Valleys News, Please print for one day as a classified advertisement in the legal section

## 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 December 13<sup>th</sup> 2021 at 7pm Meriden Town Hall 110 Main Street and via Zoom:

**Case 2021-04** A request by John Tomlinson for Special Exception #35 Approved Business Project to move his business Upper Valley Portables from Ladieu Hill (case 18-02) to property located at 361 Route 12A (tax map 218 lot 11) now owned by the applicant. This is the first phase of development planned for this property.

While not required to join, abutters and interested parties are encouraged to join in either in person or by counsel and state reasons why the application should or should not be granted. The application details can viewed at the town office and be found at: www.plainfieldnh.org/zba.htm

Join Zoom Meeting https://us06web.zoom.us/j/87496200963

Meeting ID: 874 9620 0963

If the application is approved the project will move to the **Planning Board on Monday December 20<sup>th</sup>** for a modified site plan review.

Very few if any changes to the property are planned at this time from what was approved for the Landmark project.

Notice prepared by Stephen Halleran November 29<sup>th</sup> 2021 Pol 15/10 ben 20 2021 November 20 CK1125

#### 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).

Route 12A Enterprises, LLC; c/o Corrine & John Tomlinson Applicant's name:

177 Ladieu Road; Plainfield, NH Mailing address:

361 NH Route 12A **Property Street address:** Tax Map / Lot Number: Map 218, Lot 11 Zoning district: **RR** - Rural Residential Property owner of record: Route 12A Enterprises, LLC

Type of appeal (check one):

Variance X Special exception #35 Administrative decision

Applicants signature:

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**Required Attachments:** 

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

Fee: application

\$ Total \$ 170.00

Hearing Date: 12/13/2/

notification

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 1129 (ZBA rule 9.3).

\*\*\*\*\*\*\*\*\*

Office Use

11/291 21-04 date filed: case number: attachments: fee paid:

zba apl 02/19/99 26 November 2021

10/00

To: Zoning Board of Adjustment Plainfield, NH 03781 From: Corinne and John Tomlinson 177 Ladieu Road Plainfield, NH 03781

To Whom It May Concern,

Please accept this letter as part of my request to the Zoning Board of Adjustment to obtain approval as a special exception within the Rural Residential Zone (34. Cottage Business) at 361 NH Route 12A in Plainfield.

John Tomlinson is the sole owner of Upper Valley Portables, a NH LLC, operating from 177 Ladieu Road, Plainfield NH. ZBA case 18-02 led to approval of this as a home occupation. At the time of this approval it was stated the intent was to grow this business and seek a suitable location to move the operation to. 361 NH Route 12A was recently purchased initially for this purpose. My wife, Corinne Tomlinson, and I formed a holding company, Route 12A Enterprises LLC, to purchase this land to be developed for this and future uses. Due to the immediate need to relocate Upper Valley Portables to allow continued growth we respectfully request the ZBA consider approval of the following:

- Operation of Upper Valley Portables from 361 NH Route 12A in the rear of the property within the current permission boundaries
- Storage and maintenance including occasional cleaning of 150 portable toilets and approximately 10 handwash sinks and hand sanitizer dispenser stations as well as additional rental equipment such as mobile fencing as those service lines are developed
- Parking of up to three commercial vehicles and three trailers as well as the personal vehicles of up to four staff and drivers while working
- Hours of operation of 4a.m. to 10 p.m. with occasional exception allowed.

In keeping with my demonstrated record of executing the current permission and growing the business substantially with no known complaints we wish to assure our intent is the same with this request. Only minor motion activated solar powered lighting for security purposes would be utilized.

Additional improvements and request for other development will follow. Current economic conditions in the context of the ongoing pandemic have made planning, budgeting and subsequent timing of such efforts too difficult to commit to at this time. We are evaluating the feasibility of other uses at this location.

Respectfully,

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### PLAINFIELD, NH SITE PLAN REVIEW

# List of Owner & Professional Consultants

DATE: November 29, 2021

- TO: Stephen Halleran, Town Administrator Town of Plainfield 110 Main Street Plainfield, NH 03781 603-469-3201 Direct plainfield@ta@plainfieldnh.org
- SITE: Application for Special Exception 361 NH Route 12A Tax Map 218, Lot 11 Plainfield, New Hampshire

#### OWNER:

Route 12A Enterprises Attn.: Corrine & John Tomlinson 177 Ladieu Road Plainfield, NH 03781

#### ENGINEER:

Right Angle Engineering, PLLC Erin Darrow, P.E., C.P.E.S.C. 152 Main Street New London, NH 03257

#### SURVEYOR:

Scott Sanborn, LLS Cardigan Mountain Land Survey, LLC 32 Peaslee Road Orange, NH 03741

#### WETLANDS SCIENTIST:

Jonathan Sisson, C.W.S., C.S.S. Beaver Tracks, LLC 408 Randolph Hill Road Randolph, NH 03593

#### PLAINFIELD ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION

Case 2018-02

John Tomlinson 177 Ladieu Road Plainfield, NH 03781 Application for Cottage business, Portable Toilet Rentals

You are hereby notified that the appeal by **John Tomlinson** for Special Exception #3.4 Approved Cottage Business to establish a portable toilet rental business at 177 Ladieu Road (Map 224, Lot 2) has been **granted** by an affirmative vote of at least three members of the Zoning Board Of Adjustment. In reaching this decision, the Zoning Board has relied on representations made in the application and testimony received at the May 14<sup>th</sup> 2018 meeting and May 24<sup>th</sup> 2018 site visit and meeting.

#### As part of its review of this application, the board made the following findings;

- 1. The New Hampshire Department of Environmental Services (DES) does not regulate the storage yards for chemical toilet business.
- 2. The site is not visible from any abutting home.
- 3. There is a 100' +/- vegetative buffer between the storage site and the nearest boundary.
- 4. All waste is cleaned from units at an off-site facility per DES regulations.
- 5. Industry norm is that cabin interior and exterior are cleaned with water, unscented dish soap and bleach. Applicant testified that DES does not regulate the disposal of this waste water.
- 6. Activities other than moving and cleaning (e.g. unit assembly/repair) will take place in the existing outbuilding.

