

**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 November 10th 2014 at 7pm at the Meriden Town Hall 110 Main Street Meriden Village:**

Case 2014-07 David Langford: The applicant is seeking an area variance and or any other applicable zoning relief available to be allowed to add a garage bay and elevated deck to the rear of an existing garage/shop building. As proposed, the addition (12'x24') would come within 9.1 feet of the property's rear line; 30' is the required setback. The existing garage/shop building (32'x40') was permitted by ZBA case 09-05 which granted a setback encroachment for the building effectively allowing it to be located 15' from the existing rear and side lot lines. The property (tax map211 lot 13) is .53 acres in size. The lot is zoned RCI and is not served by municipal water or sewer.

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.html

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.

Notice prepared by Stephen Halleran on behalf of the
PLAINFIELD ZONING BOARD OF ADJUSTMENT
October 28th 2014

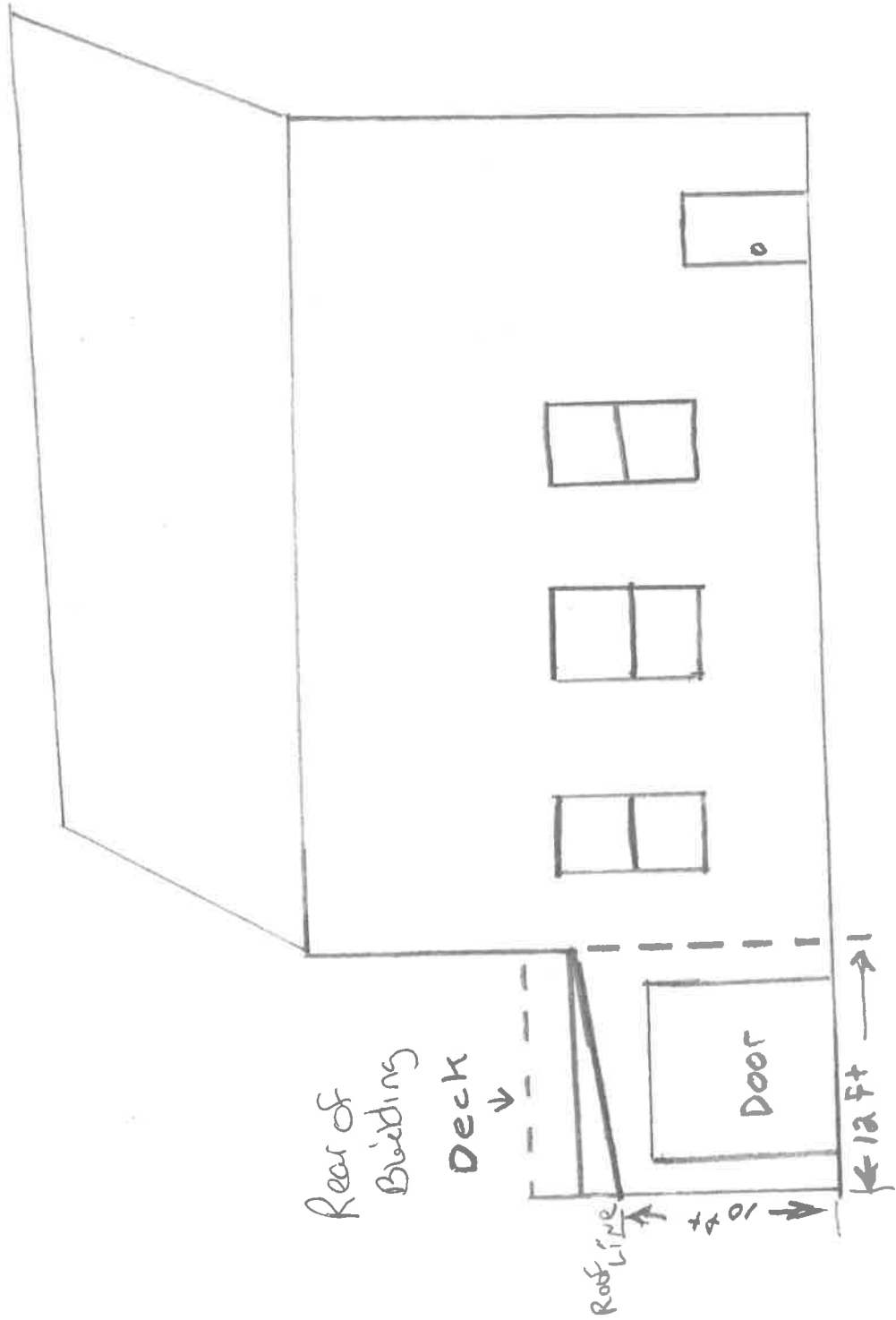
- i. The area variance we need for 268 Methodist Hill Road in Plainfield, NH is based on the special conditions that exist within the constraints of the size of the lot including but not being the only exception that should be reviewed with this application. When the encroachment measurements were proposed there was a debate on first which would be considered sides and front and back. There was then the discussion of the zoning area which we live in RC1 which we are “grandfathered” under the fact that the property was preexisting before the zoning laws were established. With these facts it was stated that the closest to compare to our lot was those that were in town and under the VC1 zoning and so it became a 15 foot encroachment for front and back. The lot once again that was being compared to ours was almost double in size as well with these measurements.
- ii. The area we need exception for cannot be achieved by any other way without creating an issue of our new home construction and location within the property and the regulations existing between buildings and leach field or reducing the size of the proposed addition to where it would not be useful or cost effective to build.
- iii. The exception that is being sought is consistent within the spirit of the ordinance as all we are seeking is a fair adjustment relative to our lot size.
Reference 674:33

- iii. With this exception, the encroachment guideline will be fairly assessed and the property owners will be happy being able to utilize the property to its fullest potential.

