

**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 January 27th at 7:00pm at the Meriden Town Hall:**

Case 20-01: A request for special exception #37 Approved Dettached Accessory Dwelling Unit to allow for the establishment of 650sq ft one bedroom apartment above an existing garage at #16 Westgate Rd. The property is zoned Village Residential.

The 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
January 17th 2020.



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: Andrea Cannon

Mailing address: 54 Westgate Road, Apt 12, Plainfield, NH 03781

Property Street address: 16 Westgate Road Plainfield, NH 03781

Tax Map / Lot Number: 108-025-000

Zoning district: VR-VILL-RES

Property owner of record: Ruest, Mandy R. and Ruest, Paul E.

Type of appeal (check one):
 Variance
 Special exception # ___
 Administrative decision

Applicants signature:  dotloop verified 01/09/20 10:00 PM EST FQCH-RSYO-JPOZ-NVSS

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

Fee: application \$ 50
notification 8 x \$ 6 Total \$ 48 Total = \$6 x 6 abutters, plus applicant plus fire dept
Advertisement \$ 60 Grand Total = \$50 + \$48 + \$60 = \$158.00

Hearing Date: 1/27/20

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 _____ (ZBA rule 9.3).

Office Use

date filed: 1/6/20
case number: 20-01
attachments: 0/n
fee paid: y/n Due

January 9, 2020

Plainfield NH Zoning Board Of Adjustment

RE: Application for Appeal Form for ADU for the property at 16 Westgate Road, Plainfield, NH

Dear Plainfield Zoning Board Of Adjustment,

This is a description of the proposal for an ADU at 16 Westgate Road, Plainfield, NH.

Ms. Andrea Cannon is under agreement to purchase the above mentioned property. There is an existing finished space above the two car garage which she would like to have approved as a one bedroom auxiliary dwelling unit. Here is the supporting documentation:


- Site map of interior (plan of existing space)/exterior (town tax map)
- Rollins Land Survey document with site suitability details for current sewage load
 - Mr. Rollins confirms that the site is adequate for a new 3.5 bedroom capacity septic system in the event of failure of existing system
- Abutters map and mailing list

Ms. Cannon respectfully requests conditional approval from the ZBA for a one bedroom ADU above the two car garage, contingent on the town building inspector review of code compliance for the finished space. The existing finished space for the proposed ADU has been visited by the town building inspector, Mr. Brad Atwater and no show-stoppers were identified. The plan is to add a kitchen to the area facing the street, adjacent to the stairs. One of the current smaller rooms is to be divided to incorporate a walk-in closet and a small office. A bathroom will be added adjacent to the bedroom so all is on one floor.

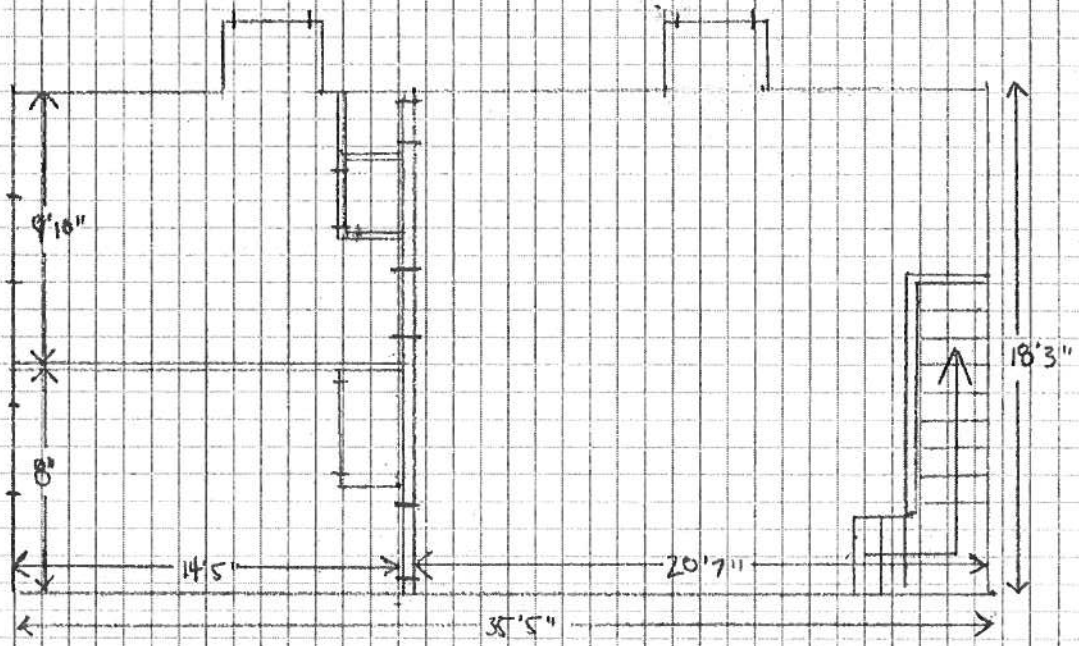
Ms. Cannon understands that occupancy of the finished ADU will require approval by the town building inspector. The improvements will include all components needed to conform to IRC2015, including but not limited to: 1] Proper egress window for bedroom, 2] Interconnected smoke and CO alarms, 3] Railings (complete) and 4] separation from garage (complete).