#### The application is approved with the following conditions;

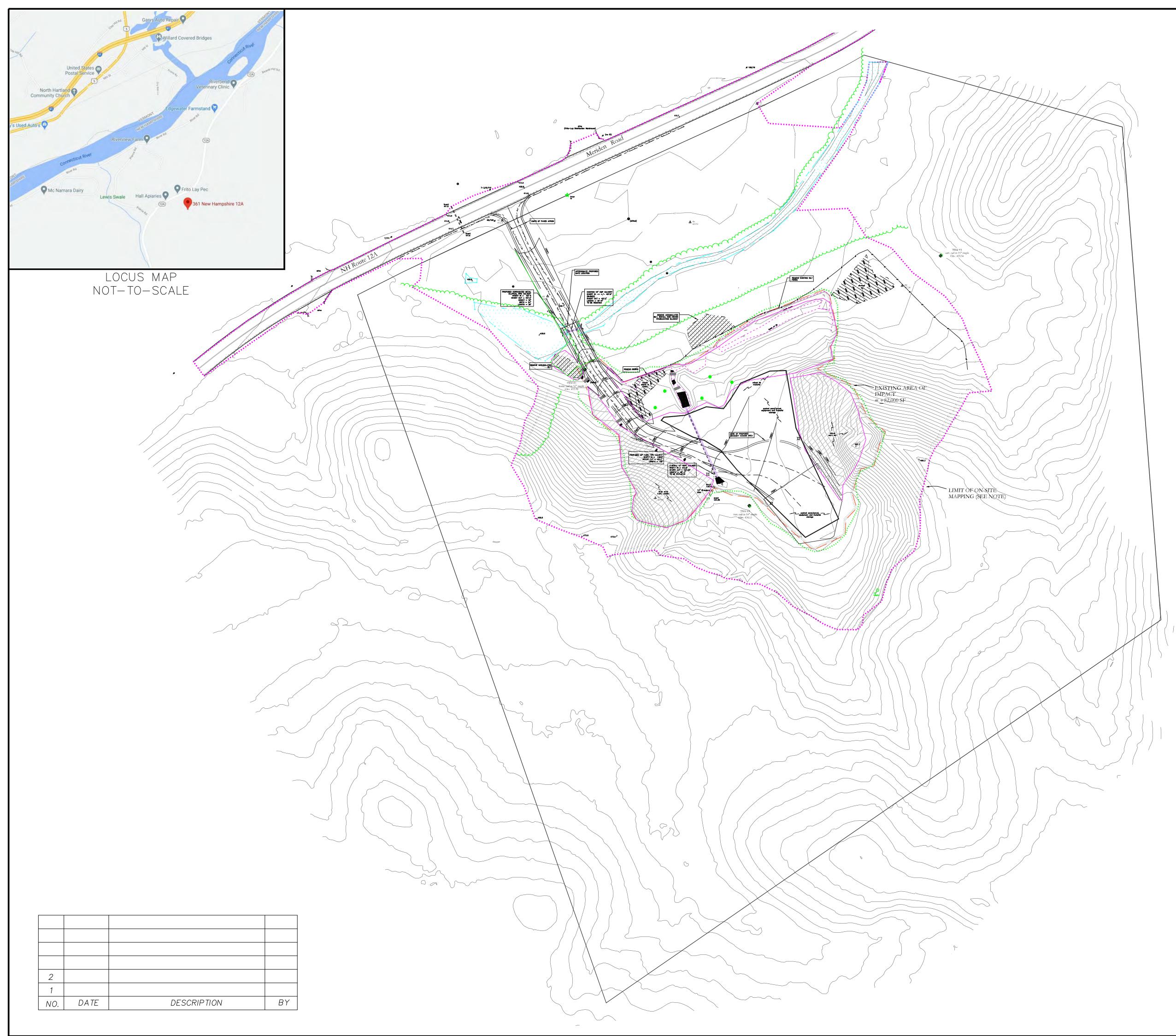
- 1. The use may not expand beyond the proposed size (4 employees, 2 trucks, 2 trailers, 100 portable toilet units).
- 2. Hours of operation to be 6am to 8pm, with only infrequent exceptions.
- 3. Applicant must manage noise and odors to a reasonable level by abatement or through hours of operation.
- 4. No additional permanent lighting associated with this use.
- 5. No signage associated with this use.
- 6. Current vegetative screening of site must be maintained.
- 7. A limit of 2 round trips per day, with only infrequent exceptions.

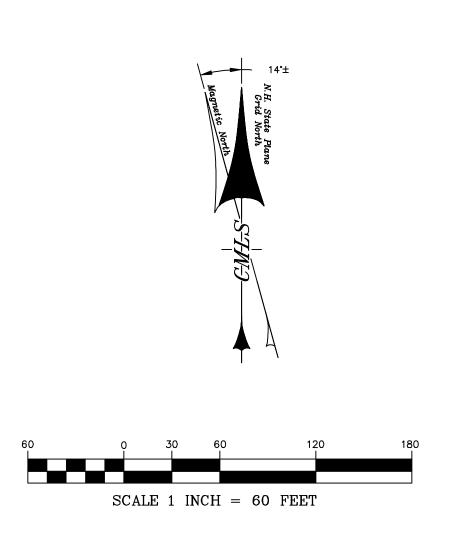
In granting this appeal, The Board determined that the use as defined in the application will satisfy the conditions for all special exceptions as outlined in section 5.6 II and the specific standards found in Section 3.4 Approved Cottage Business of the Plainfield Zoning Ordinance, 2018 edition.

RSA 677:2 governs the rehearing and appeal process for ZBA decisions.

Richard Colburn, Chairman Zoning Board of Adjustment

Date: 30May 2018





<u>GENERAL NOTES</u> 1. ALL WORK SHALL CONFORM TO THE CONDITIONS OF THE PLAINFIELD, NH, BUILDING PERMIT, SITE PLAN REVIEW, AND ZONING PERMIT.

2. ALL WORK SHALL COMPLY WITH THE CONDITIONS OF THE WETLANDS PERMIT, AS APPLICABLE, ISSUED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.

