

**ZONING BOARD OF ADJUSTMENT
PLANNING BOARD
PLAINFIELD, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold a public hearing on the following application on **Monday August 14th 2017 at 7:00pm at the Meriden Town Hall:**

Case 2017-08: Brite Lite Electric request for special exception #35 Approved Business Project to establish the business at property located at #1214 Route 12A (formerly G&S Trucking) tax map 256 lot 12 in Plainfield Village. The 2.5 acre property is served by public water.

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.

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD
July 31st 2017

July 31st 2017

**Plainfield Planning Board
Site Plan Notice**

You are hereby notified that **Brite Lite Electric of Windsor Vt** has filed an application for site plan review to establish their business at property located at #1214 Route 12A (formerly G&S Trucking) tax map 256 lot 12 in Plainfield Village. The 2.5 acre property is served by public water.

A Public hearing on the project will be held:

**Monday August 21st 2017
At 7:00pm at the
Meriden Town hall
110 Main Street
Meriden Village**

Note: This hearing is to be held in order to comply with a legal requirement of law (RSA 675:7). Abutters are invited to attend for their own benefit and information; they are not required by law to attend. **The application materials are available at the town office and are posted up on the town's website www.plainfieldnh.org/planning.html.**

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: Matt Smith DBA Brite Lite Electric

Mailing address: 56 Root Hill Rd Cornish NH

Property Street address: 1214 12-A Plainfield Village

Tax Map / Lot Number: 256/12

Zoning district: VR

Property owner of record:

Type of appeal (check one):

- variance
- special exception # 35
- administrative decision

Applicants signature: [Signature]

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

Fee: application notification

\$ 85 + 50

\$ 30 Total \$ 155

Hearing Date: 8/14

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 7/31 (ZBA rule 9.3).

Office Use

date filed: 7/20

case number: 17-08

attachments: y/n

fee paid: y/n

File
1/15/15



Brite-Lite Electric is your local, courteous, and professional electrical services provider. Since 2006, we've strived to provide the hometown feel that our customers have come to know and love. Find out what it's like to work with an electrical contractor whose goal is to provide cost-effective solutions to your electrical needs. We have the knowledge, training and expertise to get the job done. Our staff has gone through hundreds of hours of training to stay current with all systems, and are qualified, certified and experienced in all areas. Our technicians are licensed in Vermont and New Hampshire. We carry full insurance, giving you the peace-of-mind you need to feel safe with your projects. We pride ourselves on our clean and professional installations, and working with you, the customer, to give you a final product you're proud of! BLE has been located in Windsor VT. We currently have a 6-man crew serving the Upper Valley and beyond. We take care of Service calls for residential, commercial and industrial. We service and install Kohler generators, install and service Air conditioners and Mini Split Heat pumps. We have wired dozens of homes in the upper valley have installed and wired megawatts of solar and have taken care of our clients with a professional crew. We take pride in our work and try to stand out by providing the best service possible.

Sincerely,
Matt Smith
Owner

A handwritten signature in black ink, appearing to be 'M Smith', is written over a long, thin, diagonal line that extends from the bottom left towards the signature.



Brite Lite In Gallagher's old shop:

Brite Lite proposes to move into the Gallagher's old shop. As an electrical contractor, most of our work is off site at the locations of our projects. We would use the building for storage and parking for our materials, equipment and trucks. Our hours of operation are typically from 6am -5pm but sometimes we have to start later or earlier because of emergency calls.

Image is important for us at BLE and so we will clean up the current property, removing trash, cutting down over grown shrubs and trees and making the property look professional. Any exterior lighting will be night sky compliant and signage will meet town ordinances.

Sincerely,
Matt Smith
Owner

A handwritten signature in black ink, appearing to be "Matt Smith", written over a large, faint, curved line that spans across the signature area.

