

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 July 12th 2021 at 7pm Meriden Town Hall 110 Main Street and via Zoom:**

Case 2021-02 A request by **Thomas and Amy Lappin** for Special Exception #35 Approved business project or any other applicable section of the zoning ordinance to allow for the existing restaurant use to be expanded to include small catered events and one lodging unit. The property located at #19 Bean Road (tax map 104-lot 5) is 2.25 acres in size and is zoned Village Residential. The parcel is served by public water and sewer. For an Approved Business Project a variance on the requirement of state road access is also requested. The property has frontage on Route 120, but access is from Bean Road a town maintained highway.

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. The application details can viewed at the town office and be found at:
www.plainfieldnh.org/zba.htm

Join Zoom Meeting
<https://zoom.us/j/97118797585>

Meeting ID: 971 1879 7585

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
June 30th 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: Thom and Amy Lappin

Mailing address: ~~123 Gleason Rd.~~
Plainfield, NH 03781

Property Street address: 19 Bean Rd.

Tax Map / Lot Number: 104/5

Zoning district: VR

Property owner of record: 19 Bean Rd. Associates LLC

Type of appeal (check one):

- variance
- special exception # 35
- administrative decision

Applicants signature: Amy Lappin

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

Fee: application \$ 253
 notification \$ _____ Total \$ 253

Hearing Date: 7/12/21

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 6/22 (ZBA rule 9.3).

Office Use

date filed: 6/20
 case number: 21-02
 attachments: Y/N
 fee paid: Y/N

note 6/30/21

June 25, 2021

Plainfield Zoning Board of Adjustment
Plainfield, NH 03781

Dear Plainfield ZBA:

We are the owners of Poor Thom's Tavern, located at 19 Bean Road in Plainfield. We are also the owners and soon to be residents of 21 Bean Road in the former Aidron Duckworth Museum building.

We are hoping to add a function hall for gatherings of up to 75 people with a small commercial kitchen and an unattached small building 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 to the land directly behind the existing restaurant.

We are requesting permission from the ZBA to designate our property to be located at 19 Bean Road including both our existing restaurant and the land behind it as an Approved Business Project (VR, Special Exceptions, 35) including both a Country Inn/Bed & Breakfast (SE. 10, defined on page 53) and Restaurant (SE. 17) as listed in Schedule A, VILLAGE RESIDENTIAL of the *Town of Plainfield, N.H. Zoning and Building Ordinances, Revised March 2019*. The property's primary business would remain a restaurant, but would allow for the above additional uses. The property is located in the current VR zone.

The land including the restaurant and the land that Schoolhouse Condos, LLC will be annexing to 19 Bean Road Associates, provides a total of 2.25 acres for the business. The land for the restaurant and proposed 2 additional buildings has 188 feet of frontage on state highway Route 120. However, the cost of building a bridge across the brook to create an entrance to the facilities would be prohibitively expensive and we are requesting a variance to this requirement. Instead, we are proposing that people coming to functions or to stay overnight will enter through the Poor Thom's Tavern parking lot, but use a separate area in a different lot for function and guest house parking.

Access to the tavern parking lot would remain from the fully paved area of Bean Road which is 390 feet from Route 120. There are no single family residences between Route 120 and the entrance to the tavern and anticipated buildings. A drawing is attached to this application.

The guest house would require 2 parking spaces. The function hall would accommodate up to 75 people with non fixed seating. The function hall building will be no larger than 30 x 30 requiring 18 spaces based on calculating 1 parking space per 50 square feet and 5 for staff for a total of 25 required parking spaces. By our calculations, the three buildings (restaurant, function hall, and lodging), land and all required parking spaces would 13,250 sq. feet of impervious surface including approximately 4,000 square feet of an asphalt driveway from the back of Poor Thom's existing parking lot into the event/B&B parking area. However, as the function use would be

significantly less frequent than the primary restaurant and with the intent of remaining within the character of the land, we are looking into parking on grass pavers, a permeable surface which allows rain water to filter through and stops erosion, but even without using the permeable materials, the impervious land would equal significantly less than the 40% requirement.

The property has access to town sewer and water.

After 5 years of business, we are starting to feel comfortable deeming the restaurant a success and frequently turn away community members looking for a place to hold holiday parties, baby showers, family reunions, and small weddings. The function hall would allow us to accommodate these requests. We understand all of this would also need to go before the planning board but, we want you to know that our plan is to have no more than 75 people at a function with a firm time for all functions to end before 9:00 p.m. 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 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.

While you may be aware that we submitted a letter of interest in purchasing the Meriden Library building and moving it across the street for use as the short term vacation rental unit described in this letter, there are many variables to the success of that plan. We are requesting this approval and variance independent of the Meriden Library project, as whether it is that building or a structure of new construction, we are pursuing the change of status to allow for the restaurant/function hall/B&B.

We appreciate your consideration of these requests. We hope that after 5 years as local business owners that we have a track record as people who care deeply about the Plainfield community. We continue to work at making Plainfield a desirable place to live and visit while maintaining the character of what drew us to live here almost 20 years ago.

Thank you for your consideration.

