

**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 May 14th at 7:00pm at the Meriden Town Hall:**

Case 2018-01: Henry Ruppertsberger a request involving the removal of an existing detached garage located at #8 Daniels Road in the Village Residential Zone and replacing it with a new detached barn to include an accessory dwelling unit (ADU). To be approved the application needs both a setback encroachment special exception (#33) and an ADU special exception (#37). The property is 1.71 acres and includes a single family residence.

The full 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.

Note: The Zoning Board will visit the site the night of the hearing at 6:30pm. All are welcome to attend.

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD
April 30th 2018

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: Hank Ruppertsberger
P.O. Box 106
Plainfield, NH 03781

Mailing address: _____

Property Street address: 8 Daniels Rd.
Tax Map / Lot Number:
Zoning district: VR
Property owner of record:

Type of appeal (check one):

variance
 special exception # 37 # 33
 administrative decision

Applicants signature: 

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

Fee: application \$ 35
notification \$ 35
\$ 70 Total \$ 160

Hearing Date: 5/14/10

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 _____ (ZBA rule 9.3).

Office Use

date filed: 4/11/10
case number: 1801
attachments: n
fee paid: n \$160.00

Criteria which apply to all ADU's whether attached or detached:

1. The property owner will continue to occupy the primary unit or the ADU as their permanent residence. Prior to occupancy of the ADU, the property owner will seek, complete and record all necessary documents as required by the Town of Plainfield.
2. At no time will the proposed ADU be converted to a condominium, or any other legal ownership arrangement, distinct from the ownership of the existing primary dwelling unit.
3. The ADU will have no more than the maximum allowed square footage as required by the town. In compliance with the current Zoning Ordinance, the proposed ADU will not exceed 800 sq. feet nor exceed 50% of the gross living area of the primary house. The dimensions of the living area for both are:

Primary dwelling:

First Floor 36' X 26'	936 sq. ft.
Addition 8' X 10'	80 sq. ft.
Addition 10' X 12'	120 sq. ft.
Upstairs @ 50%	<u>468 sq. ft.</u>
<i>total</i>	1,604 sq. ft.

Proposed ADU:

First Floor	400 sq. ft. (total square footage less area used by primary owner)
Second Floor	<u>400 sq. ft.</u> (total square footage less non living area)
<i>total</i>	800 sq. ft.

4. The PDU as currently envisioned will have only one bedroom and one bathroom. Never, will the design and build exceed two bedrooms and one bath (see layout).
5. The parcel on which the proposed garage and ADU will comply with present zoning requirements for lot size road frontage. Because the structure will be 8' within the required setback of 30', a special exception is sought as part of this application (see Site Map 1).
6. If needed, the owner will seek a permit from the NH Environmental Services, Subsurface Systems Bureau in accordance with RSA 485-A:38.
7. At least one parking space will be designated for the ADU (see Site Map 2)
8. The ADU will use an existing curb cut on the property (see Site Map 2).
9. Initially, the garage will be served by an existing electric circuit coming from the main house. Over time, as the ADU is further constructed, it will be served by its on electric panel. The house and ADU will share propane, and access to an on-demand generator. Similarly, water (PVWD) will be shared off the main house. All construction, including electric, water, and propane will meet or exceed current life safety codes (See Site Map 3).
10. This application will be noticed to the fire department as stipulated (included with lists of abutters).

Criteria which Apply to Detached ADU's:

1. The proposed building will be located and constructed in a similar manner as to be consistent with the primary residence and neighborhood, e.g., subordinate in scale, size, placement, materials, (See Building Perspectives).
2. No part of the structure (excluding cupolas as stipulated) will be constructed in excess of 25'.
3. NA
4. Because the lot is 1.9 acres, the ADU will meet the additional 10,000 sq. feet requirement in addition to the minimum lot size required by the Zoning Ordinance.

Accessory Dwelling Units
(taken from Zoning Ordinance, pages 39, 40)

Review Criteria

*** Create new housing units while respecting the look and scale of single-dwelling development;**

The proposed detached garage and apartment are of a scale (26' X 26') and design similar to the main house and other houses within the Village Residential District. The dimensions of the main house are 27' X 36', with clapboard siding. The structure will have a board-and-batten exterior with gabled roof lines. Both structures will have similar trim to further unify their appearance.

*** Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;**

*** Allow more efficient use of existing housing stock and infrastructure;**

The proposed detached garage and apartment will provide one additional apartment (not to exceed 2 bedrooms, one bath) within the village residential zone. Because of lot limitations, subdivision of the property is not practical. In this way, the lot is very similar to other lots within the Village Residential District. The proposed apartment would provide much needed housing in an area that continues to be highly desirable. The apartment will connect to an existing Plainfield Village Water District water line (by way of the existing house connection). Septic will connect to an existing individual septic system, installed in 2011. The capacity of this system and the ability to relocate a future system are addressed in the attached letter by Chris Rollins.

*** Provide a mix of housing that responds to changing family needs and smaller households;**

*** Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods;**

*** Provide a broad range of accessible and more affordable housing.**

The number of small apartments within the Village Residential District is limited. With few exceptions, the overall character of the district are single family dwellings situated on individual lots. This proposal will increase the housing stock for those individuals, single parents, or couples with grown children seeking affordable housing in a desirable setting.

Similarly, the flexibility the apartment provides allows the property owner the flexibility needed to address future possible needs, such as: on property assistance with health needs, upkeep of property and gardens, housing for family members, and supplemental income. In short, providing the means by which the property owners may remain in their home and within their community.

OWNER INFORMATION	SALES HISTORY	PICTURE												
RUPPERTSBERGER III, HENRY E RUPPERT, BIRGIT A PO BOX 106 PLAINFIELD, NH 03781	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="height: 100px;"> </td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor							
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EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	PLAINFIELD ASSESSING OFFICE					
GARAGE-1 STY	336	14 x 24	108	22.00	80	6,387							
SHED-WOOD	60	6 x 10	327	10.00	60	1,177							
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000							
						10,600							
								PARCEL TOTAL TAXABLE VALUE					
								Year	Building	Features	Land		
								2016	\$ 122,400	\$ 10,600	\$ 61,300	Parcel Total: \$ 194,300	
								2017	\$ 122,400	\$ 10,600	\$ 61,300	Parcel Total: \$ 194,300	
								2018	\$ 122,400	\$ 10,600	\$ 61,300	Parcel Total: \$ 194,300	

LAND VALUATION																								
Zone: VRVILL-RES W OR S										Minimum Acreage: 0.69			Minimum Frontage: 100			Site: GOOD			Driveway: GRAVEL/DIRT			Road: PAVED		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes										
IF RES	0.690 ac	56,000	F	110	105	100	95	95 -- MILD	100	58,400	0	N	58,400											
IF RES	1.020 ac	x 3,000	X	100				95 -- MILD	100	2,900	0	N	2,900											
										1.710 ac				61,300		61,300								