OWNER INFORMATION		SALES HISTORY		PICTURE		
GALLAGHER, ANNE C. REV TRUST GALLAGHER, ANNE C TRUSTEE 234 CAMP RD PLAINFIELD, NH 03781		Date	Book	Page	Price	Grantor
		10/13/1999	1206	468	U I 38	GALLAGHER, ANNE

LISTING HISTORY		NOTES	
08/12/13	KCHC	WHITE/TAN; "G/S TRUCK EQUIPMENT CORP; TOWN WATER; INSPECTION STATION 1108; NO COMM LIFTS; WAS 2 4810; 12/12 NOH; ADD XFOBS; CORR SKETCH; OLD TRUCK-DNPU; 8/13; WHSE HEATED BY WD FURN; OFFICE= OIL; 30X56 NEEDS ROOF=LEAKS; HAS METAL & WD RAFTERS;	
08/12/13	DMHL		
12/11/12	KCVM		
08/21/02	BHRL		

EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
PAVING	3,000	1 x 3000	65	3.25	20	1,268 EST
SHED-METAL	128	16 x 8	185	5.00	25	296 TRUCK BOX
SHED-METAL	96	12 x 8	227	5.00	10	109 WD STO
SHED-METAL	96	12 x 8	227	5.00	10	109 WD STO
SHED-METAL	96	12 x 8	227	5.00	10	109 WD STO
SHED-METAL	96	12 x 8	227	5.00	10	109 WD STO
						2,000

MUNICIPAL SOFTWARE BY AVITAR
PLAINFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE	
Year	Building Features Land
2015	\$ 155,500 \$ 2,000 \$ 120,600
2016	\$ 155,500 \$ 2,000 \$ 120,600
2017	\$ 155,500 \$ 2,000 \$ 120,600
	Parcel Total: \$ 278,100
	Parcel Total: \$ 278,100
	Parcel Total: \$ 278,100

LAND VALUATION															
Land Type	Units	Base Rate	NC	Adj	Site	Road	DW	Way	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.690 ac	56,000	G	120	100	100	100	100	100 -- LEVEL	150	100,800	0	N	100,800	
COM/IND	1.810 ac	x 3,000	X	100					100 -- LEVEL	100	5,400	0	N	5,400	
COM/IND	100,000 ff	x 120	G	120						100	14,400	0	N	14,400	
	2,500 ac										120,600			120,600	

Zone: VRVILL-RES W OR S Minimum Acreage: 0.69 Minimum Frontage: 100
Site: AVERAGE Driveway: PAVED Road: PAVED

BUILDING DISTRICTS	
District	Percentage
PWD	% 100

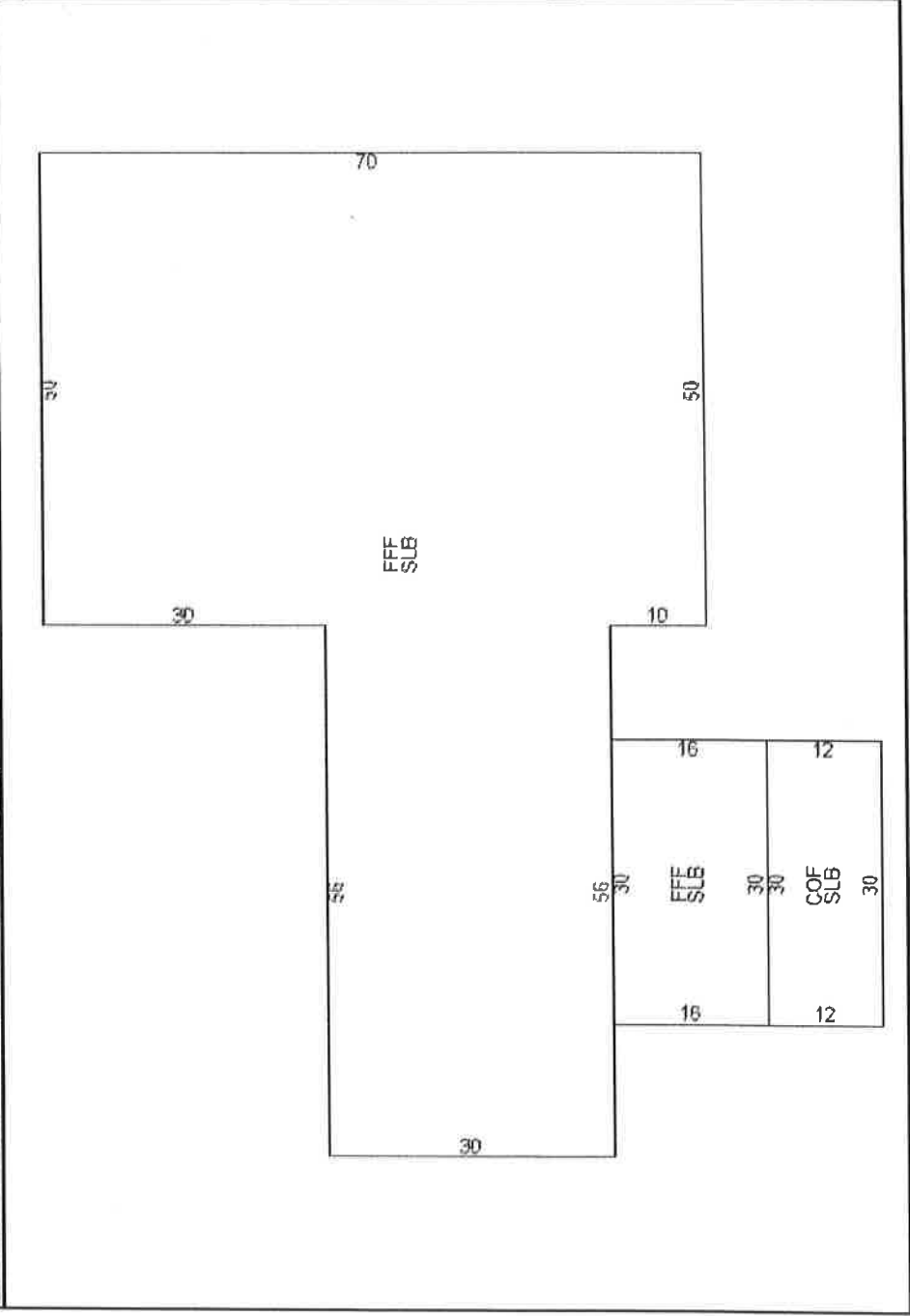
OWNER	
GALLAGHER, ANNE C. REV TRUST	
GALLAGHER, ANNE C TRUSTEE	
234 CAMP RD	
PLAINFIELD, NH 03781	

PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS			
Model:	1 STORY FRAME GARAGE		
Roof:	GABLE OR HIP/PREFAB METALS		
Ext:	PREFIN METAL/PREFAB WD PNL		
Int:	MINIMUM/PLYWOOD PANEL		
Floor:	CONCRETE/CARPET		
Heat:	OIL/FA DUCTED		
Bedrooms:	Baths:	BELOW AVG	
	Extra Kitchens:	Fireplaces:	
	A/C:	Generators:	
Quality:	A0 AVERAGE		
Com. Wall:	WOOD, 14 FT.	Base Rate:	CIG 43.00
Size Adj:	0.8431	Bldg. Rate:	0.7166
		Sq. Foot Cost:	\$ 32.11

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	5660	1.00
SLB	SLAB	6020	0.00
COF	COM OFFICE	360	1.75
GLA:	5,660	12,040	6,290

2013 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 201,972
Year Built:	1980
Condition For Age:	FAIR
Physical:	21 %
Functional:	
Economic:	
Temporary:	ROOF
Total Depreciation:	2 %
	23 %
Building Value:	\$ 155,500





Plainfield Auto
Sales & Services



12A

12A

New Sign

New Sign

Google





BRETT-LITE ELECTRIC
Electrical Contractors

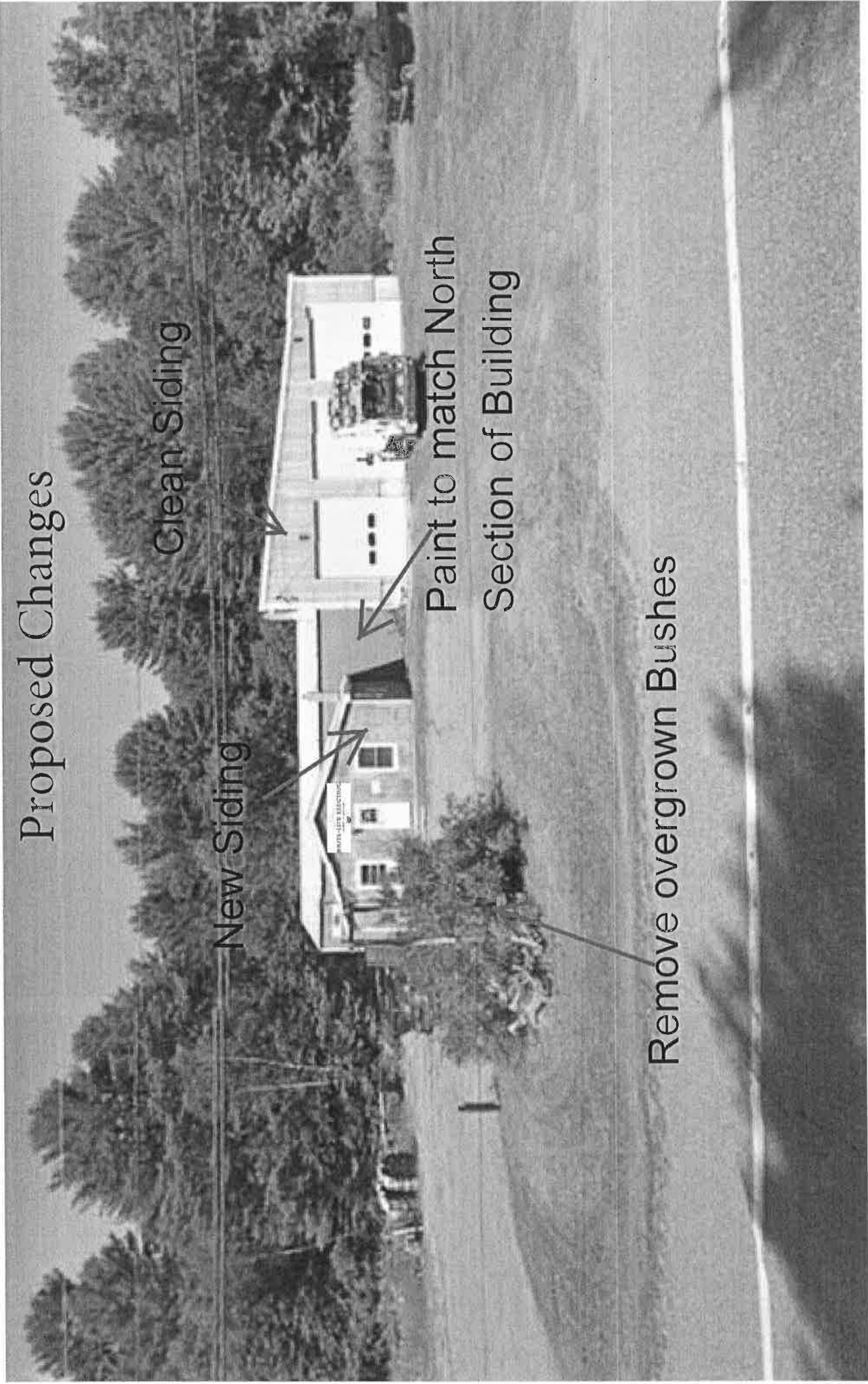
Proposed Changes

New Siding

Clean Siding

Paint to match North
Section of Building

Remove overgrown Bushes





Plainfield Auto
Sales & Services



12A

12A

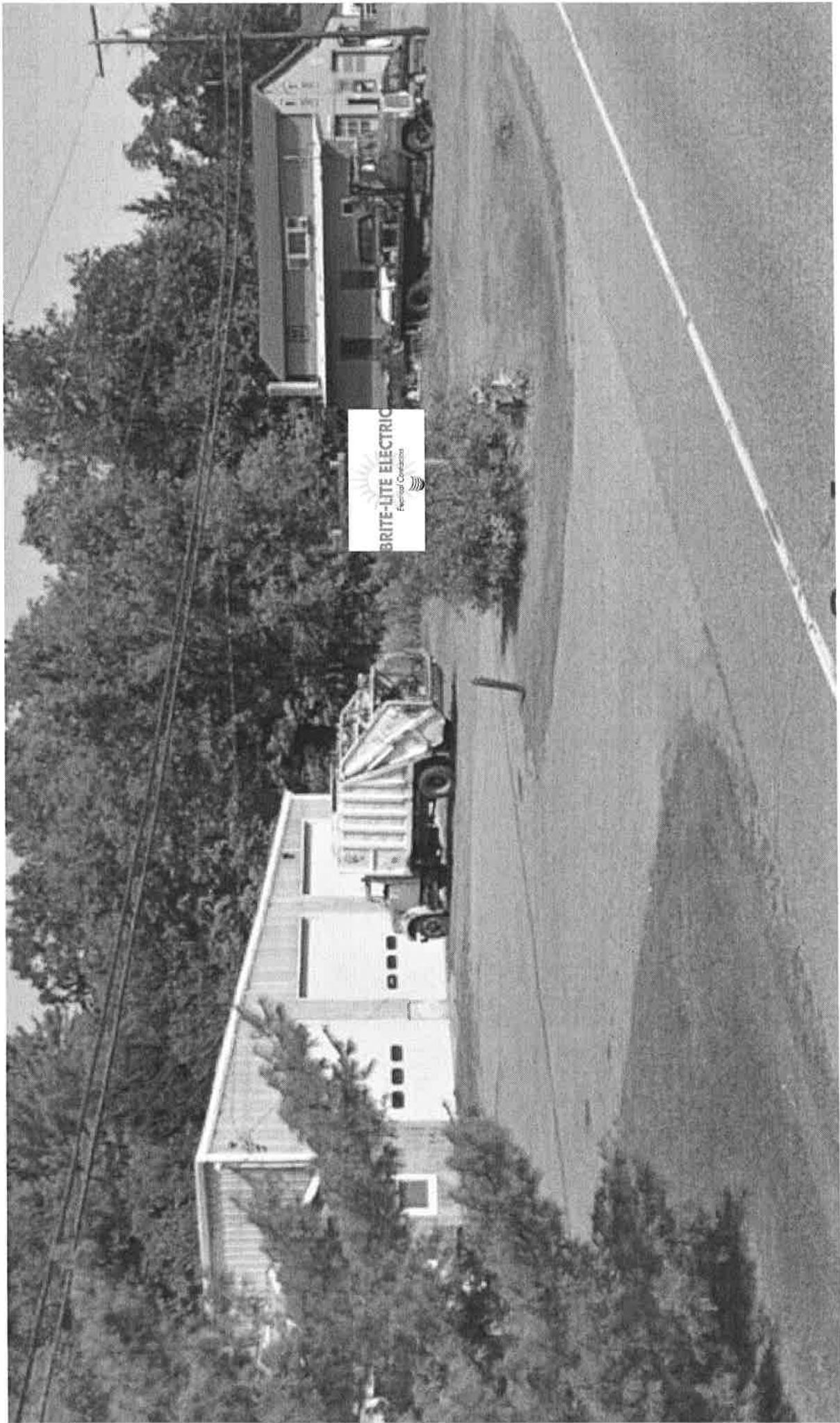
Work Truck Parking

Customer Parking

Employee Parking

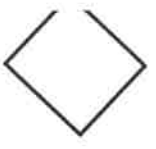
Google





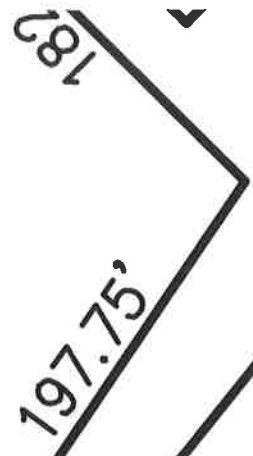
BRITE-LITE ELECTRIC
Electrical Contractors

74.6'



