

Valleys News, Please print for one day as a classified advertisement in the legal section

**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 10th 2022 at 7pm Meriden Town Hall 110 Main Street and via Zoom:**

Case 2021-03 A request by Christopher and Amanda Jewell for Special Exception #35 Approved Business Project to move their “Jewell Specialized” trucking business to property located at 1467 Route 12A (tax map 258 lot 1) and is zoned Village Residential

NOTE: This is a second hearing of this case to correct a failure of the USPS to timely deliver certified mail to abutters for the initial hearing.

While not required to join, abutters and interested parties are encouraged to join in either in person or by counsel and state reasons why the applications should or should not be granted. The application details can viewed at the town office and be found at:

www.plainfieldnh.org/zba.htm

Join Zoom Meeting

<https://us06web.zoom.us/j/84424539447>

Meeting ID: 844 2453 9447

Notice prepared by Stephen Halleran
December 22nd 2021

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: Chris & Amanda Jewell
Mailing address: P.O. Box 1285; White River Jct., VT 05001
Property Street address: 1467 NH Route 12A
Tax Map / Lot Number: 258/1
Zoning district: VR
Property owner of record: Roxbury Holdings, LLC

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

Applicants signature: Chris Jewell

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

Fee: application \$ ___
notification \$ ___ Total \$ 195

Hearing Date: 12/13/21

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 11/29 (ZBA rule 9.3).

Office Use

date filed: 11/29
case number: 21-03
attachments: (y/n)
fee paid: (y/n)

PLAINFIELD, NH
APPLICATION FOR SPECIAL EXCEPTION

**List of Owner &
Professional Consultants**

DATE: November 29, 2021

TO: Stephen Halleran, Town Administrator
Town of Plainfield
110 Main Street
Plainfield, NH 03781
603-469-3201 Direct
plainfield@ta@plainfieldnh.org

SITE: Application for Special Exception
1467 NH Route 12A
Tax Map 218, Lot 1
Plainfield, New Hampshire

RIGHT ANGLE ENGINEERING, PLLC
152 Main Street
New London, NH 03257
(603) 526-2807 Phone
(603) 523-8811 Fax
(603) 443-7815 Mobile
Erin@RightAngle.Engineering

APPLICANT:

Chris & Amanda Jewell
Jewell Specialized, Inc.
PO Box 1285
White River Jct., VT 05001

OWNER:

Roxbury Holdings, LLC
PO Box 87
Windsor, VT 05089

ENGINEER:

Right Angle Engineering, PLLC
Erin Darrow, P.E., C.P.E.S.C.
152 Main Street
New London, NH 03257

WETLANDS SCIENTIST:

Jonathan Sisson, C.W.S., C.S.S.
Beaver Tracks, LLC
408 Randolph Hill Road
Randolph, NH 03593

PLAINFIELD, NH
APPLICATION FOR SPECIAL EXCEPTION

RIGHT ANGLE ENGINEERING, PLLC
152 Main Street
New London, NH 03257
(603) 526-2807 Phone
(603) 523-8811 Fax
(603) 443-7815 Mobile
Erin@RightAngle.Engineering

PROJECT SUMMARY

DATE: November 29, 2021

TO: Stephen Halleran, Town Administrator
Town of Plainfield
110 Main Street
Plainfield, NH 03781
603-469-3201 Direct
plainfield@ta@plainfieldnh.org

SITE: Application for Special Exception
1467 NH Route 12A
Tax Map 218, Lot 1
Plainfield, New Hampshire

APPLICANT: Chris & Amanda Jewell
Jewell Specialized, Inc.
PO Box 1285
White River Jct., VT 05001

OWNER: Roxbury Holdings, LLC
PO Box 87
Windsor, VT 05089

This memorandum is prepared to provide a project summary for the application for a special exception request within the Village Residential (VR) Zone (34. Cottage Business and/or 34. Approve Business Project) at 1467 NH Route 12A in Plainfield.

The purpose of this request is to allow for Jewell Specialized, Inc., to locate their place of business at this property. The specific uses include the following:

- Operation of Jewell Specialized, Inc. from 1467 NH Route 12A in the rear of the property within the current permission boundaries.
- Storage and maintenance of up to 12 commercial truck vehicles.
- Parking for staff/employees, for up to 12 staff vehicles. It is significant to note that most staff keep their personal vehicles and trucks at home.
- Hours of operation of 4a.m. to 10 p.m. with occasional exception allowed.