OWNER
RUPPERTSBERGER III, HENRY E
 RUPPERT, BIRGIT A
 PO BOX 106
 PLAINFIELD, NH 03781

TAXABLE DISTRICTS	
District	Percentage
PWD	% 100

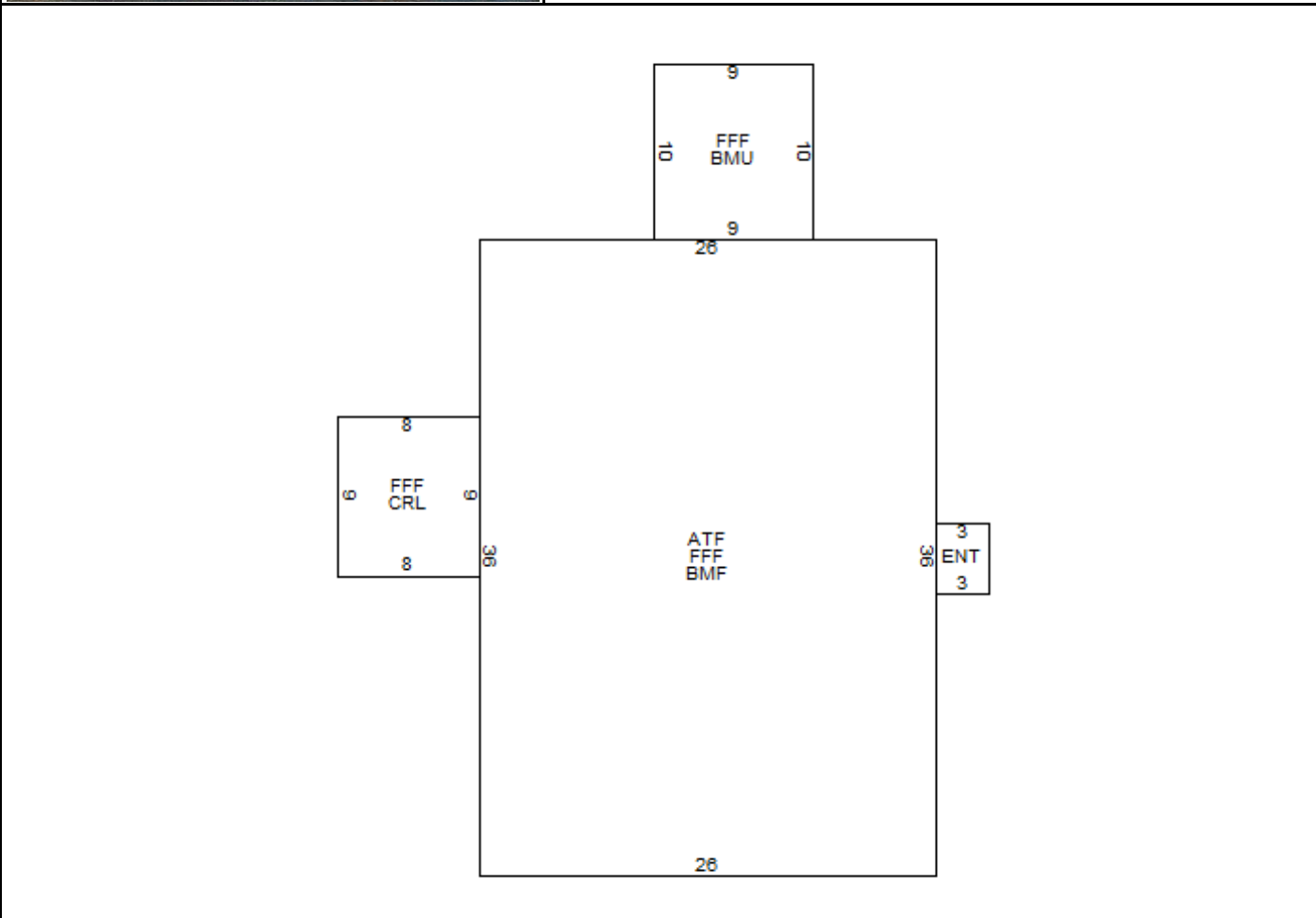
BUILDING DETAILS

Model: **1 STORY FRAME CAPE**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **CLAP BOARD**
 Int: **DRYWALL**
 Floor: **PINE/SOFT WD**
 Heat: **OIL/FA DUCTED**

Bedrooms: **3** Baths: **1.0** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A2 GOOD-**
 Com. Wall:
 Size Adj: **1.0401** Base Rate: **RSA 76.00**
 Bldg. Rate: **1.1608**
 Sq. Foot Cost: **\$ 88.22**

