

**Plainfield Planning Board
Site Plan Review Notice**

You are hereby notified that Thom and Amy Lappin has filed an application for site plan review concerned with establishment of a small B&B unit (from the Meriden Library building) at #19 Bean Road (104-05). The full application may be viewed at the town offices or online at <https://www.plainfieldnh.org/planning.htm>. See Zoning Board case 21-02 for details on the change of use. This is phase one of a two phase project and is focused on the location of the B&B use. The event center will be the second phase.

A Public hearing on the project will be held:

**Monday September 27th 2021
7:30pm
at the
Meriden Town Hall 110 Main Street**

Join Zoom Meeting

<https://us06web.zoom.us/j/89615939943>

Meeting ID: 896 1593 9943

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.

Notice September 9th 2021
Stephen Halleran for the
Plainfield Planning Board

TOWN OF PLAINFIELD

APPLICATION FOR SITE PLAN REVIEW

Applicant's name: Thom + Amy Lappin
address: 81 Bean Rd
Plainfield NJ

Location of property
(if different than above): _____

Describe development and/or alteration:

B + D Builly to Modified Restaurant
Lot 355 ZBA case 21-02

Preliminary Consultation: 9/6 (date)

Formal submission of application: 9/6

Final Review: 9/22

Fee Paid:
Filing fee 100 Notification fee 50 Additional fee 45

Plainfield Planning Board Action:

Approval: _____
(Planning Board Chairman and date)

Disapproval: _____

Conditions: _____

September 6, 2021

Plainfield Planning Board
Plainfield, NH 03781

Dear Plainfield Planning Board:

We are the owners of Poor Thom's Tavern, located at 19 Bean Road in Plainfield.

We have received approval from the Plainfield ZBA to add a function hall and a small bed & breakfast on the 2.28 acre lot behind the existing tavern. At this time, we are looking only for direction for the small bed & breakfast on the lot.

The building would be for short term overnight stays for a single group of up to 6 people operating effectively as a one unit B&B without cooking facilities. If all goes to plan, this building will be the current Meriden Library which we are looking at moving to this property. The building is 1,248 square feet. We believe this would require 2 parking spaces.

We are proposing that people coming to stay overnight will enter through the Poor Thom's Tavern parking lot, but use land by the B&B for guest house parking (not the Poor Thom's lot).

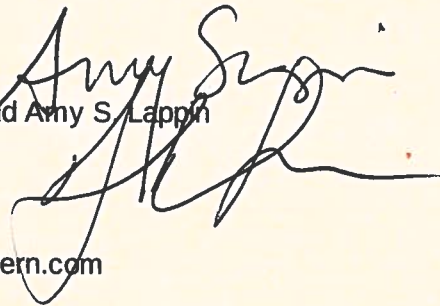
As we will be residential abutters to this property, we have a personal interest in keeping it all low key.

We also believe there is a need in Plainfield for short term, vacation type housing. We originally thought it might be a nice option for someone holding an event in the function hall, but the plan is for the B&B to function independently. We anticipate the guest lodging being available year round for people visiting Kimball Union Academy or Plainfield residents needing an extra bedroom for out of town visitors. With only one unit available, we don't anticipate a negative impact on the neighborhood.

Thank you for your consideration.

Regards,

Thomas S. Lappin and Amy S. Lappin
21 Bean Road
Plainfield, NH 03781
603-469-3004
thom@poorthomstavern.com



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

Thomas and Amy Lappin
123 Gleason Rd
Plainfield, NH 03781

Case 21-02

You are hereby notified that the appeal by **Thomas and Amy Lappin** for special exception #35 Approved Business Project and an access variance for the property located at #19 Bean Road (tax map 104 lot 5) has been **granted** by the affirmative vote of at least three members of the Zoning Board of Adjustment. The applicants propose to add a small function barn and a single unit B&B use to the existing restaurant use on the property. In reaching these decisions, the Zoning Board has relied on the representations made in the application and testimony received at the July 12th and 26th public hearings.

As part of its review of this application the board made the following findings:

Special Exception:

- 1) The lot, at 2.28 acres, is large for the Village Residential Zone (VR) zone.
- 2) The proposed improvements will not exceed the permissible amount of impervious surfaces (40%).
- 3) The parcel is served by both public water and sewer.
- 4) There are no single-family homes that directly abut the ~275 feet of Bean Road that is proposed to be used for access to the project.
- 5) Bean Road, the proposed project access, is a flat paved road.
- 6) Approved business projects are allowed in the VR zone.

Access Variance

Approved Business Projects require frontage and direct access to a state highway.

The property has the required frontage on Route 120.

Great Brook makes access to Route 120 impractical.

The existing restaurant on the property has an existing direct access to Bean Road located only 275' from Route 120.

The five criteria for a variance set forth in RSA 674:33, I,(2) are satisfied and, specifically, literal enforcement of the requirement that an Approved Business Project have direct access to a state-maintained highway would result in an unnecessary hardship where, as here, the property has extensive frontage along Route 120 but building a bridge across Great Brook to provide direct access would be prohibitively expensive.

Project Approval Conditions:

- 1) The B&B building will only contain a single dwelling, with no kitchen and will be no larger than 1,600 square feet.
- 2) B&B rentals will be limited to thirty (30) days or less for any one rental.
- 3) The function hall (barn) will be no larger than 1,200 sq. ft. (30'x40').
- 4) Function hall occupancy is 75 or fewer attendees
- 5) No outside amplified music.
- 6) Events will end no later than 9:00pm.

- 7) At least 22 parking spaces to be added for the B&B and function hall, subject to the planning board requiring more.
- 8) Successful completion of the site plan review process with the Planning Board.



Richard Colburn, Chairman
Zoning Board of Adjustment

Date: 5 Aug 2021

2.3 Ac

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*Site 00
2nd lot
1st lot*