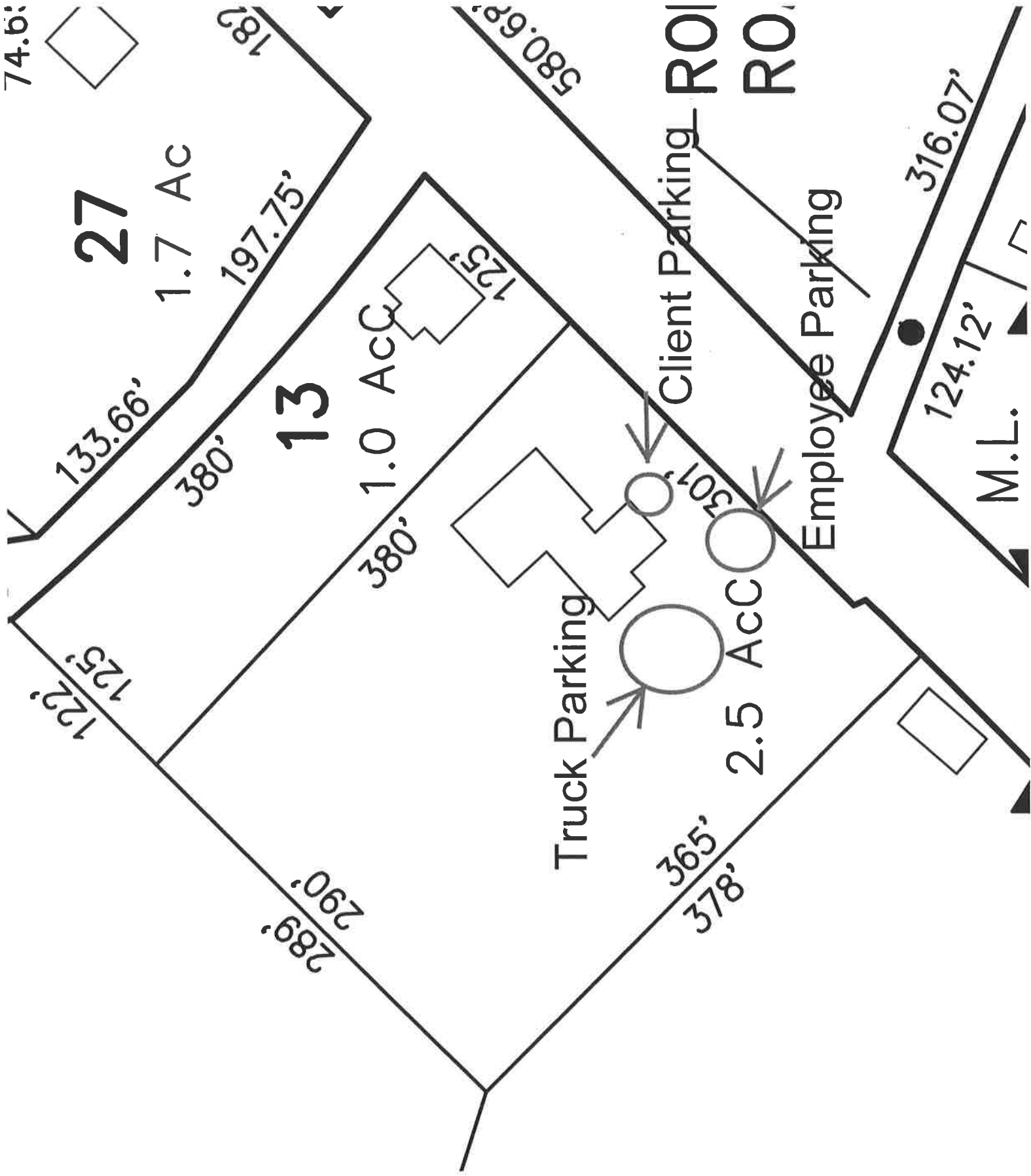
27

1.7 AC



13

1.0 ACC



122'
125'

380'

289'
290'

380'

125'

Truck Parking

365'
378'

2.5 ACC

307'

Client Parking ROI

ROI

Employee Parking

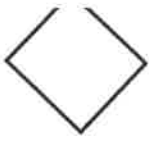
316.07'

124.12'

M.L.

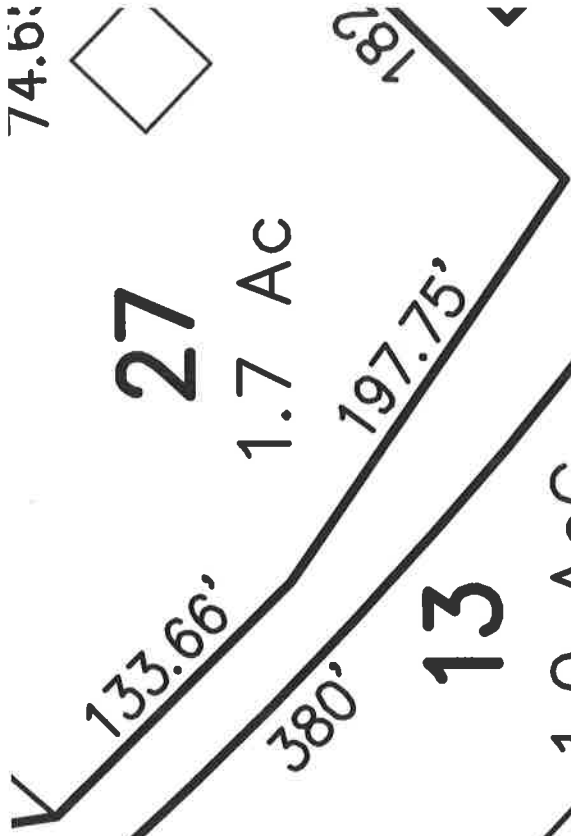
580.68'

