

August 28, 2017

Zoning Board of Adjustments
Plainfield, NH

Re: Application for Accessory Dwelling Unit
115 Main Street, Meriden, NH
Elaine G. Lenz Living Trust

This application is for the approval of a detached Accessory Dwelling Unit (ADU) to the principal residential dwelling unit for the property at 115 Main Street in Meriden, NH, owned by James E. Lenz and the Elaine G. Lenz Living Trust. The property is 9.5 acres and zoned as Village Residential. The principal dwelling unit was constructed in 2016 and is approximately 2,500 square feet.

The proposed ADU is to be 242 square feet and located approximately 150 feet to the northeast of the primary residence. Please refer to the attached Figure 1 for the site plan of the property. The ADU is constructed on a trailer from design plans prepared by Minim Tiny Homes. The Trailer and Floor Plan (Dwg No. A101) for the ADU is attached. Additional engineering plans will be available for review at the time of the meeting. The wheels on the trailer will be removed after delivery to the site and the ADU will bear on the ground using timber cribbing, jacks or concrete piers. The ADU is to be secured to the exposed ledge outcrop located in that area. A tie-down system will include rock anchors drilled into the bedrock and attached to the trailer frame. The ADU was built using Structural Insulated Panels (SIPs) with R-26 insulation in the walls and R-40 in the ceiling and tempered double-paned windows. The exterior of the ADU is cedar siding with a metal standing seam roof. Photographs of the exterior and interior of the ADU are attached.

Utilities for the ADU will be supplied as follows:

- Electricity will come from the utility pole located on the property approximately 100 feet to the west of the ADU to an exterior outlet box with a 50 amp GFCI circuit protected receptacle.
- Water will be supplied intermittently from the primary dwelling to fill an on-board water tank in the ADU. The water for the property is supplied by a private well.
- Gray water will be produced from the shower and kitchen sink only; there will be no additional wastewater discharge from the ADU.
- A composting toilet shall be used, and no septic will be produced.
- Heat and stovetop will be supplied by propane tanks.

Thank you for considering this application for an ADU on the property at 115 Main Street. The Town of Plainfield is in desperate need of smaller and more affordable homes to appeal to the needs of younger and smaller households. The average age of the residents of Plainfield is increasing while the number of students at the Plainfield Elementary School is decreasing. Younger residents simply cannot find the housing they want and can afford in our community. The approval of ADUs and smaller homes is a great step forward to help our community adopt to the changing needs of our residents. We look forward to working with you on this project.

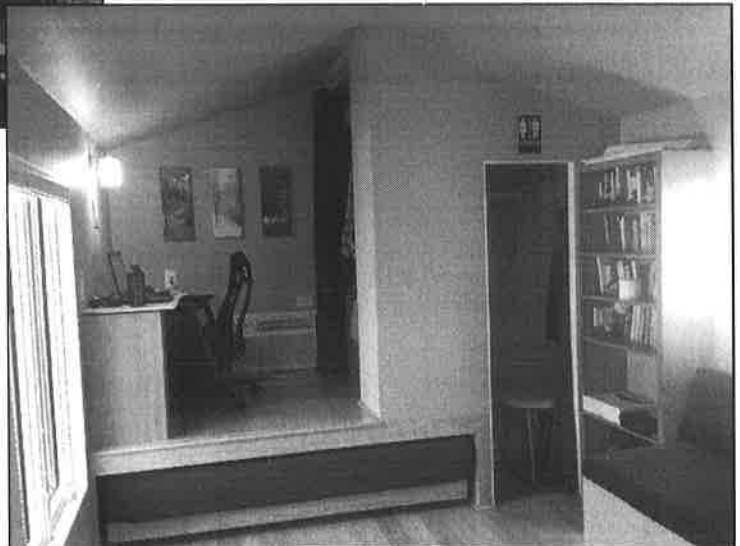
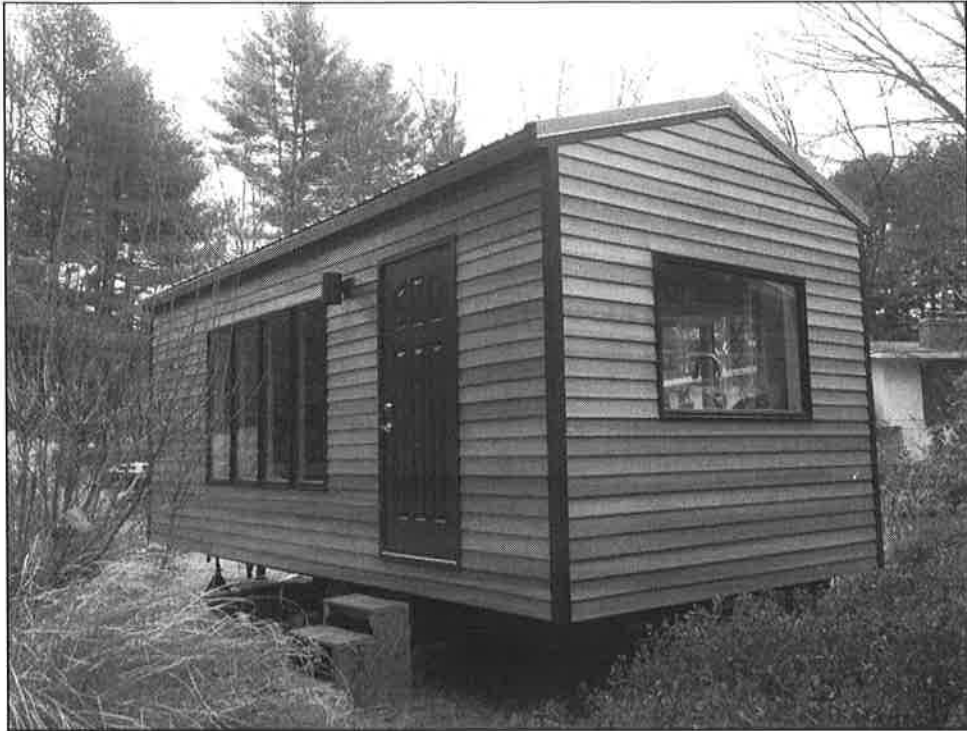
Sincerely,


