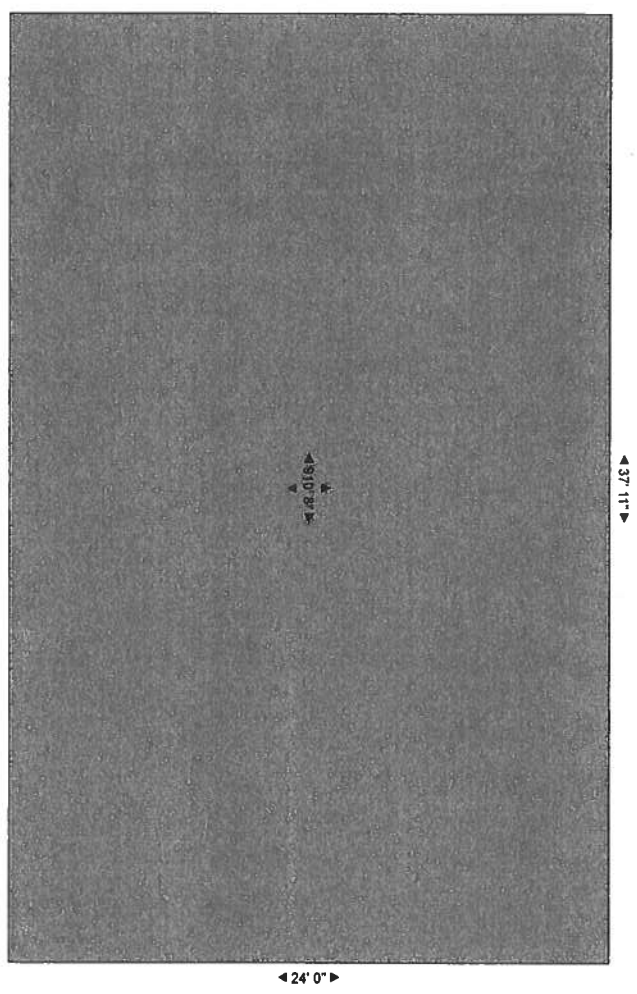
Existing Footprint Second floor

Scale: 1/4in. = 1.0ft.



First floor New Footprint

Scale 1/4in. = 1.0 ft.





100 foot Abutters List Report

Plainfield, NH
January 27, 2020

Subject Property:

Parcel Number: 259-023-000
CAMA Number: 259-023-000-000
Property Address: 23 FREEMAN RD

Mailing Address: GEORGE, ALFRED D & VICTORIA M
23 FREEMAN RD
PLAINFIELD, NH 03781

Abutters:

Parcel Number: 258-007-000
CAMA Number: 258-007-000-000
Property Address: 1474 RTE 12A

Mailing Address: MARRAZZO PROPERTIES, LLC
PO BOX 300
PLAINFIELD, NH 03781

Parcel Number: 258-008-000
CAMA Number: 258-008-000-000
Property Address: 17 FERRY HILL RD

Mailing Address: GREAT BROOK ENTERPRISES, LLC
PO BOX 300
PLAINFIELD, NH 03781

Parcel Number: 258-009-000
CAMA Number: 258-009-000-000
Property Address: 33 FERRY HILL RD

Mailing Address: BEAN, MARK S
33 FERRY HILL RD
PLAINFIELD, NH 03781

Parcel Number: 258-010-000
CAMA Number: 258-010-000-000
Property Address: 41 FERRY HILL RD

Mailing Address: COLBURN, RICHARD M & ALLISON C
PO BOX 100
PLAINFIELD, NH 03781

Parcel Number: 258-017-000
CAMA Number: 258-017-000-000
Property Address: 54 FERRY HILL RD

Mailing Address: STEVENS, JOSHUA A. & WEBBER, HEIDI
JEAN
PO BOX 125
PLAINFIELD, NH 03781

Parcel Number: 258-018-000
CAMA Number: 258-018-000-000
Property Address: 37 CARVEL LN