3. ALL WORK SHALL COMPLY WITH THE CONDITIONS OF THE DRIVEWAY ACCESS PERMIT, AS APPLICABLE, ISSUED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

4. SITE SURVEY DATA COLLECTED BY SCOTT SANBORN, LLS, CARDIGAN MOUNTAIN LAND SURVEY, LLC, IN SEPTEMBER, OCTOBER, AND NOVEMBER OF 2020.

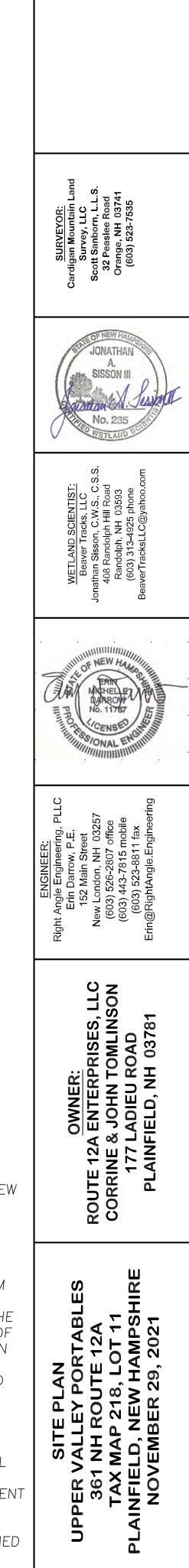
5. ELEVATIONS ARE BASED ON NAD 88 VERTICAL DATUM. 6. SURVEY IS TIED INTO NH STATE PLAN COORDINATE SYSTEM GRID NORTH.

7. ALL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS METHOD FOR THE DELINEATION OF WETLANDS, JANUARY 1987, BY BEAVER TRACKS LLC, JONATHAN SISSON, C.S.S., C.W.S., IN JULY 2019.

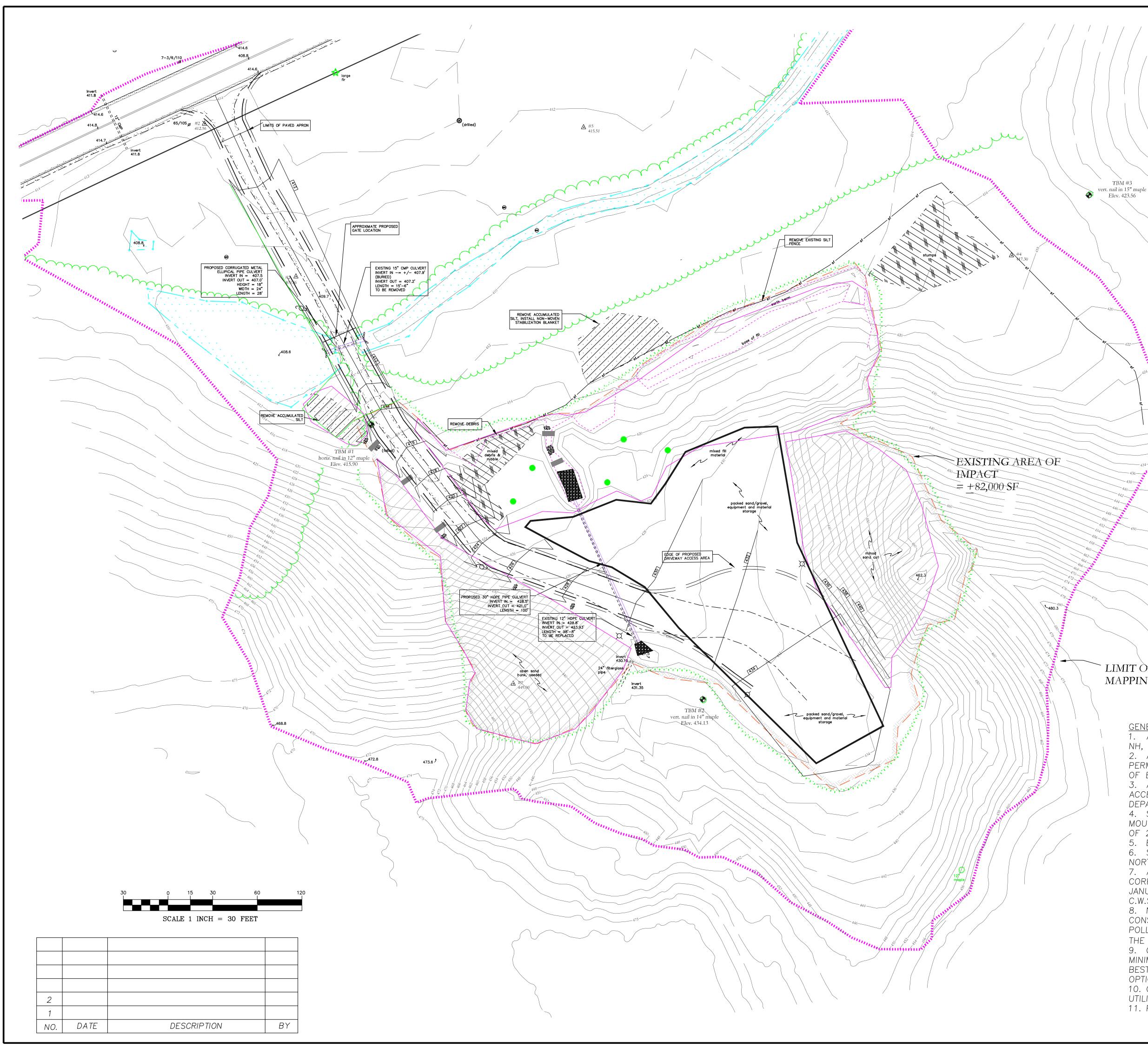
8. NHDES BEST MANÁGEMENT PRACTICES TO BE IMPLEMENTED DURING CONSTRUCTION. ALL WORK SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN ACCORDING TO STANDARDS ESTABLISHED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA).

