

**Plainfield Planning Board  
Site Plan Review Notice**

You are hereby notified that **Thom and Amy Lappin d/b/a Poor Thom's Tavern** have filed an application for site plan review to add outside patio seating to the existing restaurant. The ZBA approved the patio concept in 2017 case 17-03.

**A Public hearing on the project will be held:**

**Monday May 21st 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](http://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 May 8<sup>th</sup> 2018  
Stephen Halleran for the  
Plainfield Planning Board

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

Thomas Lappin  
Poor Tom's Taveran  
#19 Bean Road  
Meriden, NH 03770

**Case 17-03**  
(Amendment to 2014-06)

You are hereby notified that the appeal by **Thomas Lappin** to modify approval 2014-06 Special Exception #17 restaurant to include 20 outside patio seats (20'x27' area see plan) 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 representations made in the application and testimony received at the May 8th public hearing and site visit. The Board acknowledges that, without further ZBA review, a relaxing of the town's lot coverage requirement for the Village Residential zone and a decision by the applicant to include a sprinkler system for the building resulted in the restaurant being developed with 72 seats and 31 parking spots (26 customer, 5 employee). The original application called for 48 seats supported by 21 parking spaces (16 customers, 5 employees). Other than the modifications noted here, all requirements of 14-06 remain in place.

In approving the patio addition, the Zoning Board made the following findings:

1. The restaurant's development and the businesses summer seating (patio) to include a maximum of 80 seats, winter seating (no patio) a maximum of 71 seats is reasonable for the size of the lot (1.02 acres, minimum lot size being .45 acres in the VR with water and sewer). While patrons due occasionally park on Bean Road, the parking lot as developed and as proposed satisfies the minimum zoning ordinance parking requirements. As part of the patio addition, the applicant has agreed to expand the parking area to include at least six (6) additional spaces and to explore ways to get more efficient utilization of the existing lot.
2. Based on abutter testimony the patio use and resulting noise and traffic do have the potential to impact abutters.

**Approval Conditions:**

1. Site Plan Review approval by the Planning Board with a focus on minimizing the occurrences of on street parking and the abatement of noise and light from the patio area.
2. In completing its Site Plan Review the Planning Board should review the entire use for compliance with the original site plan for the project. Landscaping along the property line fence may not be completed and is resulting in light and noise spillover to neighbors.

  
Richard Colburn, Chairman  
Zoning Board of Adjustment

Date: 13 May 2017

# TOWN OF PLAINFIELD

## APPLICATION FOR SITE PLAN REVIEW

Applicant's name:     Poor Than's Tavern      
address:     19 Bean Rd      
    Plainfield NJ 03781    

Location of property  
(if different than above):     19 Bean Rd    

Describe development and/or alteration:  
    See attached      
\_\_\_\_\_  
\_\_\_\_\_

Preliminary Consultation:     30 April 2018      
(date)

Formal submission of application:     30 April 2018    

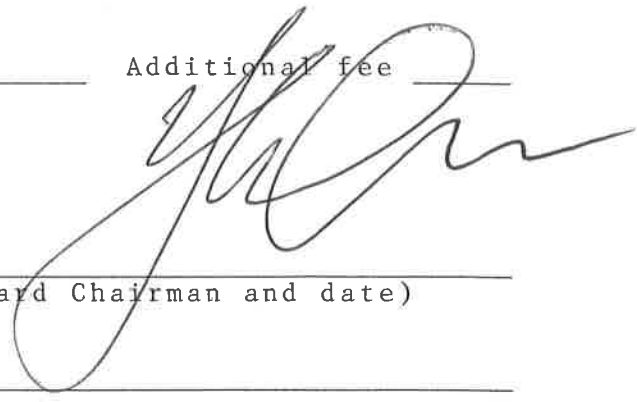
Final Review: \_\_\_\_\_

Fee Paid:  
Filing fee \_\_\_\_\_ Notification fee \_\_\_\_\_ Additional fee \_\_\_\_\_

