

**WARRANT  
STATE OF NEW HAMPSHIRE**

**COUNTY OF SULLIVAN, SS**

**TOWN OF PLAINFIELD**

To the inhabitants of the Town of Plainfield, in the County of Sullivan, in said State of New Hampshire, qualified to vote in town affairs:

You are hereby notified to meet at the Plainfield School gymnasium on Tuesday, the 11th day of March next at eight o'clock in the forenoon to act upon the following subjects:

**[Polls will be open until 7:00 P.M.]**

**ARTICLE 1.** To choose by ballot: One Moderator for two years, One Selectman for three years, one Trustee of the Trust Funds for three years, one Library Trustee for three years, one Cemetery Trustee for three years, one Supervisor of the Checklist for six years and any other necessary town officers.

**ARTICLE 2.** To see what action the town will take with regard to the following questions relative to the Plainfield Zoning Ordinances, **said changes being recommended by the Planning Board:**

Question #1

In an effort to allow increased flexibility for housing options throughout town the Planning Board is proposing the following changes to the accessory apartment provisions of the Plainfield Zoning Ordinance. This change is intended to modify the current accessory apartment criteria broadening it to include units detached from the main dwelling unit.

**Replace** all instances of “accessory apartment” with “accessory dwelling unit.”

**Add** the following to Schedule A of the Plainfield Zoning Ordinance for the Village Resident Zone, Rural Residential Zone, Rural Conservation I Zone and Rural Conservation II Zones Special Exception list **#37 Approved Accessory Dwelling Unit (ADU).**

**Add to section 4.3 Principle Use of Lot: C) Accessory Dwelling Unit (ADU):** Accessory dwelling units are allowed in certain situations to:

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

- 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 broader range of accessible and more affordable housing

A property may have only one ADU whether attached or detached. For attached accessory dwelling units, where no prior zoning board approval exists, no Zoning Board of Adjustment approval is necessary prior to obtaining a building permit. For all detached ADU's (where the relationship to the principle dwelling unit is less than enclosed by weather tight space including a continuous roof and continuous foundation), Zoning Board approval is required. In cases where a property has an existing zoning board approval the Zoning Board shall review the entire property and approved uses when determining whether or not an ADU (attached or detached) is allowable on the site. The ADU will be considered as an accessory use to the primary residential use.

Criteria which apply to all ADUs whether attached or detached:

1. The property owner must occupy the primary unit or the ADU as their permanent residence. Prior to occupancy the owner shall record at the Sullivan County Registry of Deeds an acknowledgement of the owner occupancy requirement in a form acceptable to the town.
2. ADU's are not intended for individual ownership. An approved ADU shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the existing primary dwelling unit.
3. ADU's may be between 320 and 800 sq feet and cannot exceed 50% of the gross living area of the primary residence.
4. The ADU shall contain no more than one bathroom and two bedrooms.
5. The parcel on which the ADU is built must be conforming in lot size and road frontage for the zone in which it is located. The ADU, whether a new or an existing structure, must satisfy the front, side, and rear yard setbacks for the zone. Setback encroachments or variances involving the living area square footage requirements are not allowed.
6. If applicable, the owner must seek a permit from the State of NH Department of Environmental Services Subsurface Systems Bureau in accordance with RSA 485-A:38.
7. At least one parking space must be designated for the ADU.
8. The ADU must use an existing curb cut on the property.
9. Utilities may be shared between the primary residence and the ADU, however, they must be configured in such a way to satisfy current life safety code requirements.

10. The local fire department shall be considered an abutter for the purposes of noticing ADU applications.

Criteria which apply to detached ADUs:

1. If a new structure, the ADU must be constructed and located, in the judgment of the Zoning Board, so that it does not detract from the character of the neighborhood.
  - a. The ADU should be subordinate in scale, size and placement to the primary residence.
  - b. The ADU's exterior should be similar in design and quality to the primary residence.
2. The peak of the ADU roof may not be higher than 25'.
3. When located in an outbuilding such as a barn or garage, whether existing or new, only the portion of the structure used for the ADU must conform to the dimensional requirements above.
4. Detached ADUs in the VR zone which are constructed after the adoption of this regulation shall require 20,000 square feet in addition to the minimum lot size. An ADU incorporated into a structure existing prior to the adoption of this regulation shall be exempt from this requirement.