PERMITS

Date	Permit ID	Permit Type	Notes

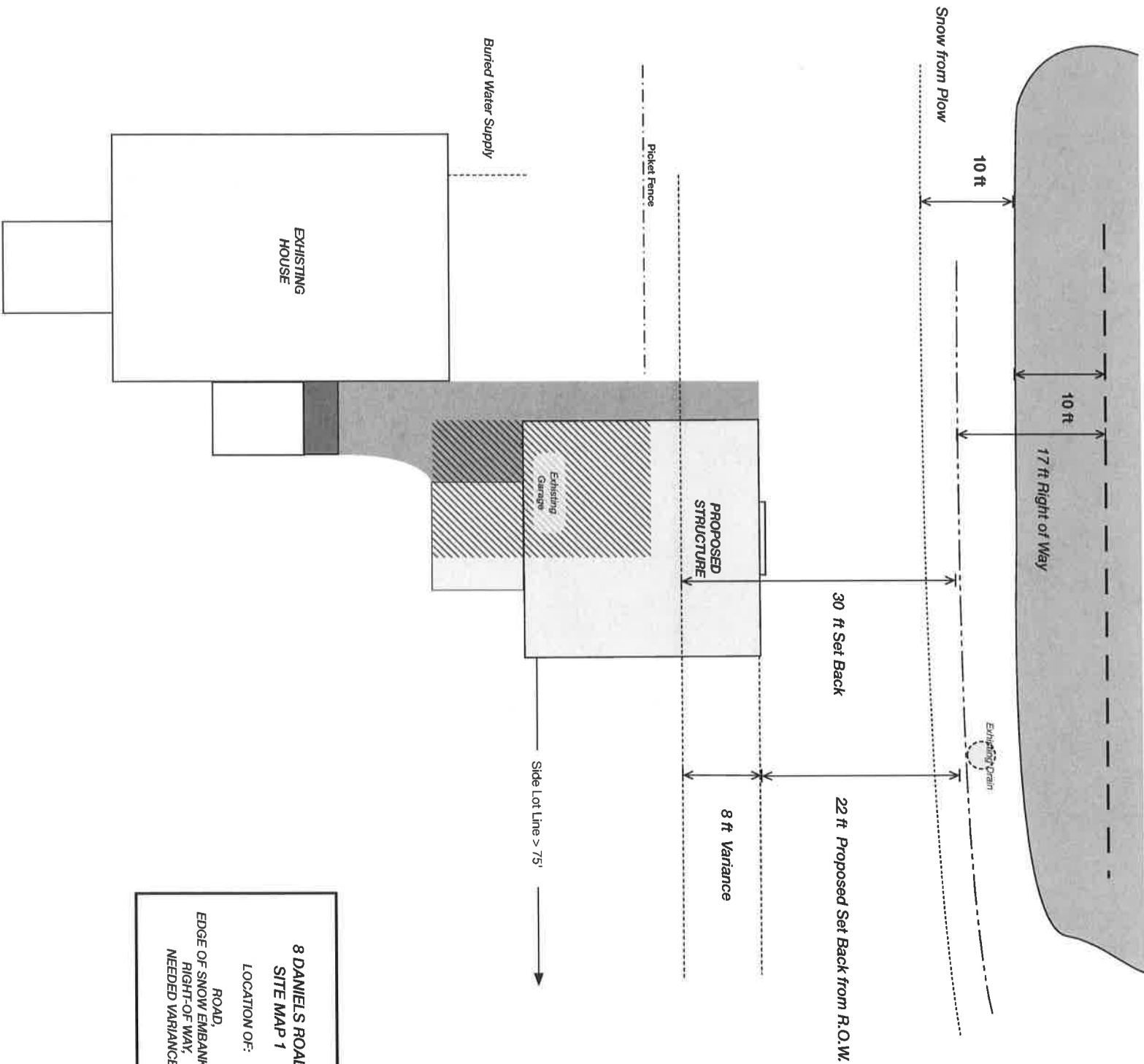


BUILDING SUB AREA DETAILS

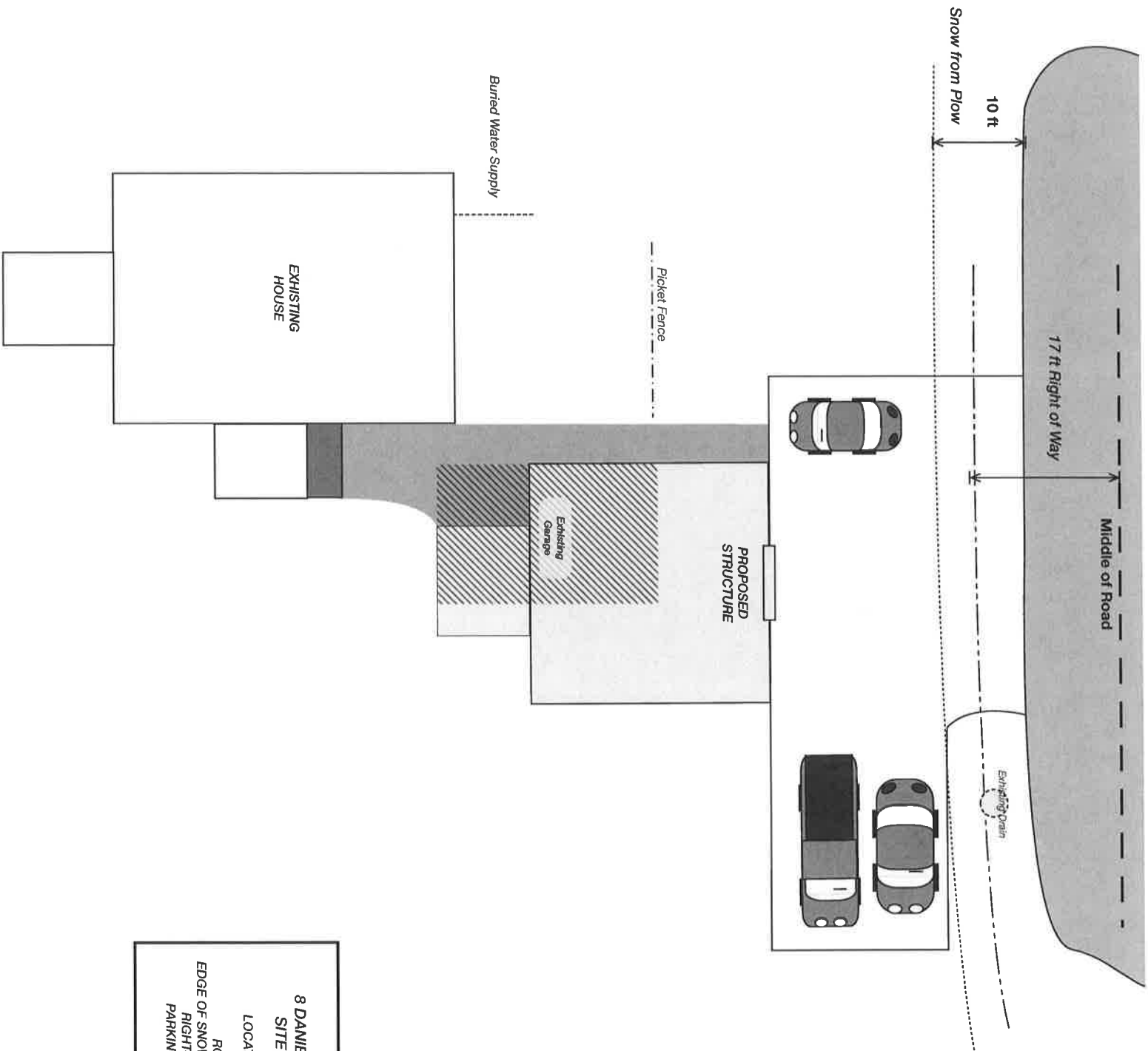
ID	Description	Area	Adj.	Effect.
CRL	CRAWL SPACE	72	0.05	4
BMF	BSMNT FINISHED	936	0.30	281
FFF	FST FLR FIN	1098	1.00	1098
BMU	BSMNT	90	0.15	14
ENT	ENTRANCE	12	0.10	1
ATF	ATTIC FINISHED	936	0.25	234
GLA:	1,332	3,144		1,632

