

**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 August 10th 2015 at 7pm at the Plainfield Town Hall #1079 Route 12A Plainfield Village:**

Case 2015-04 Pricilla Wheeler: An application for special exceptions #35 Approved Business Project, #30 Approved Combination of Related Uses, and #31 Alternative Parking Plan as well as a variance from the town's 20% lot coverage requirement to allow for the establishment of a 44 seat restaurant at #1097 Route 12A. If approved, this project would replace the restaurant project approved by 2014-02 **The full project file is available for public inspection at the town office. An electronic version of the application plans 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
ZONING BOARD OF ADJUSTMENT
July23rd 2015

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: Priscilla & Robert Wheeler

Mailing address: PO Box 2

Property Street address: 1097 Route 12A, Plainfield NH 03781

Tax Map / Lot Number: 017-37

Zoning district: VR

Property owner of record:

Type of appeal (check one):

- variance - max lot coverage = 25%
- special exception # 35 30, 31
- 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 \$ 75 + 60 + 35
 notification \$ _____
 Total \$ 165. —

Hearing Date: 8/10/15

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 7/27/15 (ZBA rule 9.3).

Office Use

date filed: 7/17/15
 case number: 15-04
 attachments: y/n
 fee paid: y/n

July 15, 2015

Plainfield Zoning & Planning Boards

Wheeler's Project 1097 Route 12A, Case 2014-02

Attachments: Application, notice of decision, site plan, pictures of kitchen, seating area, and outside.

"Olde Village Haunt" Restaurant

(Olde - built in 1830's, Village - in the village, Haunt – A gathering place)

The Wheelers (Ruthann, Eugene & Robert) have been in Plainfield since 1968, and Robert & I have been here since 1998, and have seen many changes over those years. We have enjoyed becoming part of the community, and helping the community & village to improve.

Olde Village Haunt is pretty much completed, with the exception of the sign for the front. The sign is currently being designed to match the era, and will comply with all state requirements. The completed design will be forward to the town for review. (see layout for location).

Change happens in life, and we feel that the changes listed below will only provide a better service to our community and village.

Change Request:

- From original 25 seats with 3 employees and 2 owners, **to 44 seats with 3 employees and 2 owners**
 - State of New Hampshire fire/safety only looks at 2 types of building codes 49 max in the building and 50 and over. **The building occupancy is approved for 49 Max.** (see attached)
- Upstairs private – personal – professional space **to storage space and office, until exit door can be added to upstairs.** Basement – storage (**no change**).
 - We feel that next summer we might be able to have the exit door for the big room, so that it can be used for events.
 - The building occupancy is 49 max, so events cannot be held during restaurant hours.
- Friday, Saturday, Sunday. Hours lunch & dinner- noon to 8pm, Sunday brunch 8am to 1pm

- Change from 3 days to 5.
 - If the community has an interest and wants the restaurant to open on the Tuesday, Wednesday, Thursday, we would consider finding staff to have it open while we work, or retire early and have it open 5 days.

- Lot coverage variance 20%, to **49.8%**
 - **11 parking spaces to 16 parking spaces** with current building & decks is **49.8%**. Addition of 5 parking spaces.
 - Changing parking back to 11 (which doesn't meet the 20%) or to meet the percent coverage requirement would require renting spaces from neighbors. The business would have no problem occurring this extra monthly cost if there was a guarantee that people would park there and not on the state road. What history shows is that people park on the route 12A state road for the church, The Attic at the grange (opened on weekends), library, Smith's Auction Place, and town hall, and not where extra parking has been granted.
 - As a business renting spaces is not a good business decision based on the history, the cost of renting spaces that no one uses, writing up a legal rental agreement, and the extra cost of insurance.

 - Parking (house had tar drive way) has always been on the right side of building. Was on original drawing presented at the first meeting. Discussion with neighbor on the right side who is affected the most has been done, and they requested trees verse a fence.

Robert & I have done all that we could do to make the building and lot look as if it has always been part of the community. To make this happen everything listed below has caused extra cost and time.

- Moved back the building 10 feet, so it would sit more in line with the rest of the buildings on this side of the street.
- New windows and doors that look period correct.
- Siding and wide board at bottom looks as close to period correct or looks similar to the rest of village buildings.
- Use of old boards & beams to keep the look and feeling of the old building in side.