James E. Lenz
Property Owner

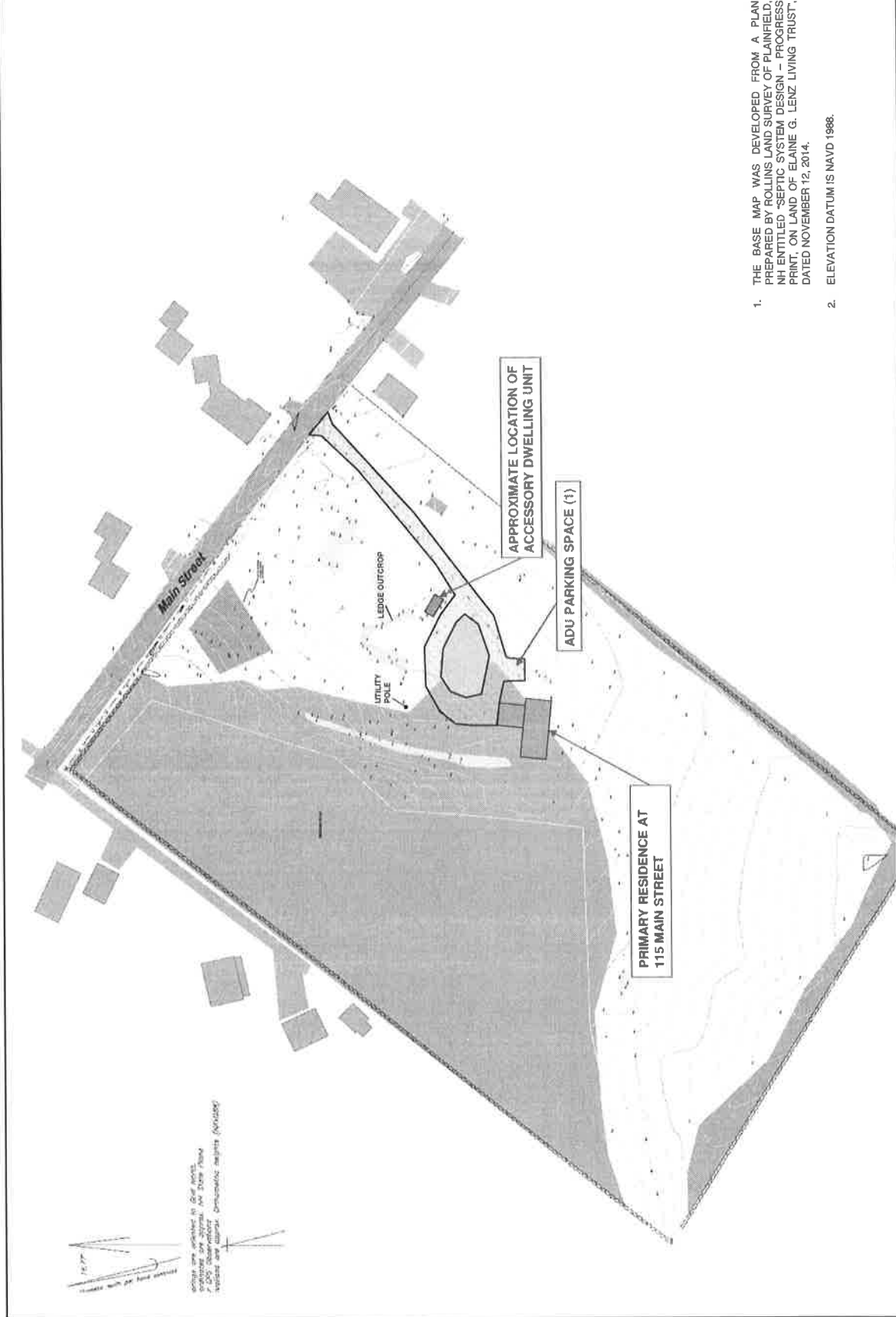

Jennifer A. Lenz
ADU Resident

Attachments: Figure 1 – Proposed Accessory Dwelling Unit Plan
Engineering Design Plans
Photographs

PHOTOS OF PROPOSED ACCESSORY DWELLING UNIT



JOB NO. _____
FIGURE NO. 1



1. THE BASE MAP WAS DEVELOPED FROM A PLAN PREPARED BY ROLLINS LAND SURVEY OF PLAINFIELD, NH ENTITLED "SEPTIC SYSTEM DESIGN - PROGRESS PRINT, ON LAND OF ELAINE G. LENZ LIVING TRUST", DATED NOVEMBER 12, 2014.
2. ELEVATION DATUM IS NAVD 1988.

All dimensions are given in feet and inches.

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1. WOOD SKIN ON 1/2" SPAN PANEL WITH 1/2" JOIST. TYPICAL. SEE FINISH SCHEDULE FOR FINISHES. SEE WALL SECTIONS FOR MORE INFORMATION.
2. TRUSS TO BE WALL AIR CONDITIONING UNIT BY FRENCH LINE IT. SEE USIBUY.IT. SEE ELEVATION FOR LOCATION.
3. CUSTOM MILLWORK. SEE INTERIOR ELEVATIONS.
4. CHAIRSEAT. YAK.