9. CONTRACTOR SHALL USE SEDIMENT AND EROSION CONTROL AT A MINIMUM AT THE LOCATIONS SHOWN ON THE PLAN, ACCORDING TO NHDES BEST MANAGEMENT PRACTICES. SEDIMENT AND EROSION CONTROL OPTIONS ARE SHOWN IN THE CONSTRUCTION DETAILS.

10. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL BURIED UTILITIES. CONTACT DIG SAFE PRIOR TO COMMENCING ANY EXCAVATION.



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<u>SURVEYOR:</u> Cardigan Mountain Land Survey, LLC Scott Sanborn, L.L.S. 32 Peaslee Road Orange, NH 03741 (603) 523-7535
SINE OF NEW RAMES
WETLAND SCIENTIST: Beaver Tracks, LLC Jonathan Sisson, C.W.S., C.S.S. 408 Randolph Hill Road Randolph, NH 03593 (603) 313-4925 phone BeaverTracksLLC@yahoo.com
PHOTOS / ONAL ENGININ
ENGINEER: Right Angle Engineering, PLLC Erin Darrow, P.E. 152 Main Street New London, NH 03257 (603) 526-2807 office (603) 523-8811 fax (603) 523-8811 fax Erin@RightAngle.Engineering
<u>OWNER:</u> ROUTE 12A ENTERPRISES, LLC CORRINE & JOHN TOMLINSON 177 LADIEU ROAD PLAINFIELD, NH 03781
SITE PLAN UPPER VALLEY PORTABLES 361 NH ROUTE 12A TAX MAP 218, LOT 11 PLAINFIELD, NEW HAMPSHIRE NOVEMBER 29, 2021

# LIMIT OF ON-SITE MAPPING (SEE NOTE)

# <u>GENERAL NOTES</u>

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10. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL BURIED UTILITIES. CONTACT DIG SAFE PRIOR TO COMMENCING ANY EXCAVATION.
11. PLANTING SHALL BE IN THE GROWING SEASON, MAY 15-OCTOBER 15.

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1. GEOTECHNICAL TESTING WAS NOT COMPLETED PRIOR TO COMMENCING WORK ON THIS PROJECT 2. VERIFICATION OF GEOTECHNICAL SOIL CONDITIONS SHALL BE COMPLETED PRIOR TO FOUNDATION AND WALL CONSTRUCTION ..