- v. The variance need in this case is 4/10ths of 1% of our lot size. It has been discussed with the only adjacent abutter in great length (Bruce Gordon) and he has no objections to the proposal and neither of us feels that this will in any way depreciate or diminish the property or its value.

- vi. With the measurements proposed we are asking for 1 ½ feet of relief at one end and 5 feet 11 inches on far end of addition due to the angle of the property line in conjunction with the existing garage. This will leave 13 ½ feet of encroachment on end of garage and 9 feet 11 inches on the far end of the addition.

Side View Proposed Addition





TAX MAP 2 LOT 11A
ARTHUR TOREY, JR.
309 METHODIST HILL ROAD
ENFIELD, NEW HAMPSHIRE
03748

POLE 25 1/2 / 28

TRUE NORTH
BY
SOLAR OBSERVATION

LIMITS OF JURISDICTIONAL WETLAND
FLAGGED BY JONATHAN SESSIONS/CSSS
ON OCTOBER 2, 2008.

SEE SPRING RIGHTS IN COMMON
AS DESCRIBED IN DEED REF. 2.

TAX MAP 2 LOT 37
HARRISON & ELIZABETH DRINKWATER
308 METHODIST HILL ROAD
ENFIELD, NEW HAMPSHIRE
03748

POLE 43/29

METHODIST HILL ROAD
CULVERT

METHODIST HILL ROAD

WILLIAM GAGE ROAD

ENFIELD
PLAINFIELD
TOWN
LINE

HARRIMAN ROAD

22,040 SQ. FT.
0.51 ACRE

HOUSE
TO BE
RAZED

WELL O

BUILDING SETBACK LINE (TYP.)

EXISTING GARAGE

PROPOSED DECK

TAX MAP 211 LOT 12
BRUCE E. GORDON
8 HARRIMAN ROAD
PLAINFIELD, NEW HAMPSHIRE
03781

— PLAN REFERENCE —

PLAN ENTITLED " SUBDIVISION AND ANNEXATION OF
J. KENDRICK & GAIL AVENUE, PLAINFIELD, N.H., DATED
AUGUST 1985, PREPARED BY T & M SURVEYS, INC.

— DEED REFERENCES —

1. ROBERT STARK GISSAM TO DAVID LANGFORD, DATED:
SEPTEMBER 18, 2008 RECORDED IN VOL. 1706 PG. 871.
2. RICHARD E. & MARY I. DAVIS TO ALEXANDER, JR. &
ANN GRATE, DATED: MARCH 27, 1958, RECORDED IN
VOL. 575 PG. 91.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION
PURSUANT TO N.H.R.S.A. TITLE LXV AND THAT THE LINES OF
STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW
WAYS ARE SHOWN FOR 100'

DATE _____ LICENSED LAND SURVEYOR (SEAL)

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT
SHOWN HEREON, AND THIS PLAT IS MADE IN ACCORDANCE WITH
THE FIELD NOTES OF SAID SURVEY.

SITE PLAN OF PROPOSED DECK

DAVID LANGFORD
268 METHODIST HILL ROAD
PLAINFIELD, NEW HAMPSHIRE

SCALE: 1" = 20' OCTOBER 25, 2014



WAYNE MCCUTCHEON ASSOCIATES, INC
492 WASHINGTON STREET
CLAREMONT, NEW HAMPSHIRE
PROJECT NO. 1456609

COPY

PLAINFIELD BOARD OF ADJUSTMENT
NOTICE OF DECISION

David Langford
268 Methodist Hill Road
Plainfield, NH 03781

Case 2009-05

You are hereby notified that the appeal of **David Langford** for Special Exception #33 to allow for two setback encroachments to accommodate a 32'x40' garage has been **granted**, by the affirmative vote of at least three members of the zoning board of adjustment.

In granting this appeal, the Board determined that the application satisfied the general performance standards for all special exceptions as outlined in article V section 5.6II of the Plainfield Zoning Ordinance and the specific requirements for a setback encroachment found in section 3.13 D.

Specifically, the ZBA has determined that the new garage may be located as close as 15' from the westerly boundary of the property and as close as 15' from the southern boundary of the property. In absence of this approval, a minimum of 30' from the rear boundary line and 20' from the side boundary line would be required. The Langford's lot is zoned Rural Conservation I (RC I) which would normally require a minimum 7 acre lot. Because they are grandfathered due to the age of the existing structure on their lot, their nonconforming lot is legal at 0.53 acres. In deciding whether to approve a special exemption for back and side setbacks and in determining the potential magnitude of those setbacks, the ZBA looked at setbacks for similar sized lots in the current Plainfield zoning and building ordinances. The closest lot size comparison to the Langford's lot is Village residential (VR) at a minimum lot size of 0.92 acres. The allowable back and side setbacks for VR is 15ft. In approving 15ft for both the setbacks in question, the ZBA felt that we were able to best meet the needs of both the applicant and the abutter while maintaining consistency with other lots in town of comparable size. This will also allow the applicant more freedom with respect to the orientation of the structure in question without gaining further approval from the ZBA.



Richard Colburn
Chairman Board of Adjustment

17 Oct 2009

Date

Note: Pursuant to RSA 676, any person affected has a right to appeal this decision. See RSA 676 for appeal time limits and procedures.

LANGFORD Arthur S

David Langford
268 Methodist Hill Rd
Plainfield, NH 03781

Bruce Gordon
7637 West Cochise Dr
Peoria AZ 85345

Wayne McCutcheon
492 Washington St
Claremont, NH 03743

Arthur Torey
309 Methodist Hill Rd
Enfield, NH 03748

Harrison Drinkwater
308 Methodist Hill Rd
Enfield, NH 03748