Plainfield Planning Board Action:  
Approval: \_\_\_\_\_  
(Planning Board Chairman and date)

Disapproval: \_\_\_\_\_

Conditions: \_\_\_\_\_





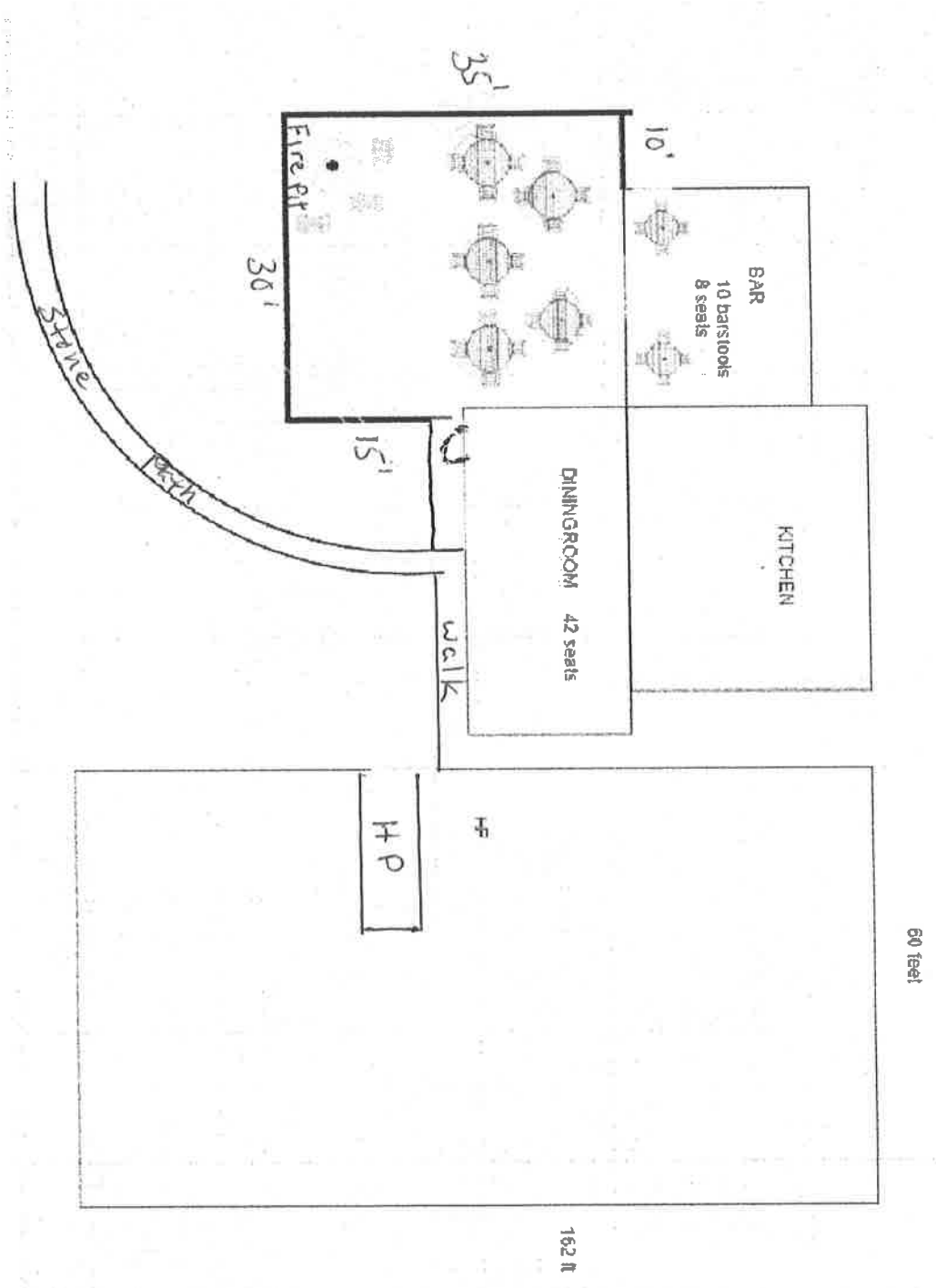
21 April 2018

Dear planning, zoning, and select boards,

It is at this time that I would like to petition the Town of Plainfield to obtain permission to expand Poor Thom's Tavern footprint to include a 20 seat outside patio. The patio will be entered from the interior through two french doors located in the lounge area. The patio itself will be constructed of crushed stone for flooring and railroad ties to define the area. At the same time we would like to expand the outside area to include an area for guests waiting for a table to open. The entire area will be enclosed with a three foot high black metal fence that will keep guests in the designated space and satisfy the State Liquor Commissions RSA on containing patrons to a designated area for alcohol consumption. Signage inside the patio area will make patrons aware of the need and law of keeping alcohol within that enclosed area. The patio will hold 5 four seat tables as well as a wait station. The barroom will have two tables removed while