**Delete ACCESSORY APARTMENT** from Article VIII Definitions

**Add** to Article VIII Definitions the following:

**ACCESSORY DWELLING UNIT (ADU):** An attached or free standing independent residential unit, in addition to the primary residence on a single lot, which is between 320 and 800 square feet and which contains no more than one bathroom and two bedrooms.

[ ] yes [ ] no

Question #2

In an effort to allow increased flexibility for housing options and to provide more opportunities for workforce housing the Planning Board is proposing the following amendment to the Plainfield Zoning Ordinance.

**Remove** from Schedule A Special Requirements for the Village Residential, Rural Residential Zone and Rural Conservation I Zone #1 which reads: Minimum lot size shall apply to each dwelling unit, except that an approved accessory apartment shall require an additional 20,000 square feet.

**Add** to Schedule A Special Requirements for the Village Residential Zones: #1 which will read: Minimum requirements for projects involving multifamily dwellings: The lot and proposed development must conform with all dimensional

requirements and shall include an additional 20,000 sq feet of land for each additional dwelling unit proposed unless specifically excepted in section 4.3.B of Approved Combination of Related Uses.

**Add** to Schedule A Special Requirements for the Rural Residential and Rural Conservation I Zones: #1 which will read: Minimum Lot Size for projects involving multifamily dwellings: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre of land is required for each unit over two.

yes                       no

Question #3:

In an effort to allow more flexibility with the Approved Business Project, by allowing property owners to include two or more dwelling units in an Approved Business Project proposal, **remove** from section 3.5 letter g which reads:

g) Multiple residential uses, whether attached or detached may not be approved under this section.

yes                       no

**You are further notified to meet at the Plainfield School gymnasium on Saturday, the 15th of March next, at ten o'clock in the forenoon to act upon the following subjects:**

**ARTICLE 3.** To see if the town will vote to raise and appropriate the sum of \$2,025,306 to defray town charges for the 2014 fiscal year. The Selectboard proposes the following budget:

<b>1. Executive</b>	<b>\$182,750</b>
<b>2. Election/Registration/Vital Statistics</b>	<b>5,130</b>
<b>3. Financial Administration</b>	<b>68,700</b>
<b>4. Revaluation of Property</b>	<b>11,000</b>
<b>5. Legal Expenses</b>	<b>4,100</b>
<b>6. Personnel Administration</b>	<b>4,700</b>
<b>7. Planning and Zoning</b>	<b>1,200</b>
<b>8. General Government Buildings</b>	<b>7,025</b>
<b>9. Cemeteries</b>	<b>25,000</b>
<b>10. Insurance</b>	<b>35,100</b>

<b>11. Regional Associations</b>	<b>5,100</b>
<b>12. Police Department</b>	<b>348,848</b>
<b>13. Ambulance Service</b>	<b>26,500</b>
<b>14. Fire Departments -Plainfield</b>	<b>49,500</b>
<b>-Meriden</b>	<b>44,500</b>
<b>15. Building Inspection</b>	<b>7,400</b>
<b>16. Emergency Management</b>	<b>250</b>
<b>17. Hydrant &amp; Forest Fire Expense</b>	<b>4,100</b>
<b>18. Dispatching for Fire, Police &amp; Ambulance</b>	<b>22,000</b>
<b>19. Highway Administration</b>	<b>22,800</b>
<b>20. Highways and Streets</b>	<b>658,100</b>
<b>21. Road Projects</b>	<b>98,800</b>
<b>22. Street Lights</b>	<b>8,000</b>
<b>23. Solid Waste Collection</b>	<b>150,000</b>
<b>24. Solid Waste Disposal</b>	<b>44,810</b>
<b>25. Health Agencies</b>	<b>18,370</b>
<b>26. Animal Control</b>	<b>500</b>
<b>27. Welfare</b>	<b>5,250</b>
<b>28. Recreation Commission</b>	<b>19,165</b>
<b>29. Library Department</b>	<b>117,658</b>
<b>30. Patriotic</b>	<b>1,000</b>
<b>31. Conservation Commission</b>	<b>500</b>
<b>32. Principal Long-term debt</b>	<b>25,000</b>
<b>33. Interest Long-term debt</b>	<b>2,450</b>
<b>Total:</b>	<b>\$ 2,025,306</b>

This budget is exclusive of other warrant articles.  
The Selectboard recommends this appropriation.