Regards,



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



LOCATION MAP

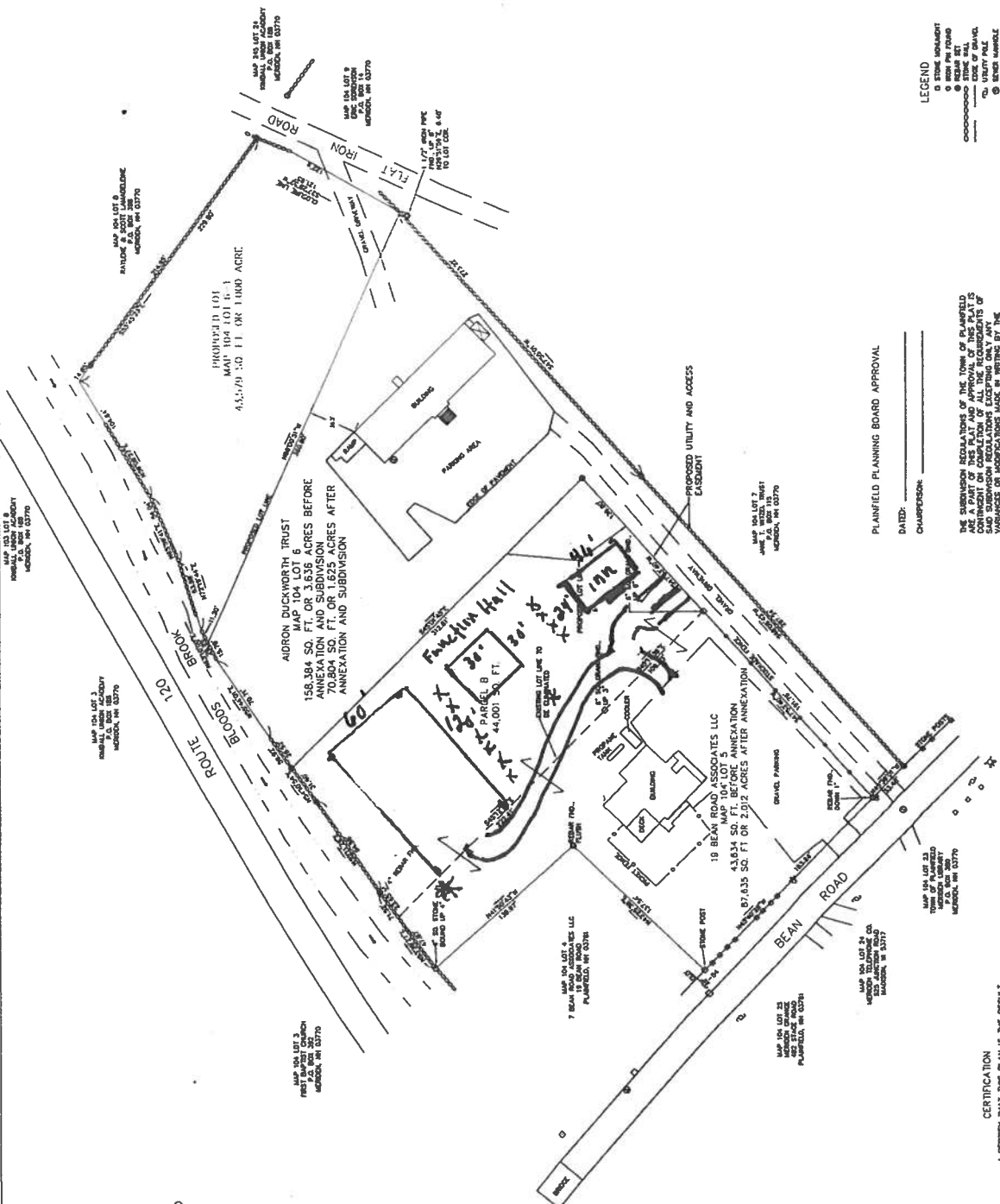
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 DATE: MARCH
 DRAWN BY: C.T.
 SURVEYED BY:
 PLAN NO.: 202



LEGEND

- 1. STONE MONUMENT
- 2. IRON PIPE FOUND
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PLANNING BOARD APPROVAL

DATE: _____
 CHAIRPERSON: _____

THE SUBMISSION REGULATIONS OF THE TOWN OF PLAINFIELD
 REQUIRE THAT THE SUBMITTER OF THIS PLAN SHALL
 CONTAIN A CERTIFICATE OF COMPLETION OF ALL THE REQUIREMENTS OF
 SAID SUBMISSION REGULATIONS EXCEPTING ONLY ANY
 REQUIREMENTS WHICH MAY BE MADE BY THE
 BOARD AND ATTACHED HERETO.

APPROVAL OF THIS PLAN IS NOT NECESSARY TO MAKE
 A SUBDIVISION VALID UNLESS SO INDICATED BY THE BOARD
 UNDER THE SUBDIVISION PROCEDURES FOR A PERIOD
 OF 90 DAYS FROM THE DATE OF THE MOST RECENT
 SUBDIVISION APPROVAL.

CERTIFICATION

I CERTIFY THAT THIS PLAN IS THE RESULT
 OF MY OWN SURVEY AND THAT I AM AWARE
 OF THE GROUNDS AND HAS A MARGIN ERROR
 OF NO MORE THAN ONE PART IN 100,<000
 WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.



NEW HAMPSHIRE GND



VIEW OF SITE FROM PTT PARKING LOT.



VIEW FROM BEAN RD. PROPOSED PLAN HAS ENTRANCE TO SITE THROUGH PTT PARKING LOT.



VIEW FROM PTT LOT INTO SITE



VIEW OF SITE FROM 21 BEAN DRIVEWAY.