outside seating is available, bringing the net increase in seating up 12 seats. The total seats during the patio season will be 84 and the total seats outside will remain at 20. Food will not be served any where but to the five tables designated for dining. The size of the patio area will measure 20 ft by 30 ft., with the entire outside area measuring 35 by 30 The outside area will be lighted with LED twinkle lights that will be attached to the already existing light timer, and turn off at 11:30 pm. The parking has been extended 30 feet towards the rear of the property, adding 6 new parking places, enough to accommodate the new seating. This will give PTT a total of 162 feet of parking on both sides of the lot. An agreement with TDS to park 5 employee cars across the street from the tavern will open up more parking for guests.

Thank you for your time and consideration,

Sincerely, Thomas Lappin

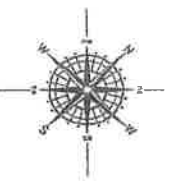


**EXISTING CONDITIONS IMPERVIOUS SUMMARY:**

- LOT AREA: EXISTING LOT = 22,446 S.F.
- STRUCTURES: EXISTING BUILDING = 2,720 S.F.
- WALK-WAY: EXISTING WALK-WAY = 204 S.F.
- DRIVEWAY: EXISTING DRIVEWAY = 1,180 S.F.
- TOTAL = 4,824 S.F. (21.5%)