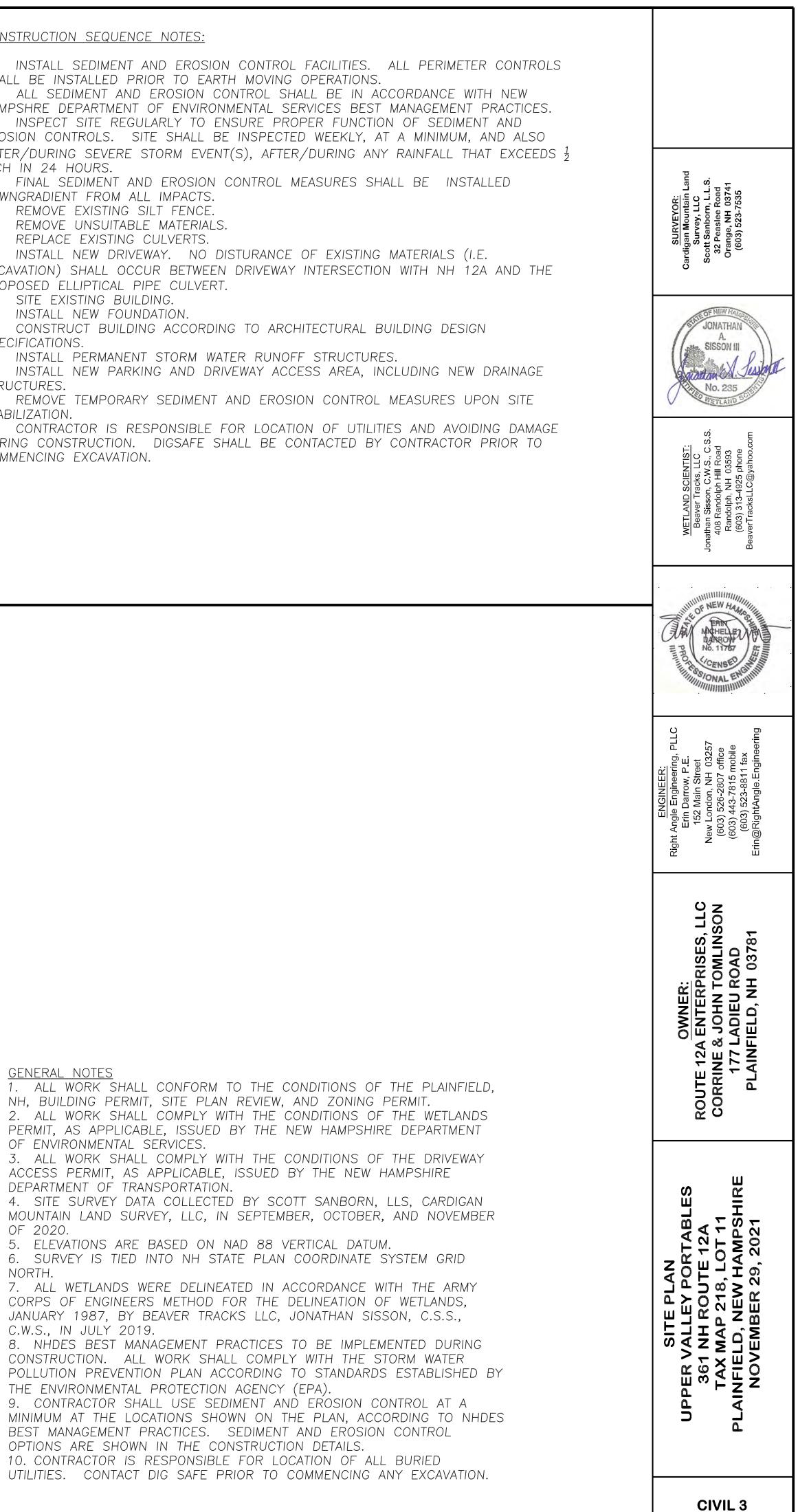
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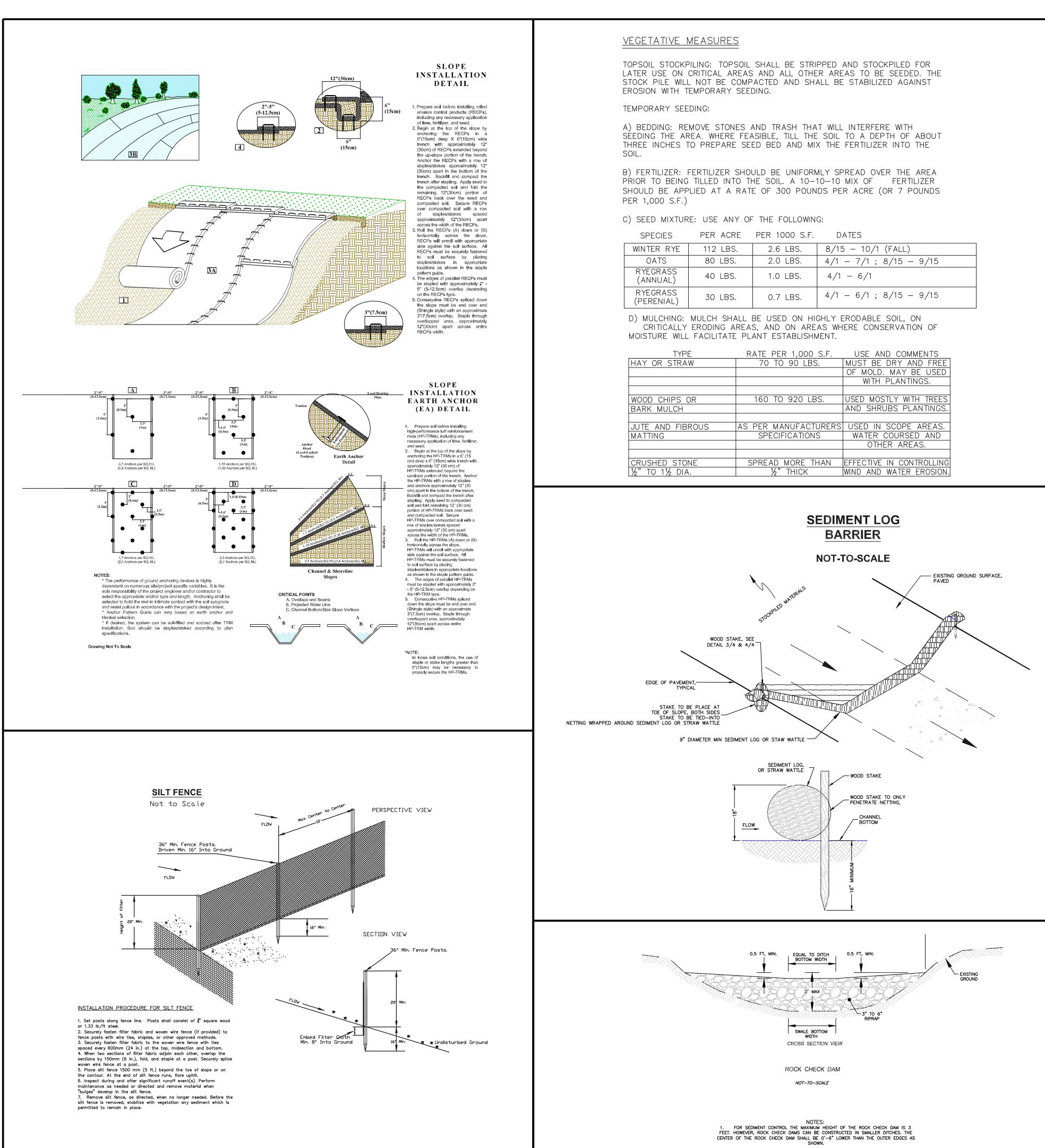
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<ol> <li>THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THE DRAWINGS, UNLESS OTHERWISE NOTED. THE CONTRATOR SHALL PROVIDE AND INSTALL ALL MATERIALS REQUIRED TO COMPLETE PLANS.</li> <li>CONTRACTOR IS RESPONSIBLE FOR REPORTING CONDITIONS IDENTIFIED ON-SITE THAT IMPACT THE PHASING, IMPLEMENTATION, FINAL CONDITIONS, AND/OR OVERALL CONSTRUCTION OF THIS PROJECT.</li> <li>THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITES, MATERIALS STORAGE, AND EQUIPMENT STAGING AREAS WITH THE ENGINEER.</li> <li>NHOOT ITEM 692, MOBILIZATION, SHALL INCLUDE THE DESIGN, CONSTRUCTION, AINTENANCE, REMOVAL, AND RESTORATION OF THE SITE AREA FOR CONSTRUCTION, AINTENANCE, REMOVAL, AND RESTORATION OF THE SITE AREA FOR CONSTRUCTION, AINTENANCE, REMOVAL, AND RESTORATION OF THE SITE AREA FOR CONSTRUCTION, AINTENANCE, REMOVAL, AND RESTORATION OF THE SITE AREA FOR CONSTRUCTION.</li> <li>ALL DISTURBED AREAS WITHIN PROJECT LIMITS NOT COVERED BY HARD SURFACES, LANDSCAPING, OR STORMWATER TREATMENTSHALL BE FINISHED WITH 4" OF LOAM (NHOOT ITEM 641). AND TURF ESTABLISHMENT WITH MULCH AND TACKIFIRES (NHEDT TIEM 646.31).</li> <li>SITE SECURITY AND JOB SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.</li> <li>THE CONTRACTOR SHALL PROVIDE SUBMITTALS (GRADATIONS, PROCTORS, PRODUCT DATA, ETC.) AS DIRECTED BY THE ENGINEER FOR ALL MATERIALS TO BE INCORPORATED INTO THE WORK.</li> <li>THE ENGINEER SHALL HAVE FULL ACCESS TO THE SITE WHEN THE WORK IS IN PREPARATION AND PROGRESS. THEY MAY OBSERVE THE WORK ON A PERIODIC OR FULL-TIME BASIS.</li> <li>THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE TO THE ENGINEER PROR TO CONSTRUCTION.</li> <li>THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE TO THE ENGINEER PROR TO CONSTRUCTION.</li> <li>THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE TO THE ENGINEER PROR TO CONSTRUCTION.