The increase in seating allows more of the community to come in enjoy a great meal, see and visit with some of their neighbors, and make new friends. It also will bring people into town which could also help the other business (McNamara's Dairy, Edge Water farm stand & farm, Anne's Country Store, Attic Shop at the Grange, and Smith's auction place).

With the State of NH Fire Marshall & Town Fire Chief occupancy approval for the building & hood, we have started the process for the New Hampshire State kitchen license.

The State of New Hampshire Liquor Commission has laws and rules pertaining to restaurants having a full liquor license, and the Olde Village Haunt will comply with these requirements. There are several different formal training that both Robert & I have to go thru with the state to acquire and maintain this license.

The Olde Village Haunt is restaurant not a night club or bar, and the hours that it is open demonstrations that. The Olde Village Haunt is a place to catch up with your neighbors, family or friends for a nice meal, cold drink and good conversation.

List of abutting neighbors:

Mac's Happy Acres – 1121 Route 12A

Ronald Bailey – 1103 Route 12A

Merilyn Smith – 9 Peterson Road – PO Box 49

Erin & Paul Yates – 1100 Route 12A

Community Baptist Church – 1094 Route 12A

John Tomlinson – Rental property – 1093 Route 12A

NOTICE OF DECISION

Robert and Pricilla Wheeler
PO Box 2
Plainfield, NH 03781

Case 2014-02

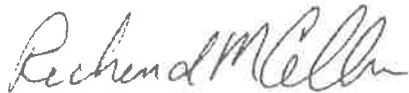
You are hereby notified that the appeal by Robert and Pricilla Wheeler for the necessary zoning approval to operate a restaurant (special exception # 17) in the Village Residential Zone at #1097 Route 12A has been granted by the affirmative vote of at least three members of the Zoning Board of Adjustment.

In granting the appeal the Zoning Board has made the following findings:

- 1) A restaurant use is permitted as a special exception in the Village Residential Zone and is consistent with the general purpose of the zone as stated in the zoning ordinance to "serve as a nucleus of community activity."
- 2) The small lot on which the use is to be located is nonconforming in area. However, the lot coverage has not been made substantially worse with the renovated structure. The Zoning Board determined lot coverage to be approximately 25% depending on the final parking lot configuration.
- 3) The board heard testimony that the relatively short distances to neighbors makes it likely that noise from patrons and the kitchen as well as smells from the dumpster could be offensive unless adequate controls are in place.
- 4) The application is for a restaurant with 25 seats. Hours of operation to be Fri-Sat 12pm-8pm, Sunday 8am-1pm. A maximum of three (3) employees other than the owners.
- 5) Based on its review the zoning board found the application, with conditions, to be compatible with section 5.6 of the Zoning Ordinance.

