

**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 November 9th at 7:00pm Meriden Town Hall 110 Main Street and via Zoom:**

A request by **Landmark Property Management** to extend their approval in case 18-06 dated 10/16/18 for a period of one additional year.

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 application should or should not be granted. Meeting ID information and application details can be found at: www.plainfieldnh.org/zba.htm

Join Zoom Meeting
<https://zoom.us/j/99437348324>

Meeting ID: 994 3734 8324

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT
October 23rd 2020

Landmark Property Maintenance
178 Meriden Road
Lebanon, NH 03766

October 8, 2020

Zoning Board of Adjustment
Town of Plainfield
Richard Colburn, Chairman
c/o Stephen Halleran, Town Administrator
110 Main Street
P.O. Box 380
Plainfield, NH 03781

Re: Case No. 18-06; 361 NH Route 12A; Plainfield, NH

Dear Mr. Colburn:

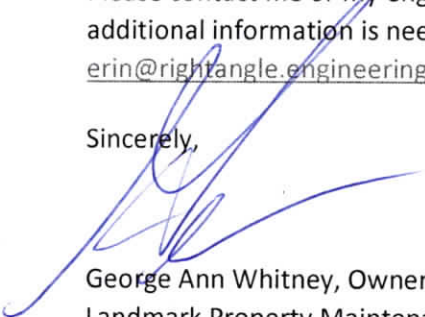
This letter is written to request an extension to the approval issued by the Plainfield Zoning Board of Adjustment (ZBA), voted on at the October 9, 2018 ZBA hearing, and signed on October 16, 2018. This extension is requested if necessary and appropriate.

Landmark Property Maintenance is working to comply with the conditions of this decision. Right Angle Engineering, PLLC, is working on the application for site plan review for review by the Plainfield Planning Board, and the permits required by the New Hampshire Department of Environmental Services (NHDES), and the New Hampshire Department of Transportation (NHDOT). These approvals have not yet been secured. COVID-19 has impacted the progress of this project.

The site survey has been completed, and these permits are in process; however, they have not yet been submitted. A 12-month extension is requested to allow for the time that may be needed to obtain the approvals.

Please contact me or my engineer, Erin Darrow, P.E., with any comments or questions, or if any additional information is needed. She can be reached at 603-443-7815, or at erin@rightangle.engineering.

Sincerely,



George Ann Whitney, Owner
Landmark Property Maintenance
for 361 Land Investment, LLC, owner
361 NH Route 12A; Map 218, Lot 11; Plainfield, NH

cc.: Erin Darrow, P.E., Right Angle Engineering, PLLC

Right Angle Engineering, PLLC
152 Main Street
New London, NH 03257
(603) 526-2807 office / (603) 443-7815 cell
info@rightangle.engineering
www.rightangle.engineering

October 5, 2020

Steve Halleran, Town Administrator
Town of Plainfield, NH
Meriden Town Hall
110 Main Street
Plainfield, NH 03781

RE: 361 NH Route 12A; Plainfield, NH

Dear Mr. Halleran:

This letter is prepared to follow-up our conversation regarding the subject property. As we discussed, Right Angle Engineering, PLLC, is working with the property owner, 361 Land Investment, LLC, to provide the professional engineering services needed to complete the engineering design and permitting for site improvements. Since starting work in July, a topographic site plan for the subject property that includes a wetlands delineation has been completed.

The site property has had the wetlands delineated by Jonathan Sisson, C.W.S., C.S.S., from Beaver Tracks, LLC. It has been determined that there have been no impacts to jurisdictional wetlands as a result of work by the current property owner.

However, the site improvements that will be included will require wetland impacts, and a permit for these impacts with the New Hampshire Department of Environmental Services (NHDES). This is specifically for the replacement of the crushed driveway culverts.

A topographic site plan of the property has been completed by Scott Sanborn, L.L.S., of Cardigan Mountain Land Surveys, LLC. This plan has detailed ground work in the general area of disturbance, and we incorporated LiDAR data from the University of New Hampshire (UNH) Cooperative Extension, for the undisturbed, wooded part of the property, which is not slated for improvements.

The total area that has been impacted so far is just under 82,000 square feet (sf). This is less than the threshold of 100,000 sf, which, generally speaking, is the threshold of impacts for which an Alteration of Terrain (AoT) permit is required with the NHDES. Therefore, the impacts incurred to-date did not require an AoT permit with the NHDES. The impacts for the complete site at this time are also not anticipated to require an AoT permit.

A Storm Water Pollution Prevention Plan (SWPPP) is required and being filed with the Environmental Protection Agency (EPA). This plan is required for impacts of more than one acre, and generally speaking provided guidance for sediment and erosion control during construction.

The New Hampshire Department of Transportation (NHDOT) will also require an updated driveway access permit due to the change in use. This permit is in the process of being prepared for their review.

As we discussed, the property owner wishes to stockpile materials on the project site. This will be included in the application for site plan review, and the forthcoming SWPPP. It is requested that the select board and planning board allow for this to happen in the meantime with the appropriate sediment and erosion control, and

An application for site plan review is being prepared and will be submitted in approximately 2 weeks. In the meantime, attached is the existing conditions site plan for your review.

Please do not hesitate to contact me with any comments or questions.

Sincerely,

Erin Darrow

Erin Darrow, P.E., C.P.E.S.C.
Right Angle Engineering, PLLC

cc.: George Ann Whitney for 361 Land Investment, LLC

**PLAINFIELD ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Landmark Property Management
178 Meriden Road
Lebanon NH 03766

Case 18-06

You are hereby notified that the request for special exception #35, an Approved Business Project to relocate their existing property maintenance business to #361 Route 12A, has been granted by the affirmative vote of at least three members of the town's Zoning Board of Adjustment.

In reaching this decision the Zoning Board made the following findings:

- 1) The property is zoned Rural Residential and is 20 acres in size. The minimum sized lot in the zone is 3.5 acres.
- 2) The Zoning Ordinance allows commercial stand alone uses only on property fronting on State Highways.
- 3) The proposed development on the site is setback from the road and is out of the NH Department of Environmental Services established use restricted area.
- 4) The proposed use is very similar to other business uses located throughout the town including a number in more heavily developed residential areas.

The approval is subject to the following conditions:

- 1) Employees allowed under this approval, no more than 15.
- 2) The operation is limited, without needing further review, to a scale of no greater than 12 dump trucks, 6 heavy earth excavation machines and 6 pickup sized trucks.
- 3) Daily hours of operation to be materially as outlined in the application, 6am to 7pm. Winter maintenance work will necessitate some operations outside of "normal hours."
- 4) Siteplan Review approval by the Planning Board.
- 5) A review and approval of the proposed development by the NH Department of Environmental Services.
- 6) The application materials and representations made at the public hearing become part of this approval. See October 9th 2018 board minutes.



Richard Colburn, Chairman
Zoning Board of Adjustment

Date: 16 Oct 2018