I appreciate your consideration and attention to this matter. I am scheduled to close on February 14, 2020 and conditional approval of the ADU is a contingency for me to purchase the property. Please advise if you need anything else. I look forward to hearing the results of the to-be-scheduled ZBA meeting being penciled in for late January, 2020.

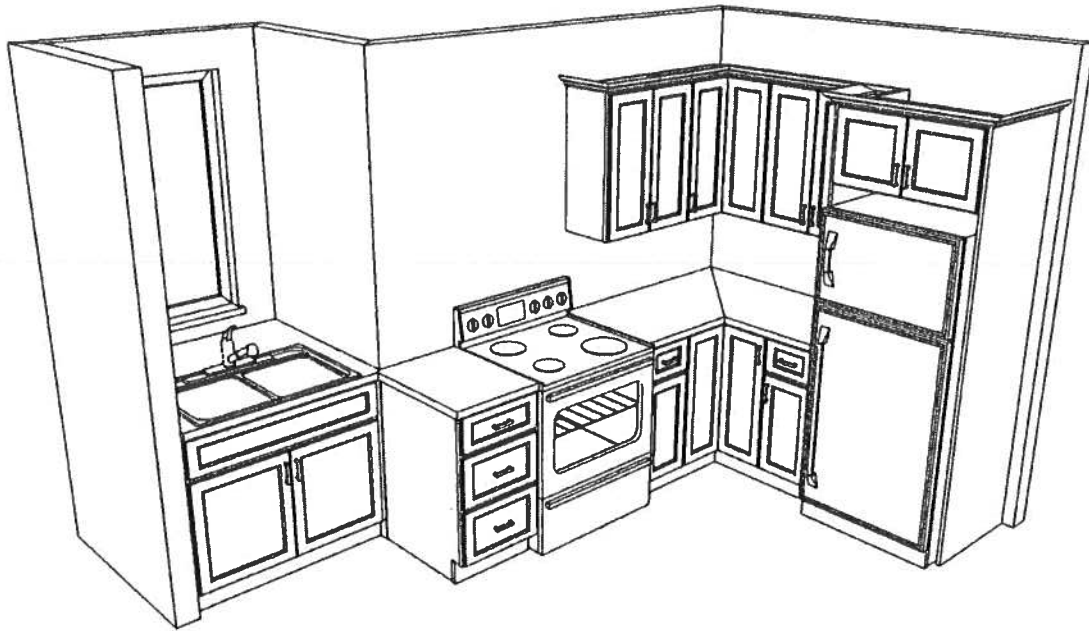
Warm Regards,

 dotloop verified
01/09/20 10:00 PM
EST
BH2-9A3B-5KEA-OXLG

Andrea Cannon



16 WESTGATE PROPOSED ADU
PLAINFIELD, NH



WOLF CABINETS

YORK DOORSTYLE \$4517.90

COLOR: WHITE

SOMERSET DOORSTYLE \$3,790.97

<p>Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.</p>	<p>LaValley Bldg Supply Kelly O'Meara 603-298-5641 x4347 komeara@lavalley.com</p>	<p>Designed: 1/6/2020 Printed: 1/6/2020</p>
<p>Luce, Matt</p>	<p>All</p>	<p>Drawing #: 1</p>

145'

200'

132.36'

254.1'

283.6'

25

1.04 Ac

200'D

185'S

24

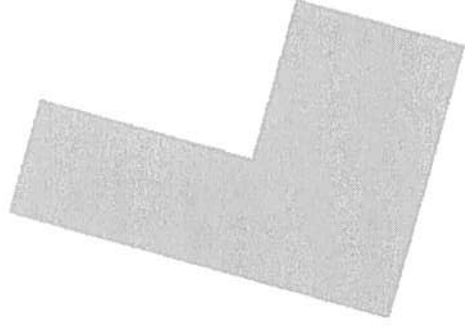
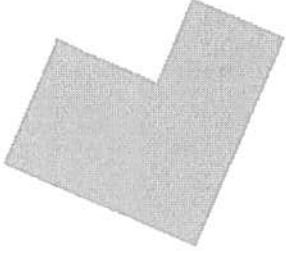
0.47 Ac