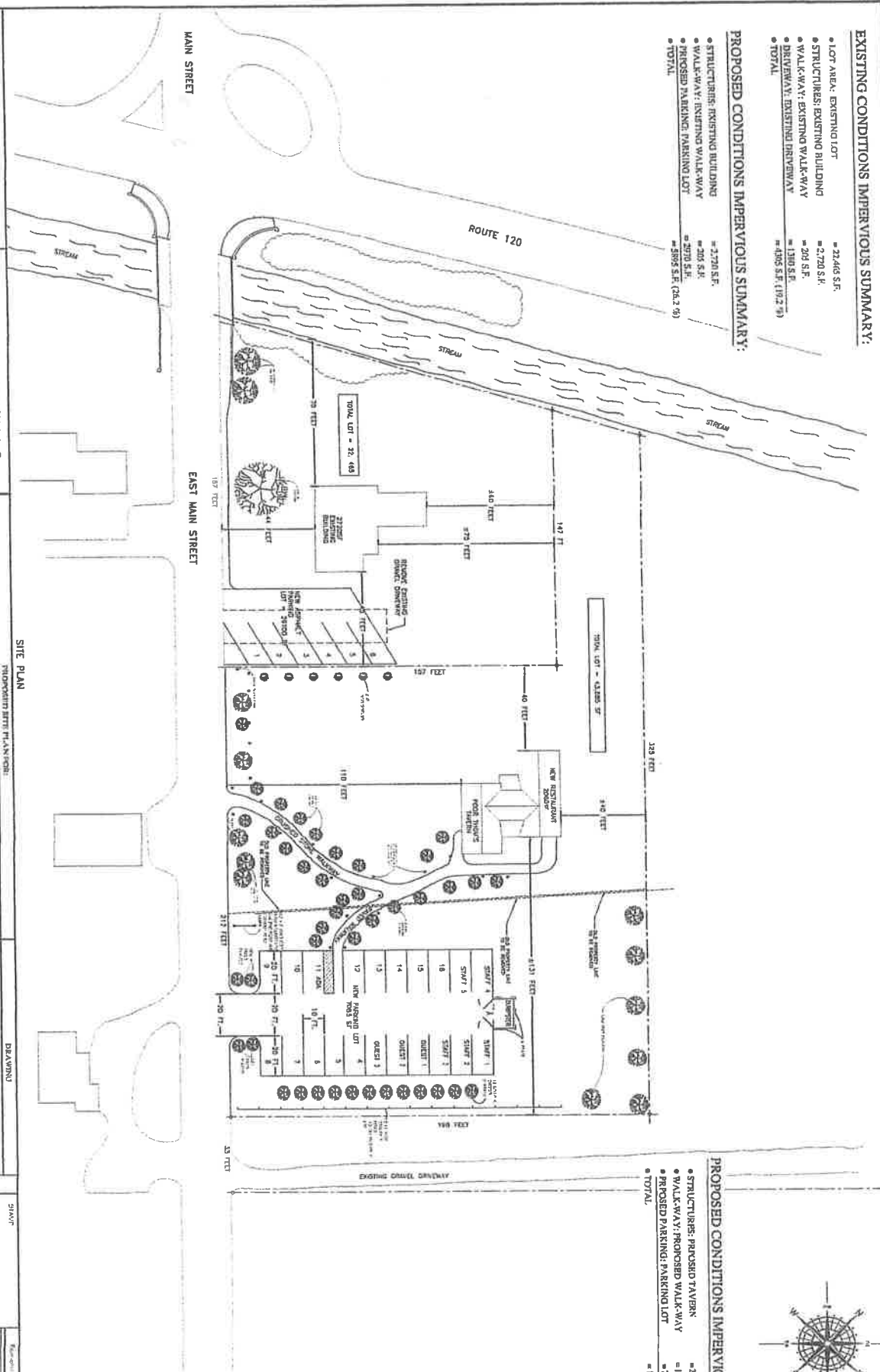
**PROPOSED CONDITIONS IMPERVIOUS SUMMARY:**

- STRUCTURES: EXISTING BUILDING = 2,720 S.F.
- WALK-WAY: EXISTING WALK-WAY = 204 S.F.
- PROPOSED PARKING: PARKING LOT = 2,070 S.F.
- TOTAL = 5,094 S.F. (22.7%)



**PROPOSED CONDITIONS IMPERVIOUS SUMMARY:**

- STRUCTURES: PROPOSED TAVERN = 2,680 S.F.
- WALK-WAY: PROPOSED WALK-WAY = 1,590 S.F.
- PROPOSED PARKING: PARKING LOT = 7,065 S.F.
- TOTAL = 11,335 S.F. (50.5%)



**STRAIGHT EDGE ARCHITECTURE**  
 SHAWN H. ROODS  
 ARCHITECT  
 423 OLD COUNTY ROAD  
 PLACERVILLE, CA 95969  
 (209) 261-3300  
 SHAWN@SEAARCHITECTURE.COM

**BTH DESIGN LLC.**  
 Architectural Design,  
 AutoCAD Drafting Services,  
 CAD Consulting  
 (603) 448-1078

**POOR THOM'S TAVERN**  
 MERIDEN, NEW HAMPSHIRE

**SITE PLAN**  
 DEBRUNJ  
 SHEET **S1**  
 Date: **21 OCT. 2014**

**Meriden Fire Department  
PO Box 337  
Meriden, NH. 03770**

PERMIT TO OPERATE A PLACE OF ASSEMBLY

It appearing that the necessary safeguards for the safety of life are provided on the within described premises in accordance with the provision of the New Hampshire RSA 155, this is to certify that;

Thomas Leppin owner or operator  
of the place of assembly known as Poor Thoms Tavern  
located at 17 Bean Rd. is permitted to operate said premises in  
accordance with the provisions of such law for the period of ONE YEAR from date unless sooner revoked.