74.6'



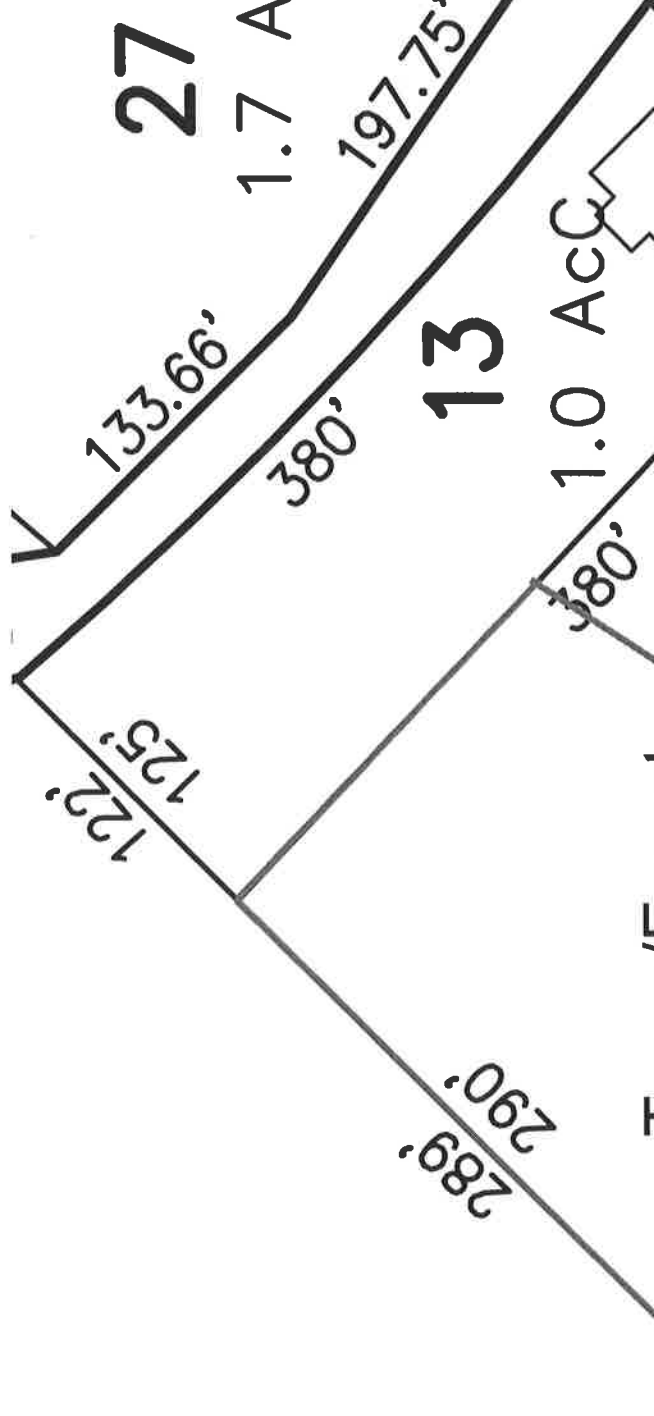
27

1.7 AC



13

1.0 ACC



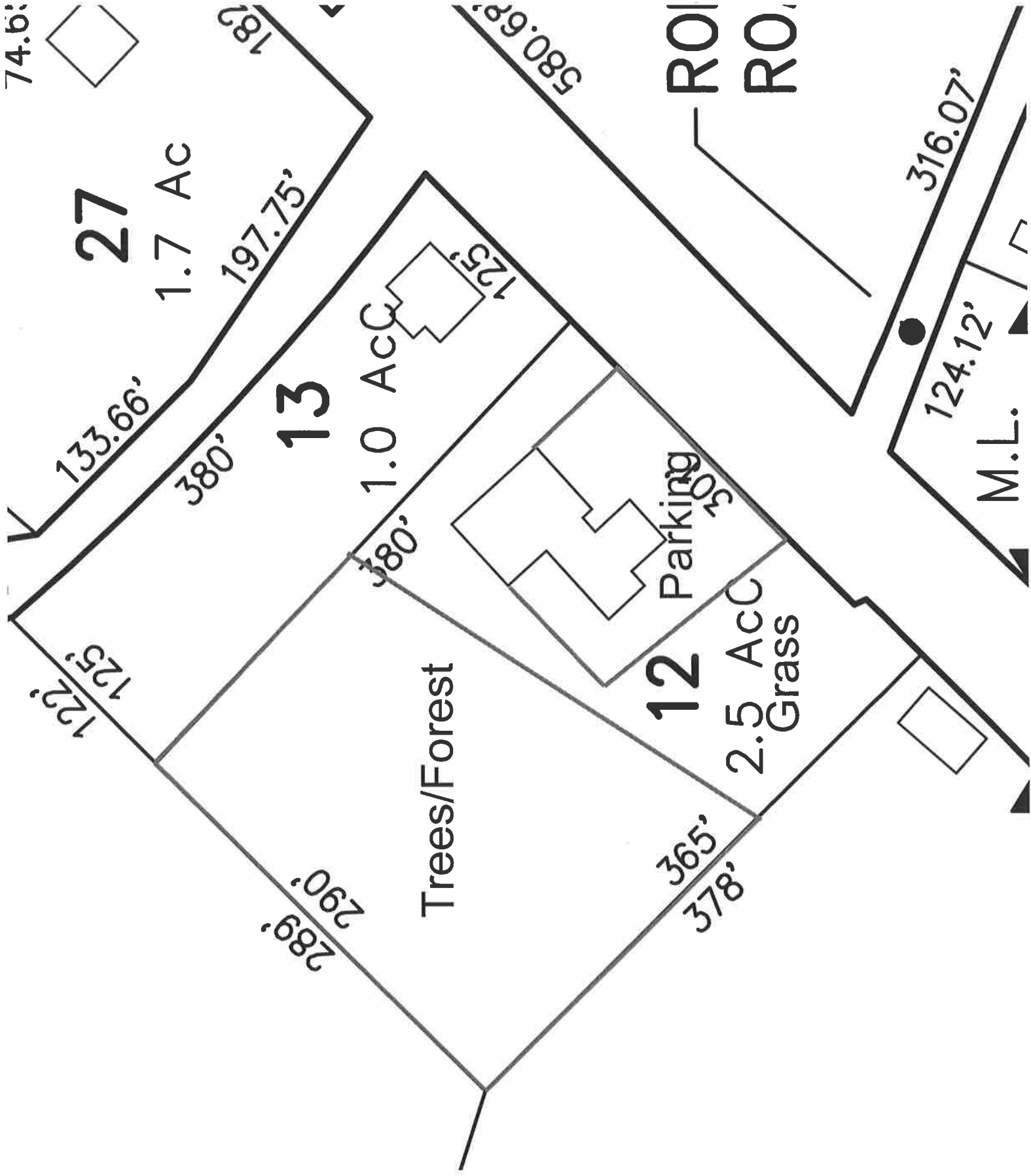
Trees/Forest

12

2.5 ACC
Grass



Parking



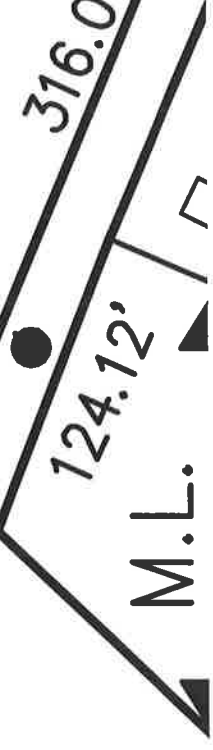
ROI

ROI

316.07'

124.12'

M.L.



580.69'

365',
378'