It is requested that the Zoning Board of Adjustment allow for this use, pending the site plan approval and the conditions by the Planning Board.

We look forward to discussing this project with you.467

Chris Jewell
Po Box 414
65 Whitaker Road
Meriden, NH 03770

December 2nd, 2021

Zoning Board of Adjustment
Plainfield, NH

To the Members of the Zoning Board,

This letter is to request permission from the ZBA to function as an approved transportation business on the pending sale of 1467 Rte 12A Plainfield, NH (see map and listing list attached).

The 7.88-acre parcel property located at 1467 Rte 12A Plainfield, located in the Village Residential (VR) Zone, has a sale pending by myself, president and owner of Jewell Specialized, Inc. Jewell Specialized, Inc is a transportation company which currently owns 8 tractor trailer trucks. Jewell Specialized, Inc is currently renting at a location based out of White River Junction, VT and has been in operation since 2013. The purpose of this move is to acquire my own building instead of renting.

I currently live in the town of Meriden with my family. I have 20+ years of experience in the transportation industry. I founded Jewell Specialized Inc., in 2013. My goal was to help grow the trucking and transportation industry in our area of New England and to provide transportation needs to local business. I have been a part of the trucking and transportation world since my childhood working in the garage with my family (who also lives in Plainfield), to hauling loads in my teen years, to management, and now owning my own small size fleet of trucks and trailers.

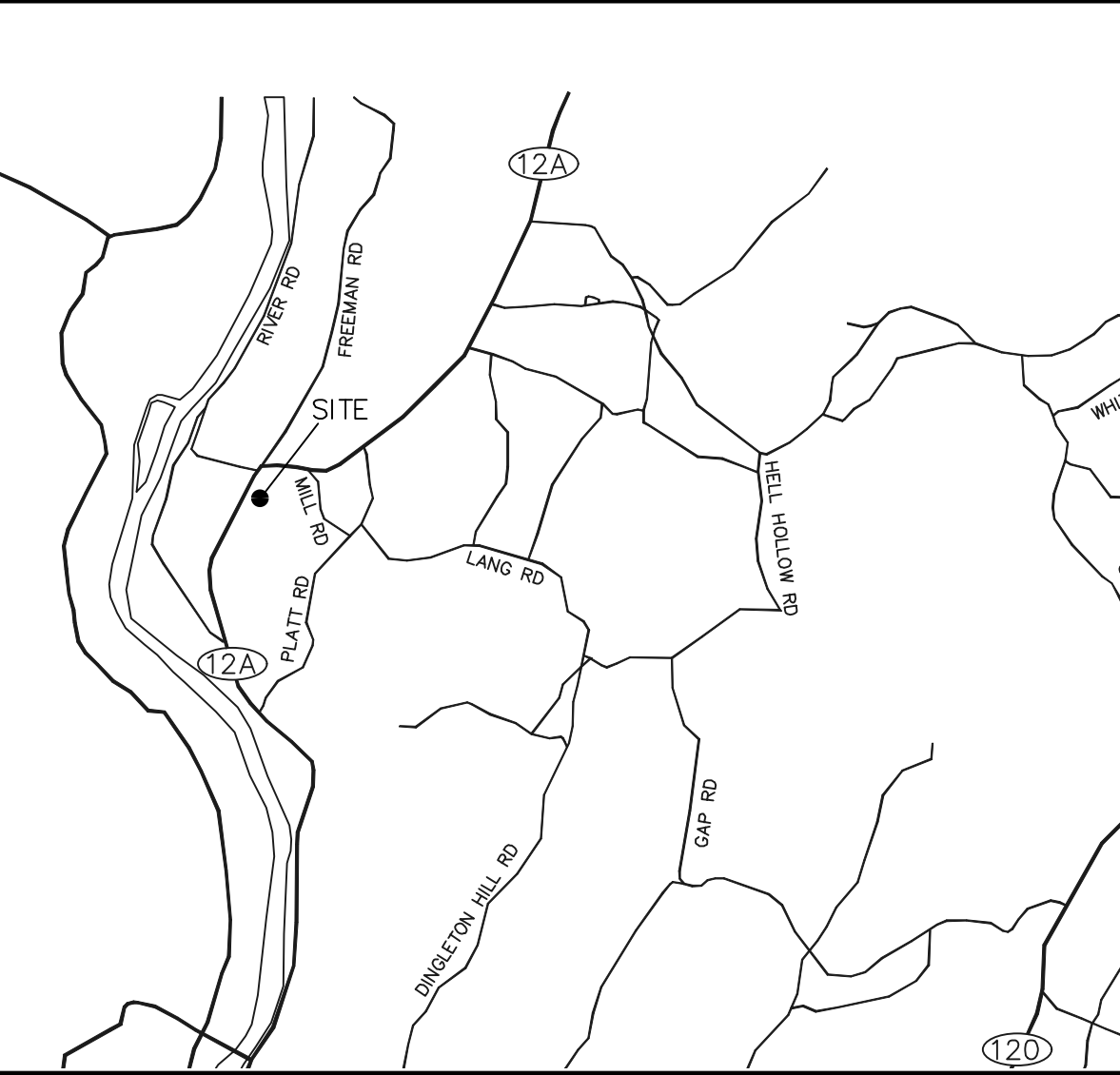
Jewell Specialized, Inc transports a variety of commodities such as equipment, scrap metal, bridge beams, lumber, and logs.