Authorized capacity in person, excluding employees: 22

Certificate of flame proofing received: \_\_\_\_\_

Restrictions:

None

Issued: 6/16/17

Expires: 6/16/18

FIRE DEPARTMENT HEADQUARTERS

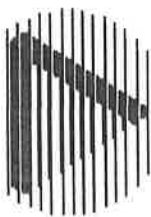
Plainfield, NH.  
City, Town or Village District

Will. SR  
Chief of Fire Department Signature

Copies: Original to owner  
Liquor Commissioner if liquor license is required



# State of New Hampshire Liquor Commission



POOR THOM'S TAVERN LLC  
POOR THOM'S TAVERN  
19 BEAN ROAD  
PLAINFIELD NH 03781

RESTAURANT

ON-PREMISES COCKTAIL LOUNGE

License No. **1524203**

Effective Date: **08/01/2016** Expires: **07/31/2018**

MAIN SEATS: 46 LOUNGE SEATS: 26

This license is issued and is subject to the conditions prescribed in Title XIII of the revised statutes annotated and regulations enacted by the commission thereunder. This license is effective for the period specified above unless sooner revoked and is not transferable.

State Liquor Commission

Joseph W. Mollica, Chairman

Michael R Milligan Deputy Commissioner

This document and any addendum must be conspicuously displayed on the described premises.

AUDIT NO. 515316





New Hampshire Department of Health and Human Services  
FOOD PROTECTION SECTION

29 Hazen Drive  
Concord, NH 03301-6503  
603-271-4589

## Food Service License

This certificate of license has been issued to

POOR THOM'S TAVERN LLC

known as

POOR THOM'S TAVERN

located at

19 BEAN RD in PLAINFIELD in the state of NH

Under provisions of Chapter 143-A, New Hampshire revised statutes annotated.

This license will be in force to March 31, 2019

Establishment Type 16C3 Food establishment 25-99 seats

Seating 48

Facility ID FA0004794

  
Colleen Smith, Administrator  
Food Protection Section  
Bureau of Public Health Protection

LICENSE SHALL BE POSTED IN PUBLIC VIEW AT ALL TIMES - THIS LICENSE IS NON-TRANSFERABLE

copy



**TOWN OF PLAINFIELD, NEW HAMPSHIRE**  
**110 Main Street**  
**Plainfield, NH 03781**

PO BOX 380, Meriden NH 03770  
e-mail: plainfield.ta@plainfieldnh.org  
www.plainfieldnh.org

Telephone (603) 469-3201  
facsimile 3642

5/23/2017

Thomas Lappin  
PO Box 423  
Meriden, NH 03770

Re: Tavern's Approved Siteplan

Dear Thom:

As part of its review of your now withdrawn outside patio seating proposal, the Planning Board has noted the following items that have not been completed from your original site plan review:

1. The landscaping along the tavern's side of the solid wall fence has not been installed.
2. The sidewalk has not been extended. Please contact the town's Road Agent to go over the details of the sidewalk extension.
3. As you know the restaurant's seating capacity was increased without Planning Board review. The current parking lot is inadequate for the capacity of the restaurant. You have 26 parking spaces in your existing 133' x 60' lot. The restaurant has 72 seats, requiring 24 customer spaces, 1 ADA space and 5 employee spaces or a total of 30 parking spaces (each space 10'x20'). Please expand the parking lot to accommodate a minimum of four (4) additional parking spaces. As you know, we are working with TDS and/or the Plainfield Library Trustees on the concept of an employee parking lot for both your restaurant and the library. I hope to have some information back on this very soon. This would free up five (5) additional spaces in your lot for customers and when combined with the new spaces should end the need for Bean Road parking.

It would be appreciated if you could complete this work no later than July Friday July 7th 2017. I have to report back to the Planning Board on the above issues on Monday July 17<sup>th</sup>.

Sincerely,

Stephen Halleran, Zoning Administrator  
On behalf of the Plainfield Planning Board