</li> <li>THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCH</li></ol>	CONSTRUCTION SEG 1. INSTALL SEDIM SHALL BE INSTALLE 2. ALL SEDIMENT HAMPSHRE DEPARTI 3. INSPECT SITE EROSION CONTROLS AFTER/DURING SEV INCH IN 24 HOURS 4. FINAL SEDIMEN DOWNGRADIENT FRO 5. REMOVE LINSU 6. REMOVE LINSU 7. REPLACE EXIST 8. INSTALL NEW EXCAVATION) SHALL PROPOSED ELLIPTIO 9. SITE EXISTING 10. INSTALL NEW 11. CONSTRUCT B SPECIFICATIONS. 12. INSTALL NEW STRUCTURES. 14. REMOVE TEMP STABILIZATION. 15. CONTRACTOR DURING CONSTRUCT COMMENCING EXCAV
<ul> <li>OF THE CONTRACTOR. PROCTOR TESTS ORDERED BY THE ENGINEERE SHALL BE SAMPLED AND PERFORMED BY AN INDEPENDENT TESTING LABORATORY AND PAID FOR BY THE CONTRACTOR, OBSERVED BY THE ENGINEER, AND PAID FOR BY THE CONTRACTOR. INCLUDE ALL COSTS IN PROPOSAL.</li> <li>17. BUILDING AND SITE LAYOUT ARE SUBSIDIARY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.</li> <li>18. BASE PLAN INFORMATION BASED ON DATA COLLECTED BY DIBERNARDO ASSOCIATES, LLC, JOSEPH DIBERNARDO, LLS, IN NOVEMBER 2020.</li> <li>19. SITE HAS NOT BEEN DELINEATED FOR WETLANDS.</li> <li>20. WELL TYPE OR ACTUAL PRESENCE ON EXISTING LOADING DOCK SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCING EXCAVATION.</li> <li>21. OUTDOOR LIGHTING SHALL BE REPLACED IN-KIND WITH DARK SKY LIGHTS, AS CERTIFIED BY THE INTERNATIONAL DARK SKY FOUNDATION. UP TO THREE LIGHTS ON POLES NO GREATER THAN FIFTEEN FEET IN HEIGHT IN LOCATIONS AS SHOWN ON THE SITE PLAN.</li> </ul>	
WINTER CONSTRUCTION NOTES:	
1. SITE STABILIZATION WILL BE COMPLETED IN ACCORDANCE WITH THE NH STORMWATER MANUAL, AS REASONABLE ACHEIVEABLE IN THE WINTER MONTHS. 2. IN THE WINTER, GRAVEL SHALL BE PLACED IN STORAGE AND DRIVEWAY AREA TO ALLOW FOR WORK IN COLD WEATHER CONDITIONS.	
<u>GENERAL UTILITY NOTES:</u>	
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION PROCEDURE. THERE ARE OVERHEAD POWER TRANSMISSION LINES AND OTHER UTILITIES WITH ROADWAY CROSSING AND LINES IN THE IMMEDIATE VICINTY OF THE BRIDGE. THE CONTRACTOR IS ADVISED THAT EXTREME CAUTION WILL BE REQUIRED IN THE OPERATION OF EQUIPMENT, EXPECIALLY CRANES. CONTACT DIG-SAFE AT 1-888-DIG-SAFE.	<u>GENERAL NOTES</u> 1. ALL WORK NH, BUILDING F 2. ALL WORK PERMIT, AS API OF ENVIRONMEI