5. CALLOW DRYER WATER TANK AND DRAIN FROM FRAMING BELOW. SEE FINISH SCHEDULE FOR FINISHES. SEE WALL SECTIONS FOR MORE INFORMATION. WWW.TANK-DEPT.COM
6. 14,000 DOWN PLAT RED DOUBLE GATE TRAILER, 14' X 7' X 11.5" (11,500 LBS). AVAILABLE FROM WWW.TANK-DEPT.COM
7. BYPASSING SOLID CORE DOORS WITH F1 WOOD PLAZAS TO MATCH ALUMINUM FINISH.
8. BATHROOM DOOR. 1/2" X 1/2" X 1/2" (11,500 LBS). AVAILABLE FROM WWW.TANK-DEPT.COM
9. BATHROOM DOOR. 1/2" X 1/2" X 1/2" (11,500 LBS). AVAILABLE FROM WWW.TANK-DEPT.COM
10. BATHROOM DOOR. 1/2" X 1/2" X 1/2" (11,500 LBS). AVAILABLE FROM WWW.TANK-DEPT.COM
11. WALL MOUNTED ELECTRICAL PANEL IN WEATHER-PROOF ENCLOSURE. BOND CORNERS WITH WOOD OR WOOD FINISH TO MATCH ALUMINUM PANELS AND STAINLESS STEEL CLADDING ON BATHROOM SIDE (SINGLE SHEET NO BRIMS).
12. 3/4" ALUMINUM SQUARE DOWNSPOUT. SEE LIST TO MATCH ROOF.
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1. BUILDING TRAILER PLAN (FOR REFERENCE)
2. FLOOR PLAN
3. ROOF PLAN