I am requesting to build a building for storage and maintenance of up to 12 tractor trailer trucks. We currently have 1 full time employee for maintenance and repair, and office staff would not be on site working. We are requesting hours of operation be from 4am to 10pm.

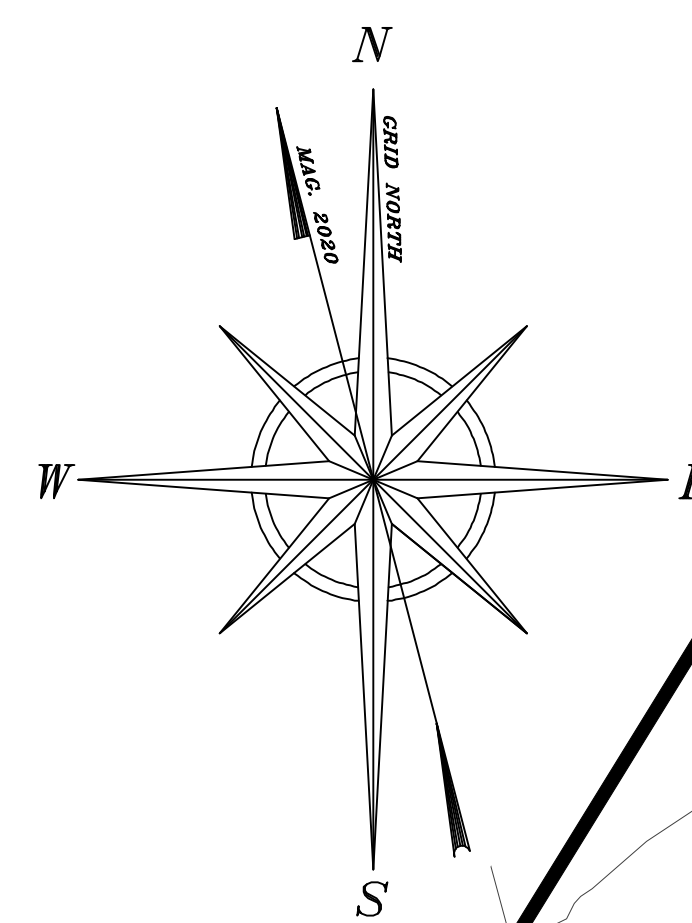
The building would be single story building/garage, 84x40 foot wide. It would have one office attached, bathroom, and a small kitchenette. The facility will be a slate blue wood building with two garage doors.

The exterior of the building will be gravel (eventually paved to minimize dust) and will allow for our trucks to perform a 180 degree turn in front of the building and allow for parking spaces to accommodate 12 tractor trailers and parking for employee cars. The surrounding yard will be grass and trees.

Most of my trucks do not come back to the shop during the week hours. They are either out on the road working, or employees take their trucks home during the evening days. My trucks leave Monday morning, returning Friday afternoon/evening. While we are requesting hours of operation be from 4am to 10pm, as noted above, most of the trucks do not come back to the shop during the week. Our mechanic would be working inside the garage from 7am-5pm. The hours would simply allow for trucks to leave and return within these hours.