2. ALL UTILITY INSTALLATIONS, INCLUDING THE LOCATION, SIZE, DEPTH, AND SPCIFICATION FOR CONSTRUCTION OF THE PROPOSED UTILITY SERVICES SHALL BE INSTALLED UNDER THE SUPERVISION OF AND COMPLYING WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE,

3. DAMAGE TO ANY UTILITY BY THE CONTRACTOR SHALL BE REPORTED TO THE UTILITY COMPANY. REPAIR OF THE UTILITY SHALL BE PAID FOR BY THE CONTRACTOR.

OF 2020. NORTH. C.W.S., IN JULY 2019.



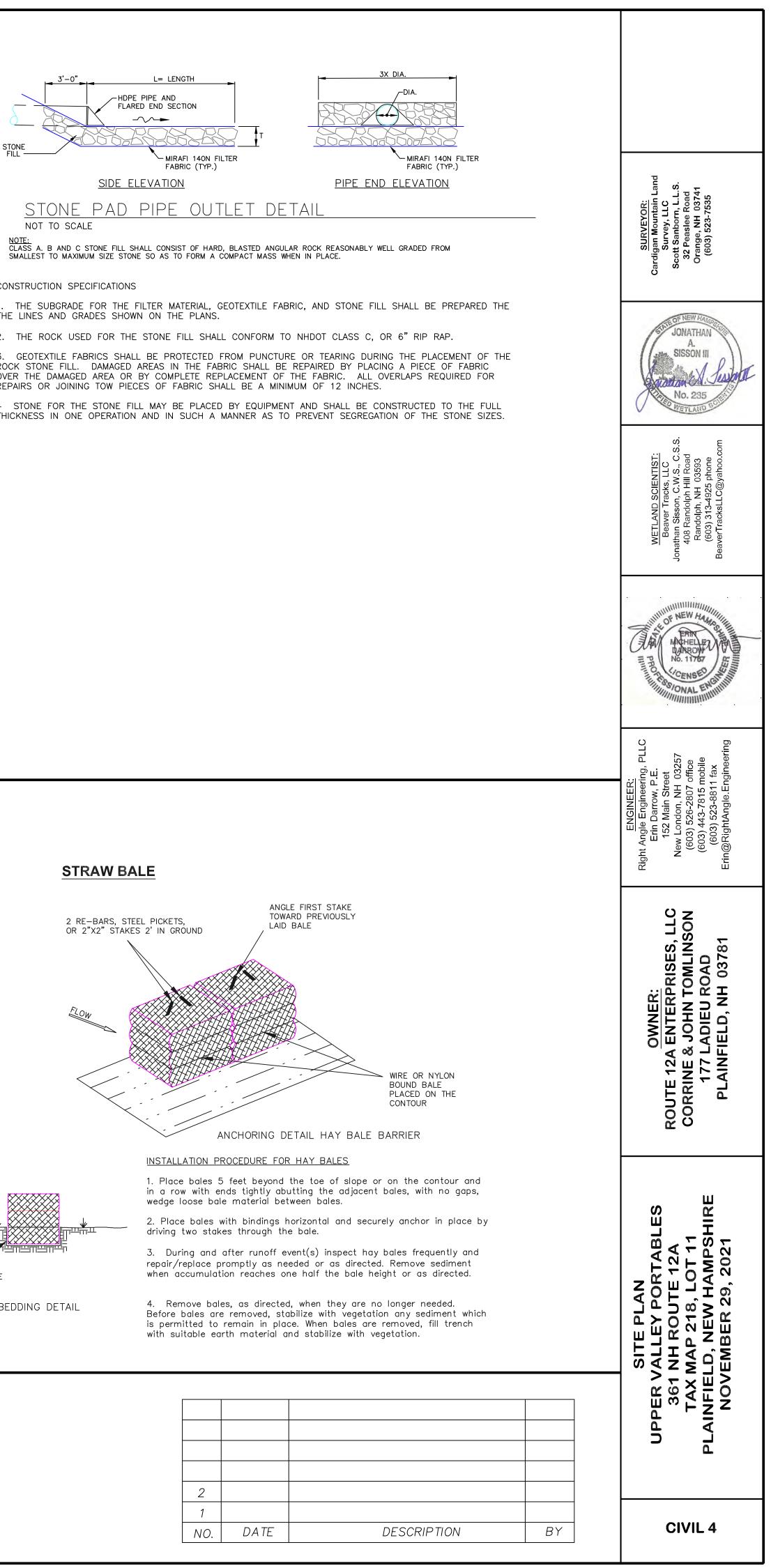


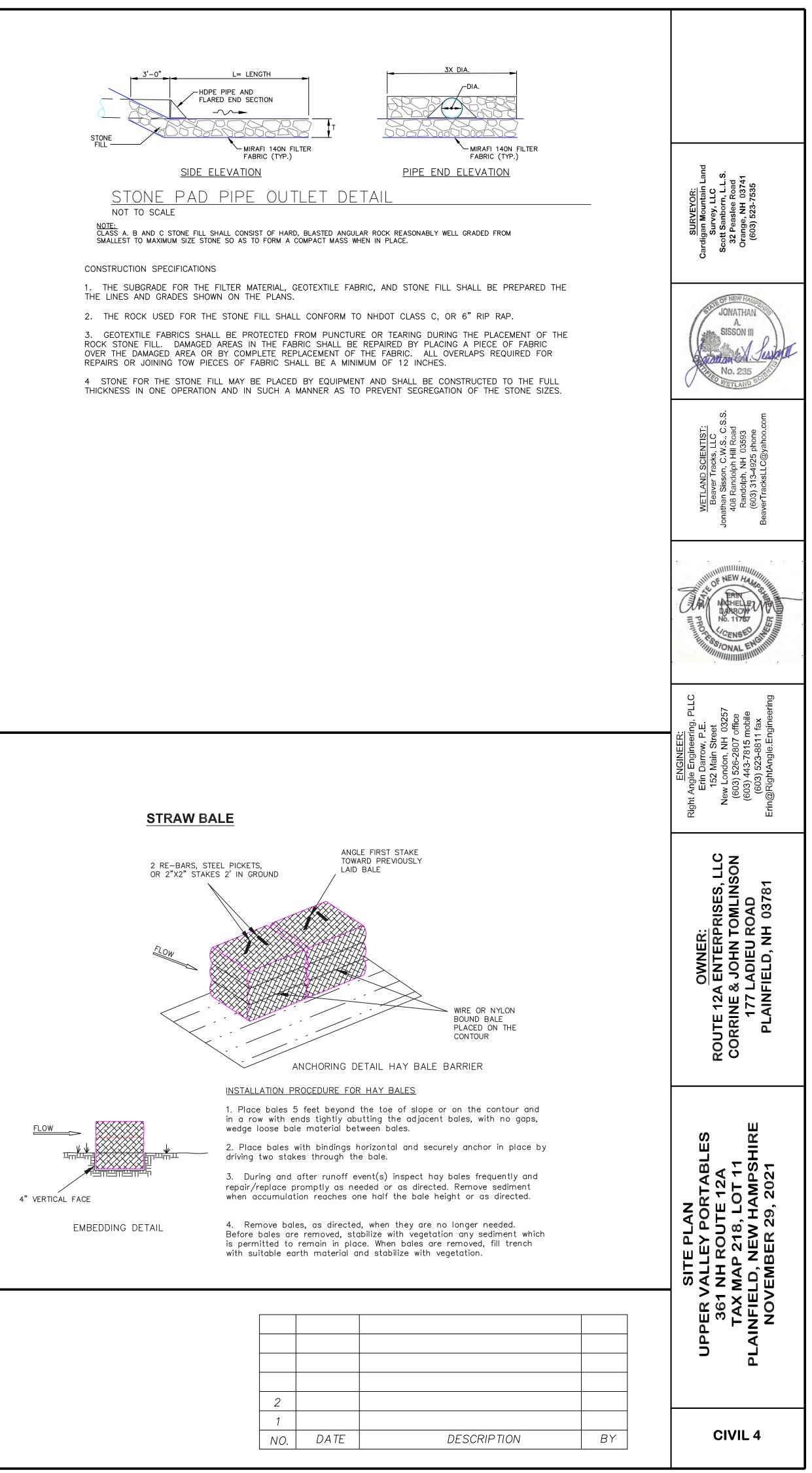
SPECIES	PER ACRE	PER 1000 S.F.	DATES
WINTER RYE	112 LBS.	2.6 LBS.	8/15 — 10/1 (FALL)
OATS	80 LBS.	2.0 LBS.	4/1 - 7/1 ; 8/15 - 9/15
RYEGRASS (ANNUAL)	40 LBS.	1.0 LBS.	4/1 - 6/1
RYEGRASS (PERENIAL)	30 LBS.	0.7 LBS.	4/1 - 6/1 ; 8/15 - 9/15