**ARTICLE 4.** To see if the town will vote to raise and appropriate the sum of **\$152,500** to be placed in existing town capital reserve and general trust funds, pursuant to RSA 35:1 and RSA 31:19-a as follows:

RSA 35:1 funds:

\$20,000	Revaluation Fund created in 1993.
\$50,000	Highway Vehicles Fund created in 1987.
\$55,000	Transportation Improvement Fund created in 2006.
\$5,000	Bridge Capital Reserve Fund created 1994.
\$5,000	ADA Access Fund created in 2003.
\$5,000	Police Equipment Fund created in 2011.
\$5,000	Gravel Pit Reclamation Fund created in 2012.

RSA 31:19a funds:

\$5,000	Town Hall Repair Fund established in 1996.
\$2,500	Library Building Repair Fund established in 1992.

The Selectboard is named agents to expend for the bridge fund, the town hall repair fund, the library building repair fund, the revaluation fund, the transportation improvement fund and the police equipment fund. The Selectboard recommends this appropriation.

**ARTICLE 5.** To see if the town will vote to raise and appropriate the sum of **\$55,000** for the purchase of a tractor and mower to be used by the highway department for roadside mowing, and to authorize the selectboard to withdraw up to the sum of \$55,000 from the Highway Vehicle Capital Reserve Fund created in 1987 pursuant to RSA 35:1 and to further authorize the selectmen to sell or trade the town's existing 1977 Ford Tractor. The Selectboard recommends this appropriation.

**ARTICLE 6.** To see if the town will vote to raise and appropriate the sum of **\$21,000** for the purchase of a replacement dump truck body and to authorize the Selectboard to withdraw up to the sum of \$21,000 from the Highway Vehicle Capital Reserve Fund created in 1987 pursuant to RSA 35:1 and to further authorize the selectmen to sell or trade the town's existing dump truck body that is being replaced by the new unit. The Selectboard recommends this appropriation.

**ARTICLE 7.** To see if the town will vote to increase the real estate exemption on dormitories, dining rooms, and kitchens of Kimball Union Academy above the required \$150,000 as allowed in RSA 72:23, to eighty (80) percent of the assessed value of property over which the town has statutory discretion.

**ARTICLE 8.** To see if the town will direct the Selectboard to appoint a committee to continue the KUA/Plainfield study. The charge to this committee shall be to meet with representatives of the KUA administration and maintain an ongoing review of the relationship between the academy and the town, including any agreement pursuant to RSA 72:23, and to report its findings at next March's annual town meeting.

**ARTICLE 9:** To see if the Town will vote to accept the property and assets currently under control of the Mill Cemetery Association and authorize the Plainfield Board of Selectmen to work together with the Trustees of the Mill Cemetery Association to bring the property and assets of the Association under the control of the the Plainfield Cemetery Trustees and Plainfield Board of Selectmen in perpetuity. These include: Property on Colby Hill Road known as the "new section" bordered on three sides by stonewalls and the fourth side border being the lower access road consisting of 3.8 acres more or less; and approximately \$30,000 in current and reserve funds.

**ARTICLE 10.** To see if the town will vote to instruct the moderator to appoint a finance committee (advisory only) of six Plainfield voters to advise the Selectboard and other officers of the town in the prudential affairs of the town.

**ARTICLE 11.** To see what action the town will take with respect to the reports of town officers.

**ARTICLE 12.** To transact any other business that may legally come before this meeting.

**A True Copy Attest:**

Thomas P. Williams Jr.  
Robert W. Taylor  
Judith A. Belyea  
Plainfield Selectboard

**CERTIFICATE OF POSTING**

We, the undersigned Selectboard of Plainfield, so hereby certify that on the 19th day of February in the year 2014, we posted a true attested copy of the within warrant at the Plainfield School, it being the place of meeting, and a like true and attested copy of said warrant at the Meriden Town Hall and the Plainfield Town Hall, said locations being public places in the Town of Plainfield.

**Signed:**

**Thomas P. Williams**

**Robert W. Taylor**

**Judith A. Belyea**

**PLAINFIELD SELECTBOARD**

Personally appeared before me, the above names, Thomas P. Williams, Jr., Robert W. Taylor, Judith A. Belyea the Selectboard of Plainfield and took oath the foregoing statement is true.

Before me,

**Michelle Marsh**

Notary Public

My Commission expires

August 22<sup>nd</sup> 2017