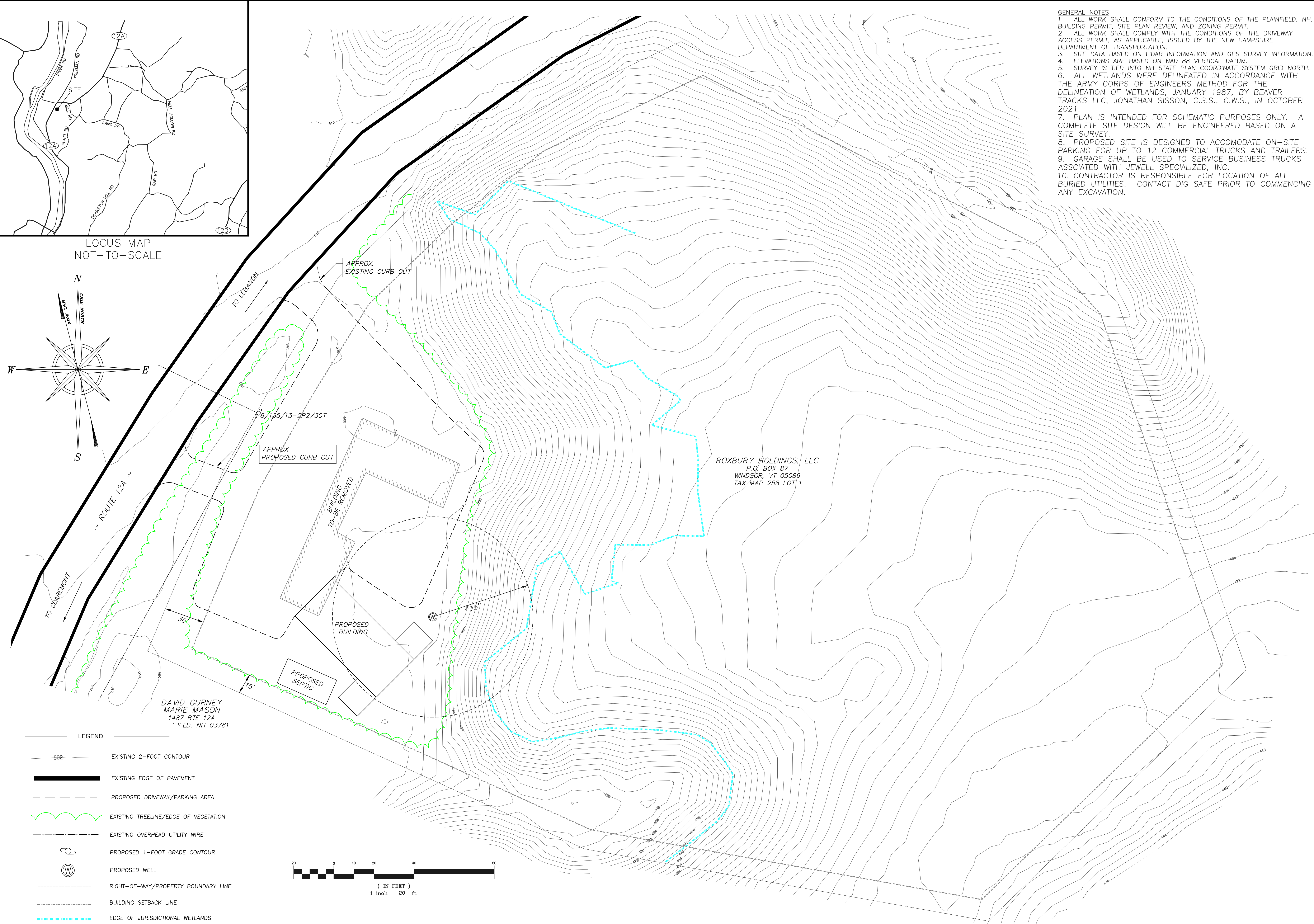
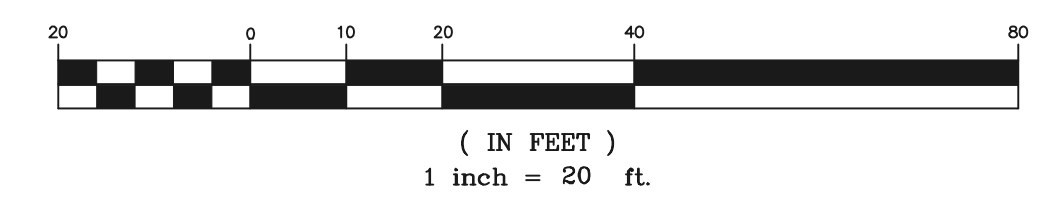
LOCUS MAP
NOT-TO-SCALE