Mailing Address: DAIGLE, JAMES P DAIGLE, IREEN M
37 CARVEL LANE
PLAINFIELD, NH 03781

Parcel Number: 258-024-000
CAMA Number: 258-024-000-000
Property Address: CARVEL LN

Mailing Address: JAEGER, MICHAEL D JAEGER, MICHELE
W
40 CARVEL LN
PLAINFIELD, NH 03781

Parcel Number: 258-025-000
CAMA Number: 258-025-000-000
Property Address: FERRY HILL RD

Mailing Address: CHURCHILL, HEIRS OF WINSTON C/O
CHURCHILL, JONATHAN
169 E 78TH STREET
NEW YORK, NY 10021

Parcel Number: 258-026-000
CAMA Number: 258-026-000-000
Property Address: 6 FERRY HILL RD

Mailing Address: WALKER, SCOTT R
6 FERRY HILL RD
PLAINFIELD, NH 03781

Parcel Number: 259-022-000
CAMA Number: 259-022-000-000
Property Address: FREEMAN RD

Mailing Address: READ, RICHARD P & JANET M REV
READ, RICHARD & JANET TRUSTEES
857 RTE 12A
PLAINFIELD, NH 03781



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/27/2020

Page 1 of 2



100 foot Abutters List Report

Plainfield, NH
January 27, 2020

Parcel Number: 259-023-000
CAMA Number: 259-023-000-000
Property Address: 23 FREEMAN RD

Mailing Address: GEORGE, ALFRED D & VICTORIA M
23 FREEMAN RD
PLAINFIELD, NH 03781

Parcel Number: 259-024-000
CAMA Number: 259-024-000-000
Property Address: 47 FREEMAN RD

Mailing Address: MOELLER, LAURYN K
PO BOX 6
PLAINFIELD, NH 03781

Parcel Number: 259-027-000
CAMA Number: 259-027-000-000
Property Address: 58A FREEMAN RD

Mailing Address: MINTZ, SAMUEL E 5 PUTNAM ST

CHARLESTOWN, MA 02129

Parcel Number: 259-028-000
CAMA Number: 259-028-000-000
Property Address: RTE 12A

Mailing Address: CASSEDY, HEIRS OF MARY
1414 RTE 12A
PLAINFIELD, NH 03781

Parcel Number: 259-028-000
CAMA Number: 259-028-000-002
Property Address: RTE 12A Unit 2

Mailing Address: CASSEDY, RUTH ELLEN
1414 RTE 12A
PLAINFIELD, NH 03781

Parcel Number: 259-028-000
CAMA Number: 259-028-000-003
Property Address: 1414 RTE 12A Unit 3

Mailing Address: CASSEDY, MARGARET ANN
1414 RTE 12A
PLAINFIELD, NH 03781

Parcel Number: 259-028-000
CAMA Number: 259-028-000-004
Property Address: 1414 RTE 12A Unit 4

Mailing Address: CASSEDY, KATHLEEN
C/O CASSEDY 1414 RTE 12A
PLAINFIELD, NH 03781



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Jobs First floor

- Beam rises 7"?
- Wall replaced.
- Ceiling joist in garage + storage area. (Hangers)
Over walls in garage.
- Reframe windows to fit New windows. North, East, South, West
- Reframe doors- West, East. – Interior doors.
- Frame in new walls.
- Frame in new stairway.
- Fire blocks between floors.
- Fire code walls- between garage + living Room.
- Frame storage area slide door.
- Removal- windows, clap boards trim outside
- New ½ (Cdx) siding out, tyvac- new clapboards, trim
new windows+ doors installed insulations, drywall,
paint.
- Electrical installed
- Plumbing, septic installed
- Concrete work –(floors)
- Flooring- Heating Floor?
- Trim

Jobs
Second floor

- Windows Removed – New installed
- Frame west side window
- Closets framed- Dead spaced Framed
- Insulation – Drywall- Paint
- Electrical- Flooring, trim