2013 BASE YEAR BUILDING VALUATION

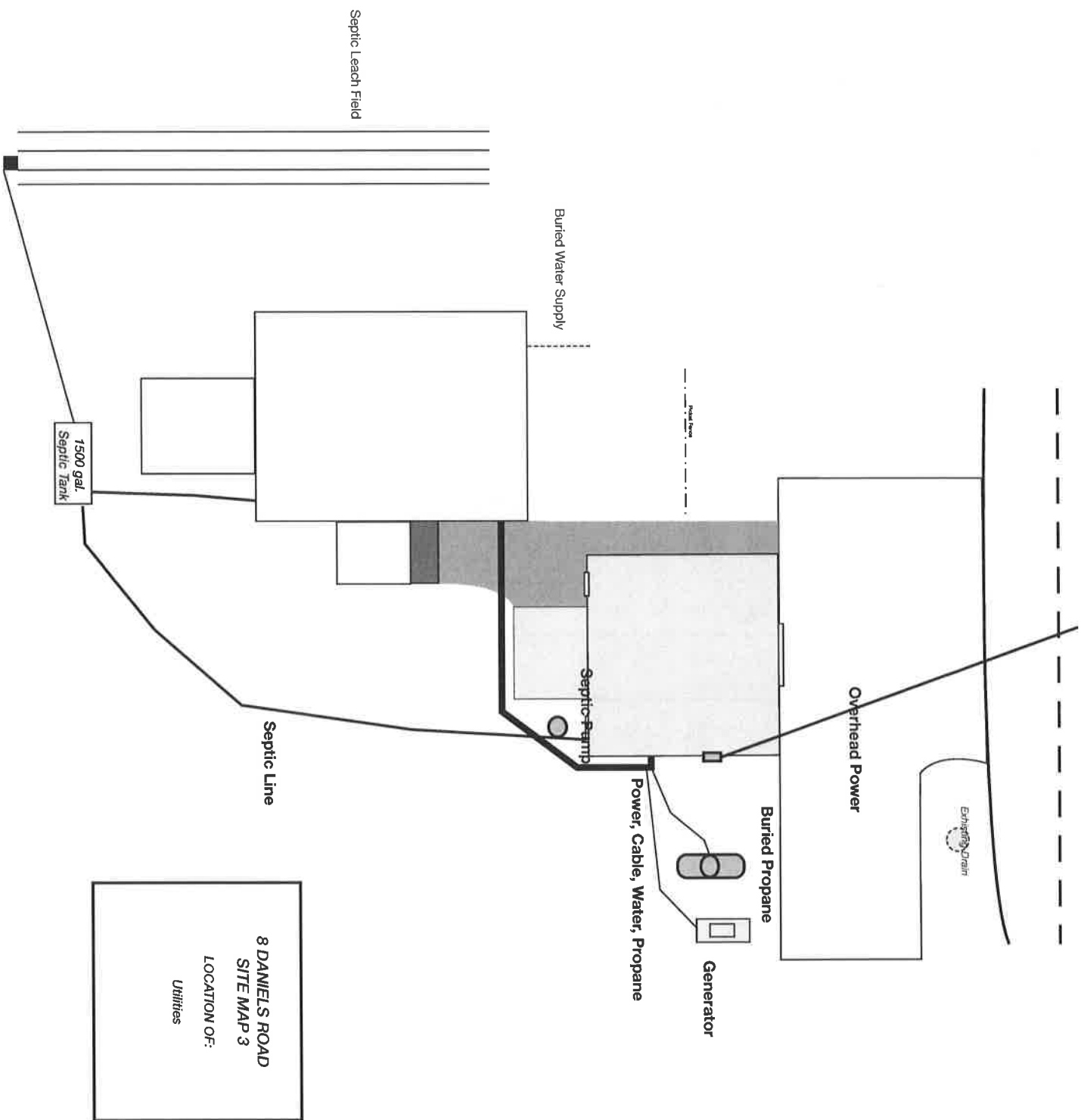
Market Cost New:	\$ 143,975
Year Built:	1955
Condition For Age:	GOOD 15 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 122,400