LEGEND

	EXISTING 2-FOOT CONTOUR
	EXISTING EDGE OF PAVEMENT
	PROPOSED DRIVEWAY/PARKING AREA
	EXISTING TREELINE/EDGE OF VEGETATION
	EXISTING OVERHEAD UTILITY WIRE
	PROPOSED 1-FOOT GRADE CONTOUR
	PROPOSED WELL
	RIGHT-OF-WAY/PROPERTY BOUNDARY LINE
	BUILDING SETBACK LINE
	EDGE OF JURISDICTIONAL WETLANDS

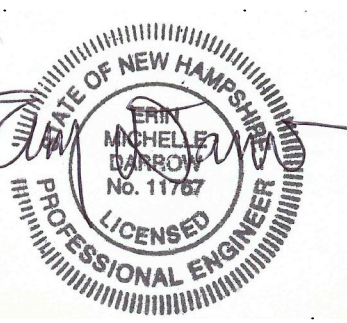
DAVID GURNEY
MARIE MASON
1487 RTE 12A
PLAINFIELD, NH 03781



- GENERAL NOTES
1. ALL WORK SHALL CONFORM TO THE CONDITIONS OF THE PLAINFIELD, NH, BUILDING PERMIT, SITE PLAN REVIEW, AND ZONING PERMIT.
 2. ALL WORK SHALL COMPLY WITH THE CONDITIONS OF THE DRIVEWAY ACCESS PERMIT, AS APPLICABLE, ISSUED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
 3. SITE DATA BASED ON LIDAR INFORMATION AND GPS SURVEY INFORMATION.
 4. ELEVATIONS ARE BASED ON NAD 88 VERTICAL DATUM.
 5. SURVEY IS TIED INTO NH STATE PLAN COORDINATE SYSTEM GRID NORTH.
 6. ALL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE DELINEATION OF WETLANDS, JANUARY 1987, BY BEAVER TRACKS LLC, JONATHAN SISSON, C.S.S., C.W.S., IN OCTOBER 2021.
 7. PLAN IS INTENDED FOR SCHEMATIC PURPOSES ONLY. A COMPLETE SITE DESIGN WILL BE ENGINEERED BASED ON A SITE SURVEY.
 8. PROPOSED SITE IS DESIGNED TO ACCOMMODATE ON-SITE PARKING FOR UP TO 12 COMMERCIAL TRUCKS AND TRAILERS.
 9. GARAGE SHALL BE USED TO SERVICE BUSINESS TRUCKS ASSOCIATED WITH JEWELL SPECIALIZED, INC.
 10. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL BURIED UTILITIES. CONTACT DIG SAFE PRIOR TO COMMENCING ANY EXCAVATION.



WETLAND SCIENTIST:
Beaver Tracks, LLC
Jonathan A. Sisson III, C.S.S.
408 E. Lincoln Hill Road
Randolph, NH 03893
(603) 319-4925 phone
BeaverTracksLLC@yahoo.com



ENGINEER:
Right Angle Engineering, PLLC
Erin Darrow, P.E.
152 Main Street
Newport, NH 03257
(603) 523-8911 mobile
(603) 443-7815 office
(603) 523-8911 fax
Erin@RightAngleEngineering.com

PREPARED FOR:
CHRIS & AMANDA JEWELL
JEWELL SPECIALIZED, INC.
PO BOX 1285
WHITE RIVER JCT., VT 05001

OWNER:
ROXBURY HOLDINGS, LLC
PO BOX 87
WINDSOR, VT 05089

PRELIMINARY SITE PLAN
JEWELL SPECIALIZED, INC.
1467 NH ROUTE 12A
TAX MAP 218, LOT 1
PLAINFIELD, NEW HAMPSHIRE
NOVEMBER 29, 2021

CIVIL 1

**CHRISTOPHER
THOMAS ROSS**

PO BOX 779
ENFIELD, NH 03748

WWW.CHRISTOPHERTHOMASROSS.COM

Construction Notes

1. All work shall conform to all state and applicable codes & ordinances.
2. No drawing is to be scaled; use dimensions only.
3. Dimensions are taken from face of masonry, concrete or wood stud framing members unless otherwise indicated.
4. Confirm all existing conditions before proceeding with the said work.
5. Items not noted, but implied as necessary for the performance of the contract, are considered part of the work.
6. All work is to be executed by mechanics skilled in their trade.
7. All trades will cooperate with each other to facilitate the progress of the entire job.
8. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
9. All changes or substitutions are to be approved by the owner before being incorporated into the work.
10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.
11. All exterior lumber & lumber in contact with masonry, concrete, or soil to be pressure treated or properly protected to avoid deterioration.