274.3'

B

20.7'

193.99'







PO Box 291, Plainfield, NH 03781

1216 Rt. 12A, PO Box 291
Plainfield, NH 03781

Phone 603-675-5502
rollinssurvey@gmail.com

Jan. 3, 2020

Andrea Cannon
Re: 16 Westgate Road
Plainfield, NH

Site Suitability of 16 Westgate Road for current sewage Load

I have inspected the site conditions at 16 Westgate Road in Plainfield, NH and find that the site is sufficient to accommodate the sewage load of the existing 2-bedroom main house and the existing Accessory Dwelling Unit (1 ½ bedrooms).

The soil is currently mapped as Haven Very Fine Sandy Loam, a Group 2 soil with an "A" slope. The water source is by off-lot community water (Plainfield Village Water District). The existing septic system was designed with 3-bedroom capacity and was granted approval to operate on Dec. 28, 2005. (Construction approval CA 2004066520-A).

Under normal lot conditions, a Group 2 soil with an "A" slope would require 39,000 square feet of lot area for a four-bedroom load. However, since the property has an off-lot water supply, the required area is reduced to 20,000 s.f. In other words, a four-bedroom home on this site would require 20,000 square feet of loading area (5,000 s.f. per bedroom). According to the deed the total available lot area is 45,300 s.f.. Therefore, the lot can sustain a total loading of 45,300 s.f./5,000 s.f./bedroom = 9.06 bedrooms. The existing site load is only 3.5 bedrooms. The Site is therefore adequate to sustain a new 3.5-bedroom capacity septic system in the event of failure of the existing 3-bedroom capacity system.

Sincerely,

Rollins Land Survey

Christopher E. Rollins
Licensed Land Surveyor LLS #527
NH Septic System Designer #224



100 foot Abutters List Report

Plainfield, NH
January 10, 2020

Subject Property:

Parcel Number: 108-025-000
CAMA Number: 108-025-000-000
Property Address: 16 WESTGATE RD

Mailing Address: RUEST, MANDY R. & RUEST, PAUL E.
PO BOX #244
PLAINFIELD, NH 03781

Abutters:

Parcel Number: 108-005-000
CAMA Number: 108-005-000-000
Property Address: 13 WESTGATE RD

Mailing Address: ATWATER, LAURIE
PO BOX 15
PLAINFIELD, NH 03781

Parcel Number: 108-006-000
CAMA Number: 108-006-000-000
Property Address: 21 WESTGATE RD

Mailing Address: CARNEY, SANDRA L & CARNEY,
CHRISTINA D
PO BOX 103
PLAINFIELD, NH 03781

Parcel Number: 108-023-000
CAMA Number: 108-023-000-000
Property Address: 10 HAYWARD RD

Mailing Address: WHEELER, WAYNE B
PO BOX 44
PLAINFIELD, NH 03781

Parcel Number: 108-024-000
CAMA Number: 108-024-000-000
Property Address: 8 HAYWARD RD

Mailing Address: HAY, HEIRS OF ROBERT B C/O IDA HAY
31 FORBES AVE
NORTHAMPTON, MA 01060

Parcel Number: 108-026-000
CAMA Number: 108-026-000-000
Property Address: 10 WESTGATE RD

Mailing Address: MENARD, LISA
10 WESTGATE RD
PLAINFIELD, NH 03781

Parcel Number: 108-028-000
CAMA Number: 108-028-000-000
Property Address: 1145 RTE 12A

Mailing Address: GIROUARD, DENNIS GIROUARD,
CORINNE A
1145 RTE 12A
PLAINFIELD, NH 03781



www.cal-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

OWNER INFORMATION

RUEST, MANDY R. &
 RUEST, PAUL E.
 PO BOX #244
 PLAINFIELD, NH 03781

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/02/2015	1958	833	Q1	265,000	ROBERTS, PATRICIA J
03/17/2010	1762	673	U139		ROBERTS, DAVID W & PAT
11/02/2007	1666	30	U138		ROBERTS, DAVID & PATRI

LISTING HISTORY

07/30/19 MAIL APPT LETTER
 05/18/17 GWH SOLAR
 07/28/16 GWH
 12/12/12 KCVN
 11/13/02 BNRC
 05/20/02 JDRM

NOTES

TOWN WATER: GAR HAS APT=COND: OUTSIDE SHWR END OF WALKWAY TO POOL: HEAT=FHW/FHA:ROOF 1/2 ASPH 1/2 METAL: 12/12 INFO FR HO-DNVI PER HO=BAD TIME: WOODEN WALKWAY-DNPU: BACK LEFT OF HSE EST=FENCED & LOCKED PER HO: CORR STY HT, FULL DORM BACK & SIDE:2017 16 285W (4.56 KW) ROOFTOP SOLAR ELEC INSTALLED & EXEMPTED