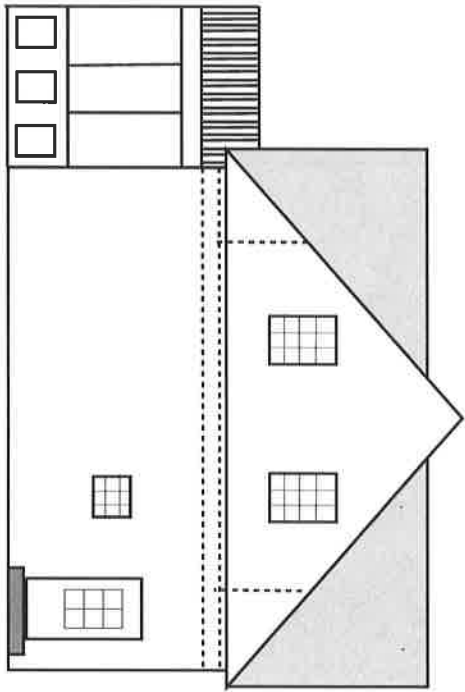
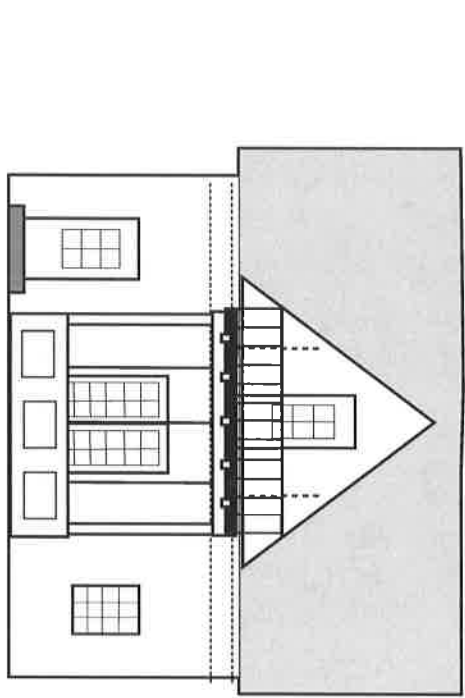
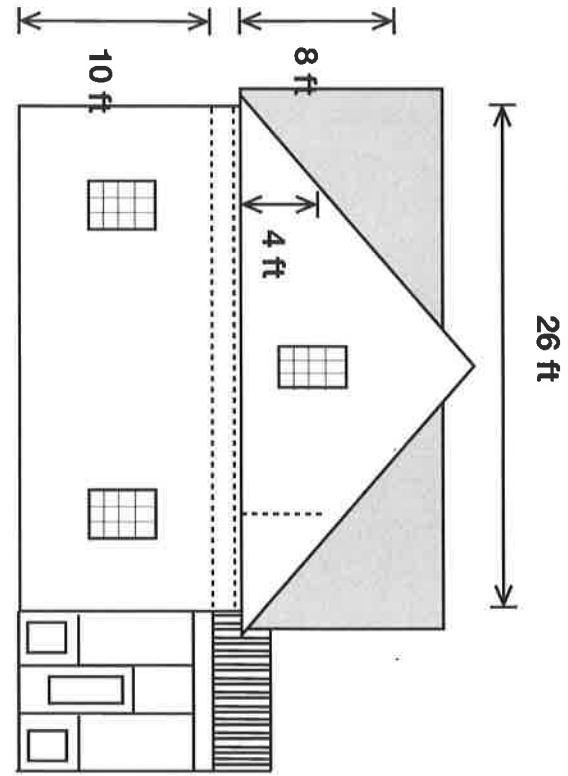
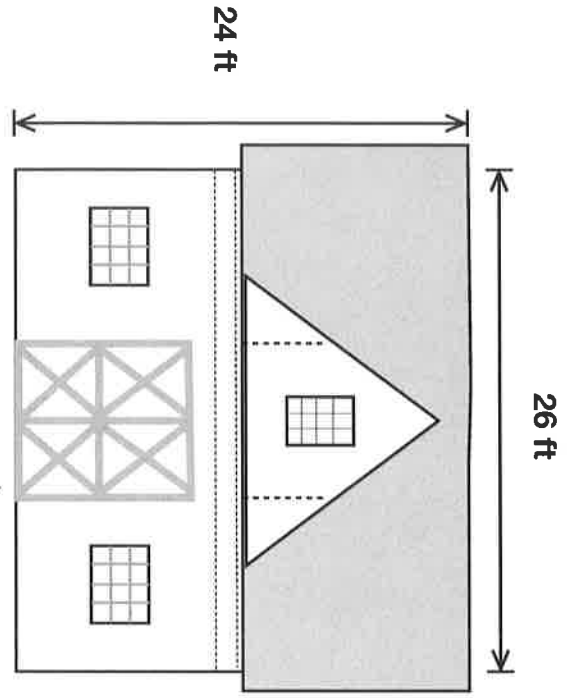
8 DANIELS ROAD
 SITE MAP 1
 LOCATION OF:
 ROAD,
 EDGE OF SNOW EMBANKMENT
 RIGHT-OF-WAY,
 NEEDED VARIANCE



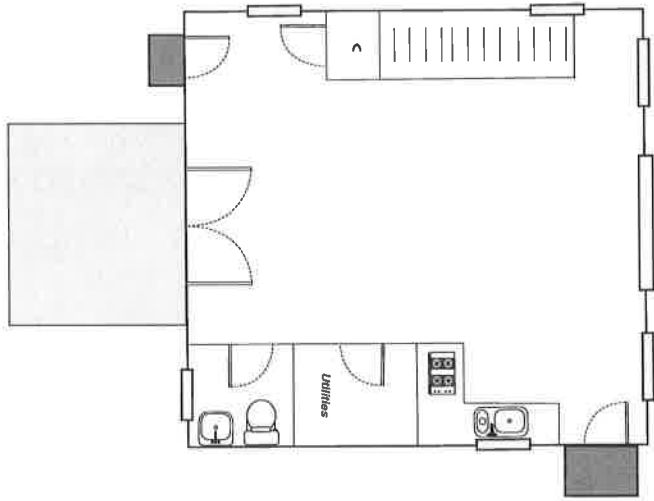
8 DANIELS ROAD
 SITE MAP 2
 LOCATION OF:
 ROAD,
 EDGE OF SNOW EMBANKMENT
 RIGHT-OF-WAY,
 PARKING SPACES