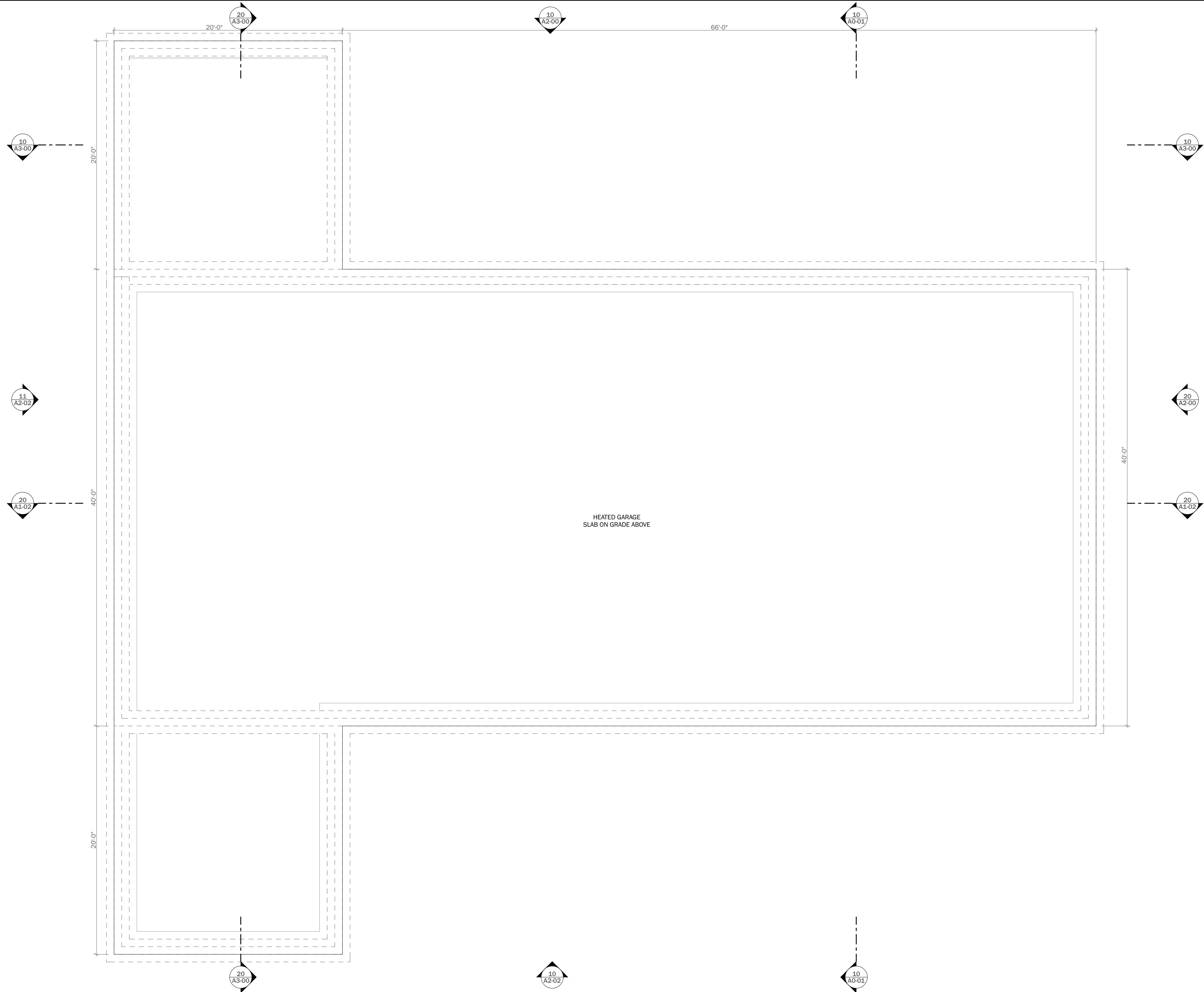
11/22/21

**JEWELL
TRUCKING GARAGE**

USA

FLOOR PLANS

A1-00



10 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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ENFIELD, NH 03748