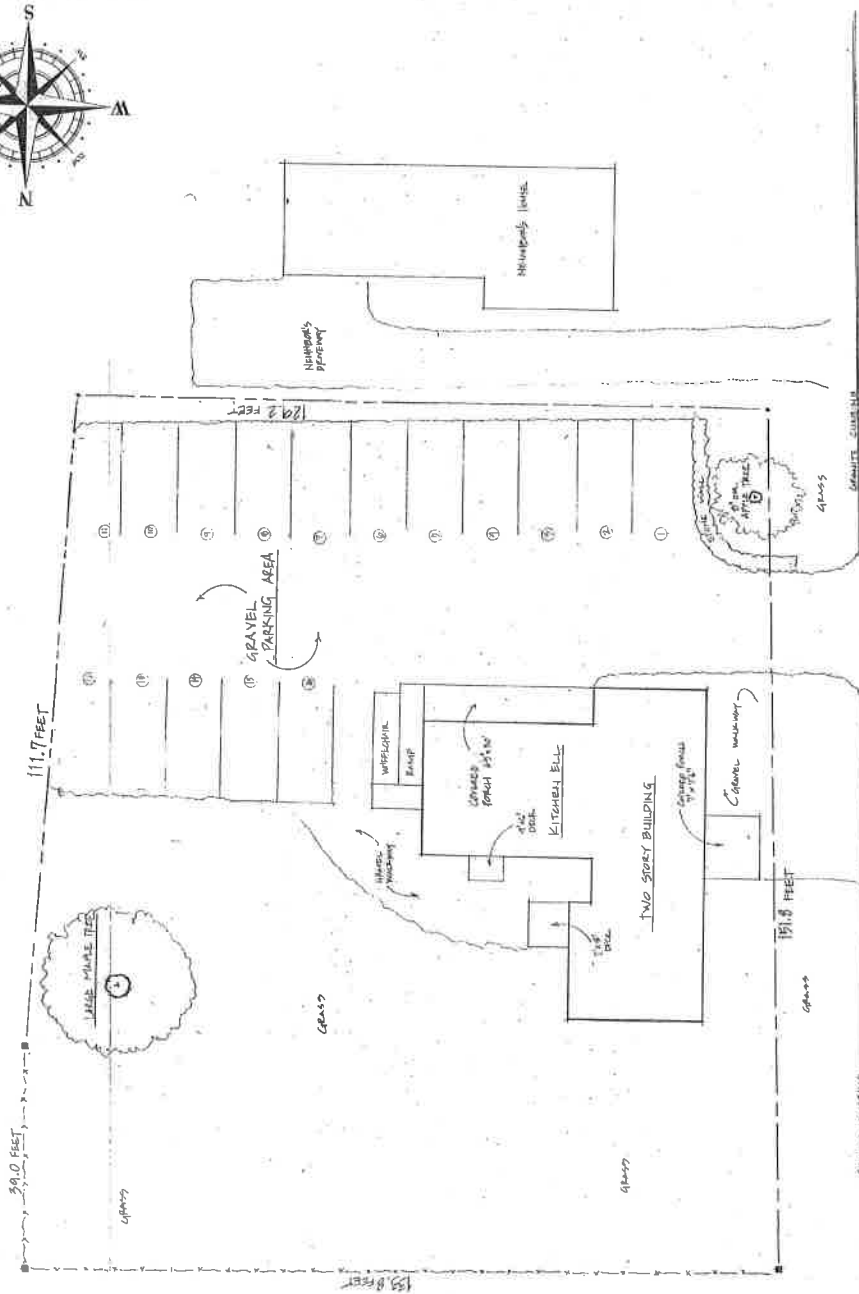
In granting this approval the Zoning Board has established the following conditions for the project:

- 1) Application to be as amended at the March 10th 2014 meeting and to include only the indoor restaurant use with personal use space for the owners upstairs.
- 2) Applicant shall provide an improved parking plan for at least 11 spaces to the Planning Board for approval.
- 3) Applicant will work with the adjacent neighbors on measures to control noise and odor.
- 4) Site Plan Review approval by the Planning Board.
- 5) A code review by the town's building inspector resulting in an issued certificate of occupancy for the buildings.
- 6) Any expansion of the restaurant or other significant change to the property as determined by the Zoning Administrator shall require a Zoning Board review.


Richard Colburn, Chair
Board of Adjustment

19 March 2014
Date

Note: Any person affected has a right to appeal this decision. See New Hampshire Statutes RSA Chapter 677 for details.



SITE SQUARE FOOTAGES & PERCENTAGES

LOT AREA : 20,134 square feet or 47.046 ACRES

STRUCTURES : TWO STORY BUILDING FOOTPRINT = 1968 square feet
 COVERED PORCHES & DECKS = 490 square feet

GRAVEL & STAY-MATT AREAS : PARKING LOT & WALKWAYS = 7572 square feet

PERCENTAGE OF LOT TO IMPERVIOUS SURFACES :

1968 SF (HOUSE)
 + 490 SF (PORCHES & DECKS)
 + 1272 SF (PARKING & WALKWAYS)
 = 3730 SQUARE FEET (divided by 20,134 SQUARE FEET (LOT) = 49.8% IMPERVIOUS SURFACES

Site Plan

Scale : 1" = 10 feet

Straight Edge ARCHITECTURE <small>Mark A. Eggen, Registered Professional Architect</small>	Little Bits of Love, LLC # 1097 Route 12a - Plainfield, NH Date : July 6, 2015
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Route 12A state road