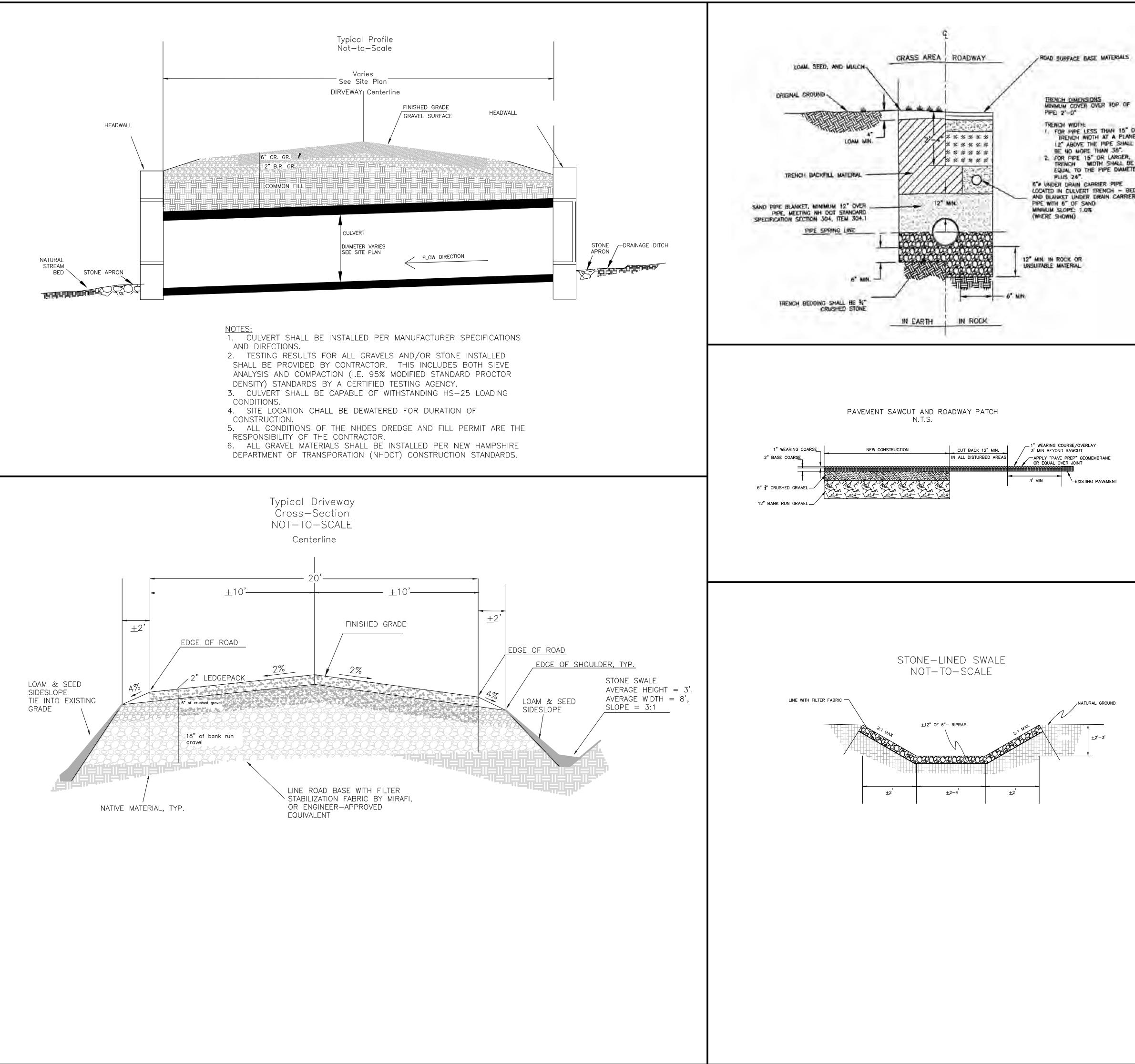
TYPE	RATE PER 1,000 S.F.	USE AND COMMENTS
HAY OR STRAW	70 TO 90 LBS.	MUST BE DRY AND FREE
		OF MOLD. MAY BE USED
		WITH PLANTINGS.
WOOD CHIPS OR	160 TO 920 LBS.	USED MOSTLY WITH TREES
BARK MULCH		AND SHRUBS PLANTINGS.
JUTE AND FIBROUS	AS PER MANUFACTURERS	USED IN SCOPE AREAS.
MATTING	SPECIFICATIONS	WATER COURSED AND
		OTHER AREAS.
CRUSHED STONE	SPREAD MORE THAN	EFFECTIVE IN CONTROLLING
1/2" TO 11/2 DIA.	½″ THICK	WIND AND WATER EROSION.

2. ROCK CHECK DAMS SHALL BE INSTALLED STARTING AT TOP OF NEW DITCH AND AT 50-FOOT INTERVALS THEREAFTER AS SHOWN ON SITE PLAN. 3. THE CENTER OF ROCK CHECK DAMS CONSTRUCTED IN PROJECT CONSTRUCTED "VEE" SHAPED OR EXISTING "VEE" SHAPED DITCHES SHALL BE 0'-6" LOWER THAN AND SLOPED TO THE OUTER TOP EDGES OF THE DITCH SO HIGH FLOWS GO OVER THE TOP OF THE DAM AND NOT AROUND THE EDGES.

4. ROCK CHECK DAMS SHALL BE REMOVED AFTER THE FIRST GROWING SEASON.







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### Steve Halleran

From: UV Portables [admin@uvportables.com]

Sent: Wednesday, December 01, 2021 2:19 PM

To: plainfield.ta@plainfieldnh.org

## Hi Steve,

This is a good representation of what the screening and fence look like. Please let me know if the size of this image does not work. Have a good day.

## Thank you John