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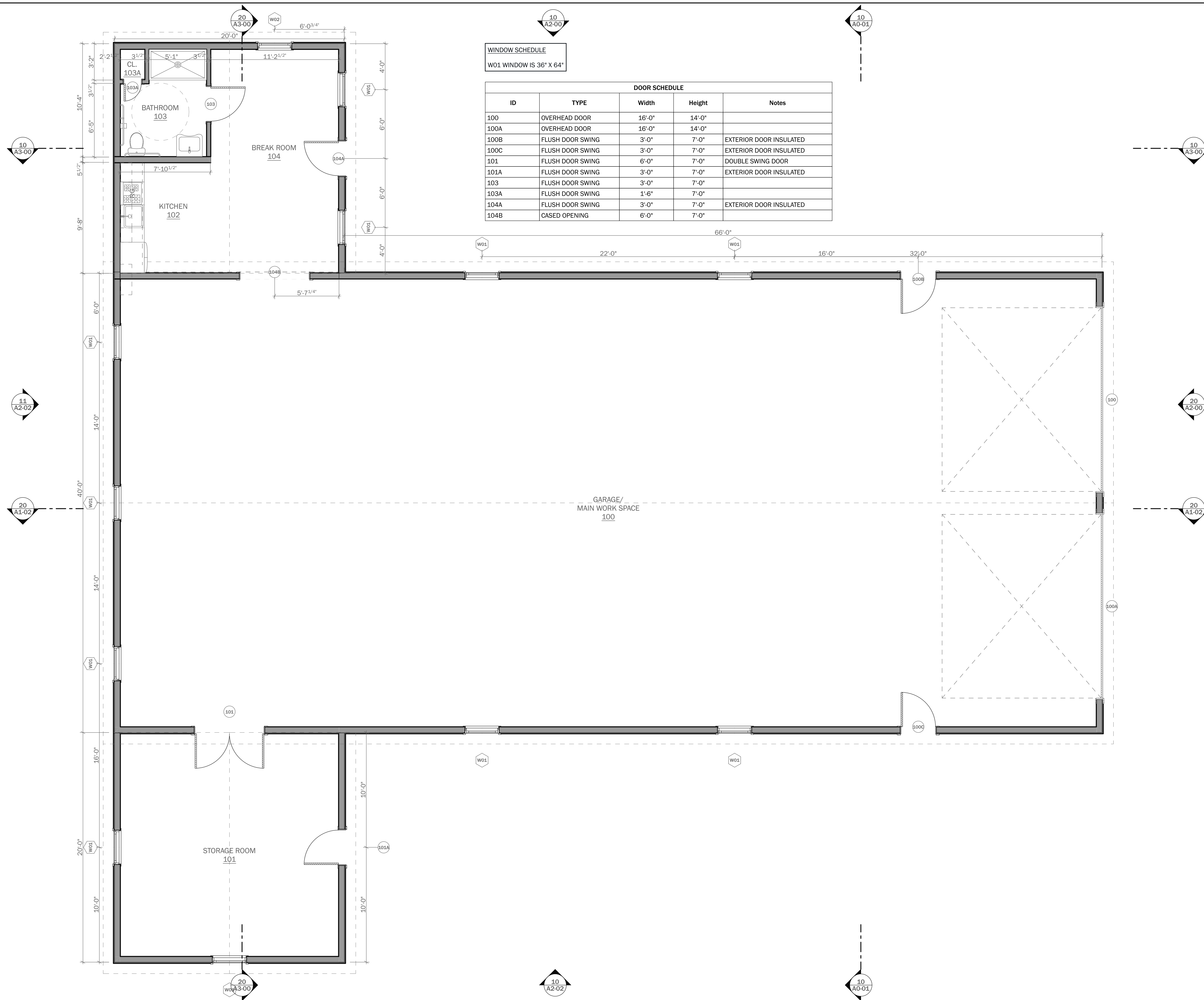
11/22/21