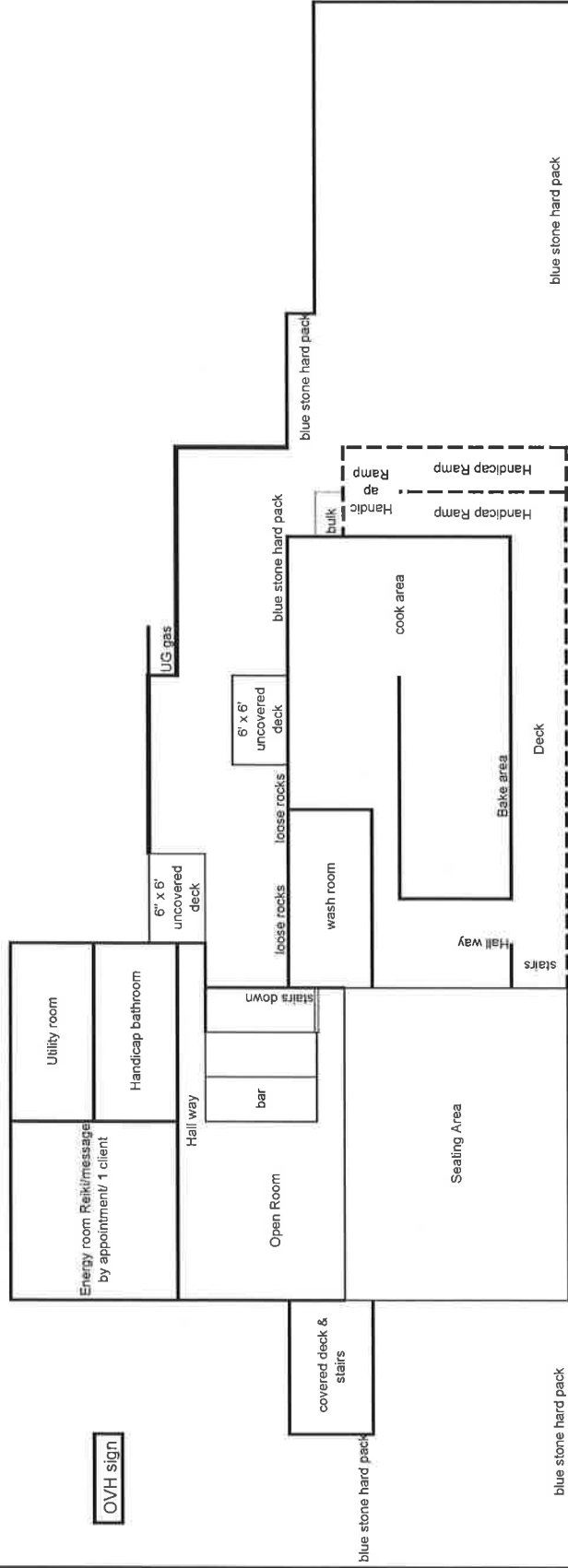
TREES

Doors = 36"
Windows = 30"

Smoke Detectors in each room - carbinamoxide in seating area

129.2'

heat is forced hot water on wall heaters most of them under windows 19" W X 36" L



driveway and parking areas to be blue stone hard pack

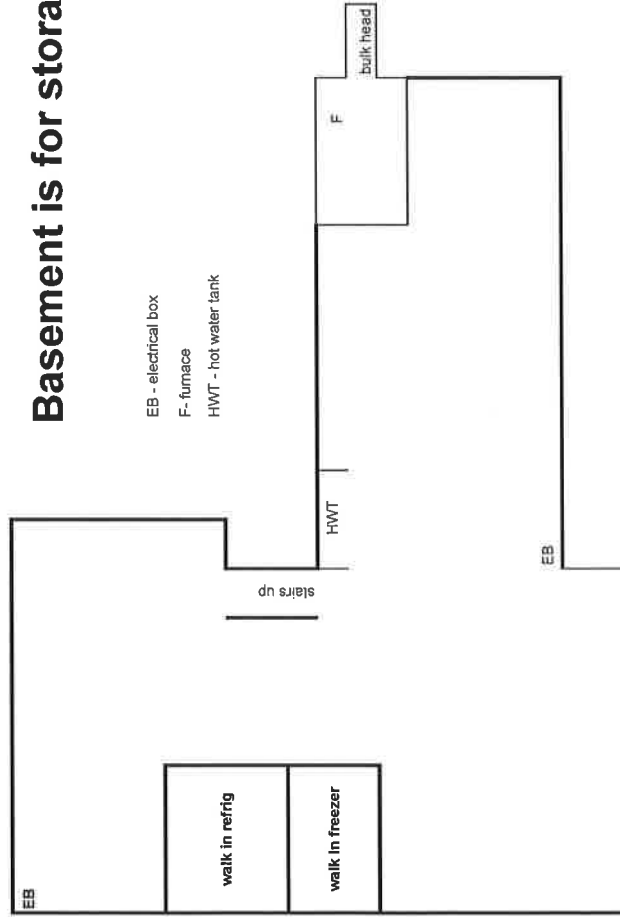


Apple tree with stone wall around it.