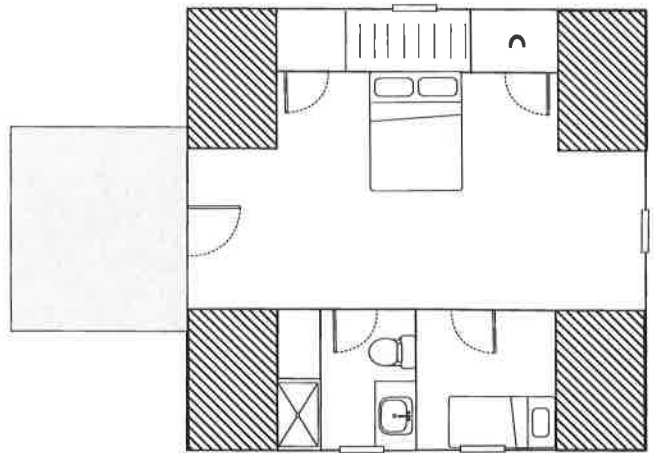
8 DANIELS ROAD
 SITE MAP 3
 LOCATION OF:
 Utilities



FIRST FLOOR



SECOND FLOOR





Rollins Land Survey

rollinssurvey@gmail.com

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

Tel. 603-675-5502
Cell 603-252-7204

March 30, 2018

Henry E. Ruppertsberger, III
Birgit A. Ruppert
8 Daniels Road, PO Box 106
Plainfield, NH 03781

Re: Lot suitability for adding 2-bedroom ADU and non-commercial workshop with bathroom facilities at 8 Daniels Road, Plainfield, NH

Dear Henry and Birgit,

You requested that I inspect your property at 8 Daniels Road in Plainfield to determine if the site would accommodate the additional wastewater from the planned addition of a 2-bedroom ADU and non-commercial workshop with bathroom facilities.

I visited your property yesterday. According to the tax map, the property has an area of approximately 1.71 acres. There is an existing 3-bedroom home and detached garage that sit near Daniels Road. The property is served by the Plainfield Village community water supply.

A new septic system was installed in 2011 to replace a failed system. The new septic system appears to have been over-designed for the existing septic load. According to soil maps, the home and septic system sit in a section of group 2 soil that is suitable for sewage disposal. A section of poorly drained soil divides the group 2 soil westerly of the septic system.

In the event of a failure of the existing system, there is adequate space to expand or replacement of the system southerly of the existing system or by adding additional rows of Enviro-septic units westerly of the present Enviro-septic units, taking care not to intrude into setbacks from the poorly drained soils. I estimate that there is approximately 9/10 acre of contiguous Group 2 soil around the existing septic system. According to the NHDES, that area of Group 2 soil is adequate to dispose of the effluent from a 3-bedroom and a two-bedroom ADU with shop facilities.

After reviewing the site it is my opinion that your lot will sustain the existing 3-bedroom home and the additional site loading from 2-bedroom ADU and non-commercial workshop with bathroom facilities and can accommodate an upgraded septic system in the event of failure of the existing system.

Some considerations for maintaining the proper functioning of the current system are:

1. Minimize water usage.
2. Do not use garbage disposals or water softeners with septic systems.
3. Pump the existing septic tank every two years or when necessary.

4. Do not pasture livestock or drive vehicles on septic leaching areas. Premature failure of the leaching field could result from compaction of the topsoil by the hooves of livestock. Leaching fields require oxygen to function, and compaction deprives the leaching field of oxygen.
5. Do not connect floor drains to septic systems or allow them to drain into soil.

Sincerely,

Rollins Land Survey

A handwritten signature in cursive script that reads "Chris Rollins".

Christopher E. Rollins
Licensed Land Surveyor
Septic System Designer