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-2 STY	864	24 x 36	79	36.00	125	30,715	
SHED-WOOD	96	12 x 8	227	10.00	60	1,308	ATT GAR
DECK	96	16 x 6	227	7.00	60	915	FRNT GAR
DECK	420	28 x 15	98	7.00	60	1,729	2-15X14 BY POOL
POOL-INGRND-VINYL	512	32 x 16	91	28.00	60	7,827	
SCREENHOUSE	99	11 x 9	222	14.00	60	1,846	
DECK	624	39 x 16	86	7.00	60	2,254	BY POOL
SHED-EQUIPMENT	160	16 x 10	160	8.00	20	410	
SOLAR ELEC(10WATTS)	46		100	350.00	90	14,490	2016/16 285W PANELS
						61,500	

MUNICIPAL SOFTWARE BY AVITAR

PLAINFIELD ASSESSING OFFICE

Year	Building	Features	Land
2018	\$ 167,000	\$ 61,500	\$ 70,000
		Parcel Total: \$ 298,500	
2019	\$ 167,000	\$ 61,500	\$ 70,000
		Parcel Total: \$ 298,500	
2020	\$ 167,000	\$ 61,500	\$ 70,000
		Parcel Total: \$ 298,500	

LAND VALUATION

LAST REVALUATION: 2018

Zone	VRVILL-RES W OR S	Minimum Acreage: 0.69	Minimum Frontage: 100	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
Land Type	Units	Base Rate	NC	Adj	110	105	100	100	100	100	--	LEVEL	
IF RES	0.690 ac	60,000	F	110	105	100	100	100	69,300	0	N	69,300	
IF RES	0.350 ac	x 2,000	X	100			100	--	LEVEL	100	--	LEVEL	700
											1.040 ac	70,000	70,000

Site: GOOD Driveway: PAVED Road: PAVED



VermontRealtors®



ADDENDUM 11.25.19 TO PURCHASE AND SALE CONTRACT

Purchase and Sale Contract between:

Mandy R Ruest and Paul E Ruest (Seller) and

Andrea Cannon (Purchaser).

Property Location 16 Westgate rd Street Plainfield City/Town (Property)

The Contract Date is 11/27/2019 (insert date from Section 30 of Purchase and Sale Contract).

This addendum is as follows:

Contingent upon town approval for an auxiliary dwelling unit above garage. Results to be to buyers satisfaction.

This Addendum constitutes a part of the above-referenced Contract. All terms and conditions set forth in the Contract shall remain as set forth in the Contract, except as may be modified by this or any other addendum to the Contract.

Seller: Paul E Ruest (Signature) dotloop verified 12/12/19 2:30 PM EST JGQG-ANBF-E04G-KBGN Date

Purchaser: Andrea Cannon (Signature) dotloop verified 11/25/19 8:27 PM EST 021Q-0A33-0UR2-PMW9 Date

Seller: Mandy R Ruest (Signature) dotloop verified 12/12/19 2:56 PM EST ZAGL-3GTN-BL1N-GH1Y Date

Purchaser: _____ (Signature) _____ Date

Seller: _____ (Signature) _____ Date

Purchaser: _____ (Signature) _____ Date

Seller: _____ (Signature) _____ Date

Purchaser: _____ (Signature) _____ Date

Steve Halleran

From: Mandy [greenmandyr@gmail.com]
Sent: Friday, January 10, 2020 6:37 PM
To: Steve Halleran
Subject: ZBA permission

Dear Steve Halleran,

I hereby give full permission to Andrea Cannon and her agent, Mark Roden, to submit to the town of Plainfield a Zoning Board Approval application for the purpose of approving an ADU in the finished space above the garage.

Sincerely,

Mandy Ruest

16 Westgate Rd
Plainfield, NH 03781

Steve Halleran

From: Paul Ruest [paulruest@comcast.net]
Sent: Friday, January 10, 2020 6:53 PM
To: plainfield.ta@plainfieldnh.org
Subject: Zoning Board Approval 16 Westgate Road

Dear Steve Halleran,

I hereby give full permission to Andrea Cannon and her agent, Mark Roden, to submit to the town of Plainfield a Zoning Board Approval application for the purpose of approving an ADU in the finished space above the garage.

Sincerely,

Paul Ruest

Sent from my iPhone