**JEWELL
TRUCKING GARAGE**

USA

FLOOR PLAN

A1-01



10 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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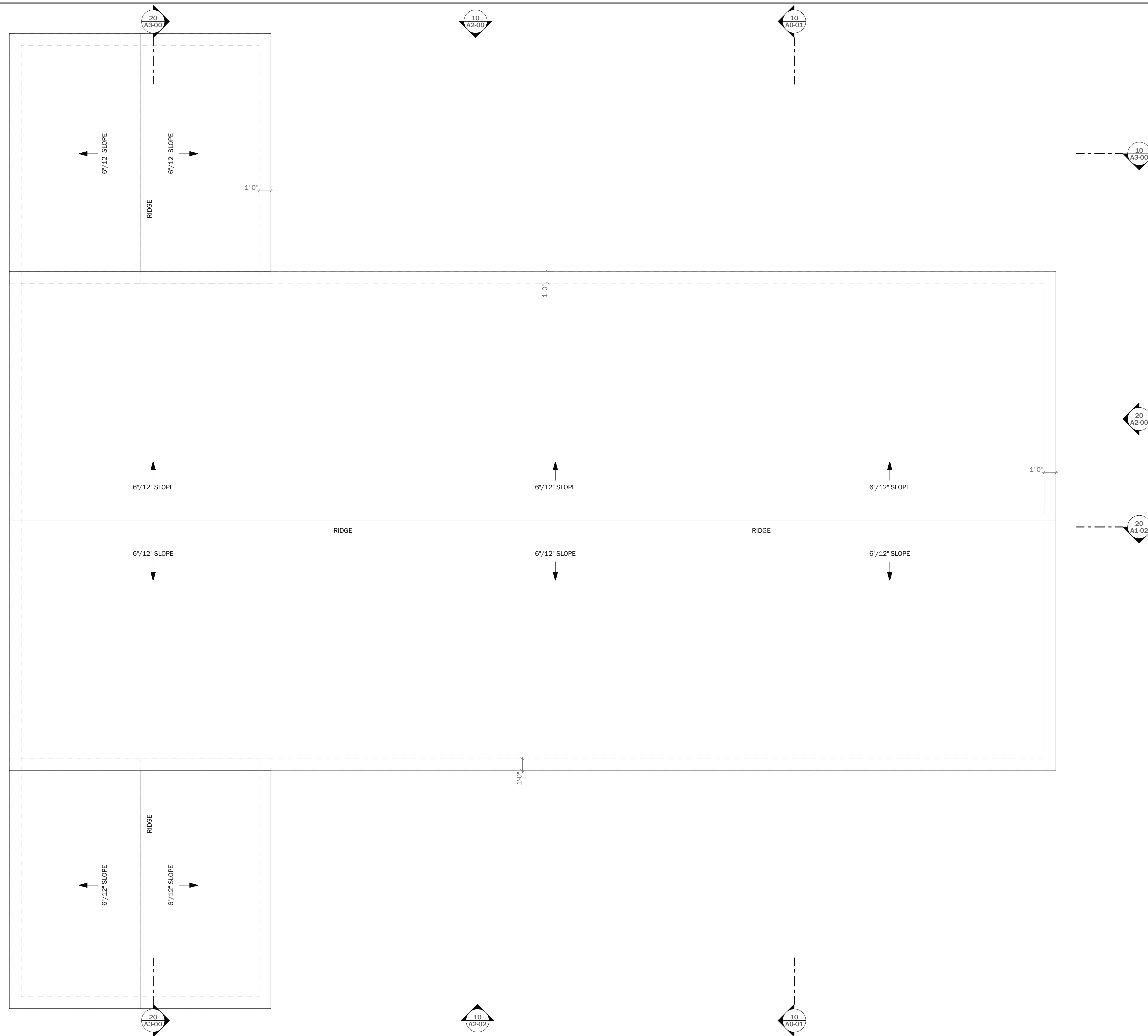
11/22/21

**JEWELL
TRUCKING GARAGE**

USA

FLOOR PLAN

A1-02



10 ROOF PLAN
SCALE: 1/4" = 1'-0"

**CHRISTOPHER
THOMAS ROSS**

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20 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



10 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

11/22/21

**JEWELL
TRUCKING GARAGE**

USA

**EXTERIOR
ELEVATIONS**

A2-00

**CHRISTOPHER
THOMAS ROSS**

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11 REAR ELEVATION
SCALE: 1/4" = 1'-0"



10 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

11/22/21

**JEWELL
TRUCKING GARAGE**

USA

**EXTERIOR
ELEVATIONS**

A2-02