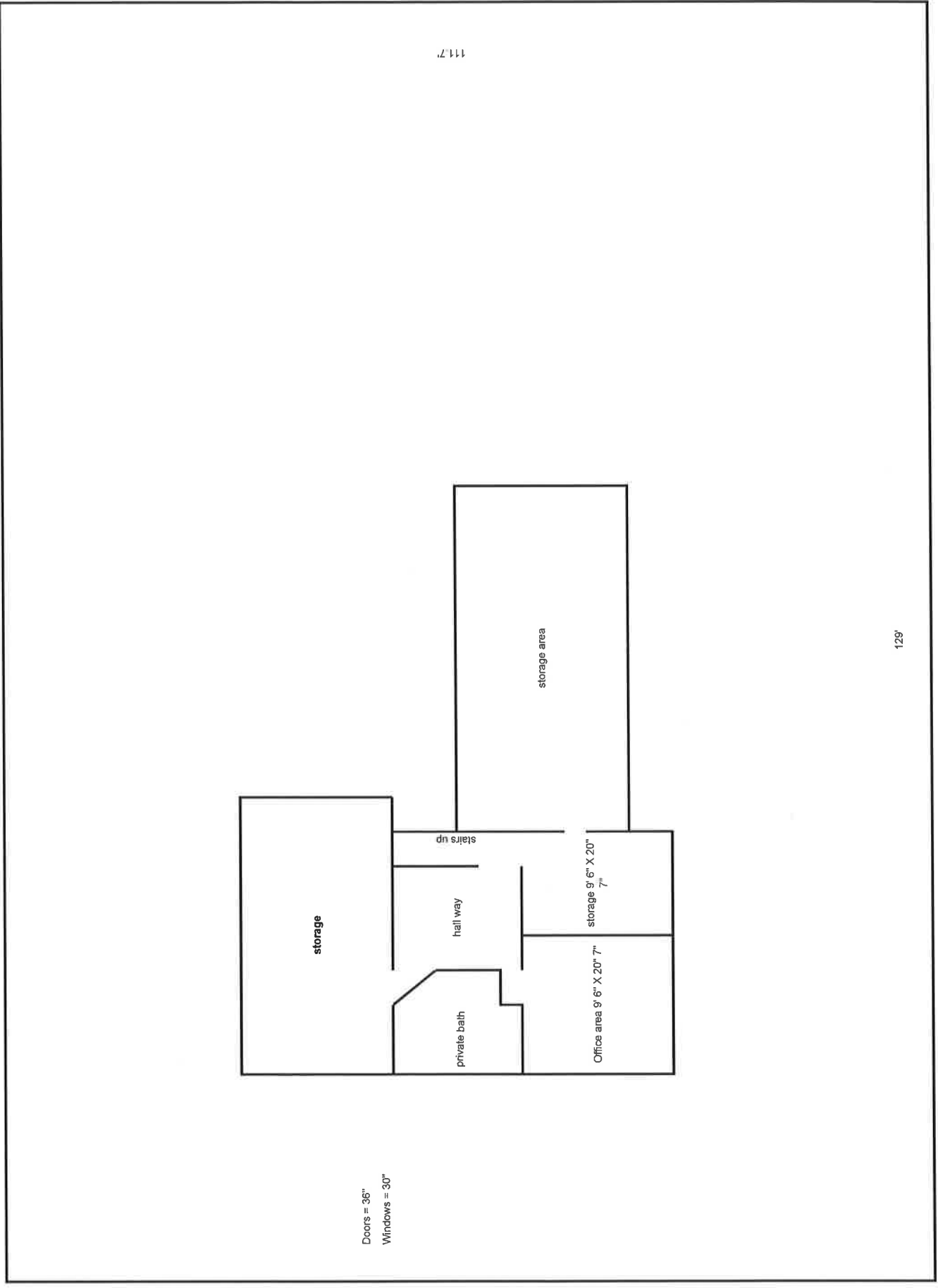
blue stone hard pack

TREES

Basement is for storage only



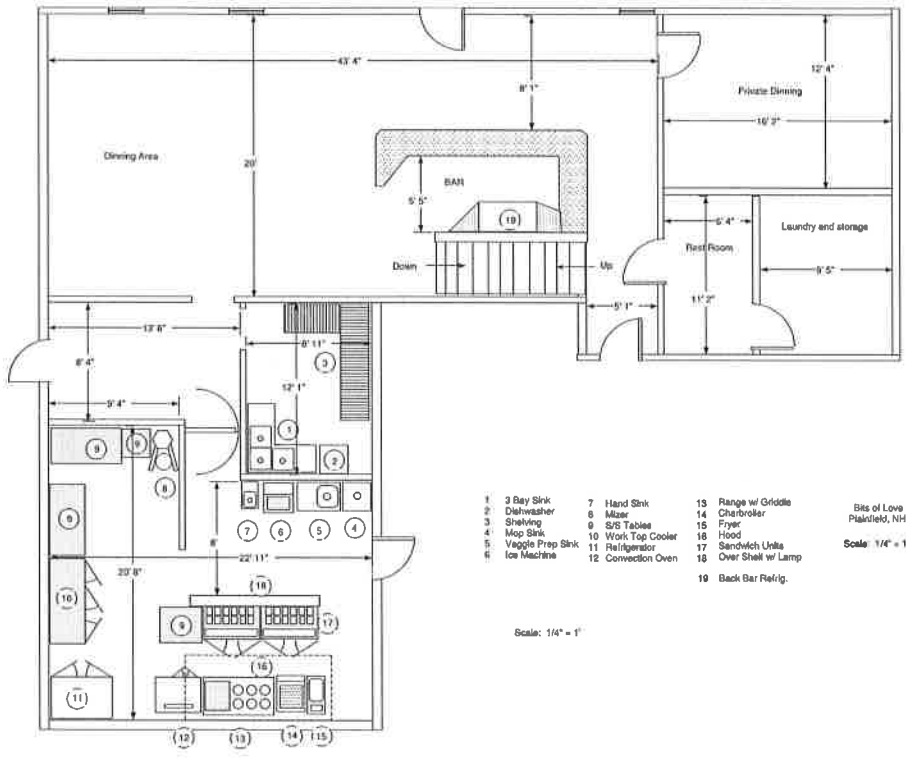
Doors = 36"
Windows = 30"



Doors = 36"
Windows = 30"

1117'

129'



- | | | | |
|--------------------|--------------------|-----------------------|------------------|
| 1 3 Bay Sink | 7 Hand Sink | 13 Range w/ Griddle | Bits of Love |
| 2 Dishwasher | 8 Mixer | 14 Charbroiler | Plainfield, NH |
| 3 Shelving | 9 S/S Tables | 15 Fryer | |
| 4 Mop Sink | 10 Work Top Cooler | 16 Hood | |
| 5 Veggie Prep Sink | 11 Refrigerator | 17 Sandwich Units | Scale: 1/4" = 1' |
| 6 Ice Machine | 12 Convection Oven | 18 Over Shelf w/ Lamp | |
| | | 19 Back Bar Refrig. | |

Scale: 1/4" = 1'



PLAINFIELD VOLUNTEER FIRE DEPARTMENT
P.O. Box 212
Plainfield, NH 03781

July 8, 2015

Mrs. Wheeler,

This letter is to serve as your conditional fire department certificate of occupancy showing you have met the fire codes for the business at 1097 Route 12A, known as Olde Village Haunt.

The basement is to be used for storage only.

The second floor is to be used as an office for the business and for storage only.

The top of the stairway to the second floor needs an approved fire door installed by
December 1, 2015.

Until the fire door is installed the door at the foot of the stairs needs to be kept locked.

The maximum number of occupants is forty nine (49).

Sincerely

Frank H. Currier Chief PVFD.

Hoodco Systems Inc.

30 Barry Drive
Tewksbury, Ma 01876
(978)710-7009
Fax (978)710-7013

Date 3/21/15

This letter is to certify the fire suppression system installed at:

bits of wood
1297 Rt. 12A
Plainfield, NH

Was installed in accordance to NFPA 96, 17A state, local and manufacturers standards and a puff test was performed with the local authorities for final completion.

Pre test date: _____

Final puff test date 3/21/15

Installed By: Wong McBride

License # 4828

Installer signature [Signature]

Owners signature [Signature]

Fire dept. signature Frank H. Cullen