

**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 13th at 7:00pm Meriden Town Hall 110 Main Street and via Zoom:**

Case 20-05 A request by Patrick Lundrigan to modify his approval in case 17-02 to allow for the addition of an automotive repair service to be operated from within the existing shop that serves the applicant's property maintenance business. The property located at #235 Route 120 is zoned Rural Residential and is not served by public water or sewer.

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

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT
July 2nd 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: Pat Ludwig 469-5122

Mailing address: 316 Route 120

Property Street address: 235 Route 120

Tax Map / Lot Number: 226 10.1

Zoning district: RR

Property owner of record: _____

Type of appeal (check one):
 variance
 special exception # 35
 administrative decision

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

Fee: application notification 30
\$ 75 Total \$ 135.-

Hearing Date: 9/13/20

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 9/12/20 (ZBA rule 9.3).

Office Use

date filed: 9/12/20
case number: 20-3
attachments: Y W
fee paid: Y W

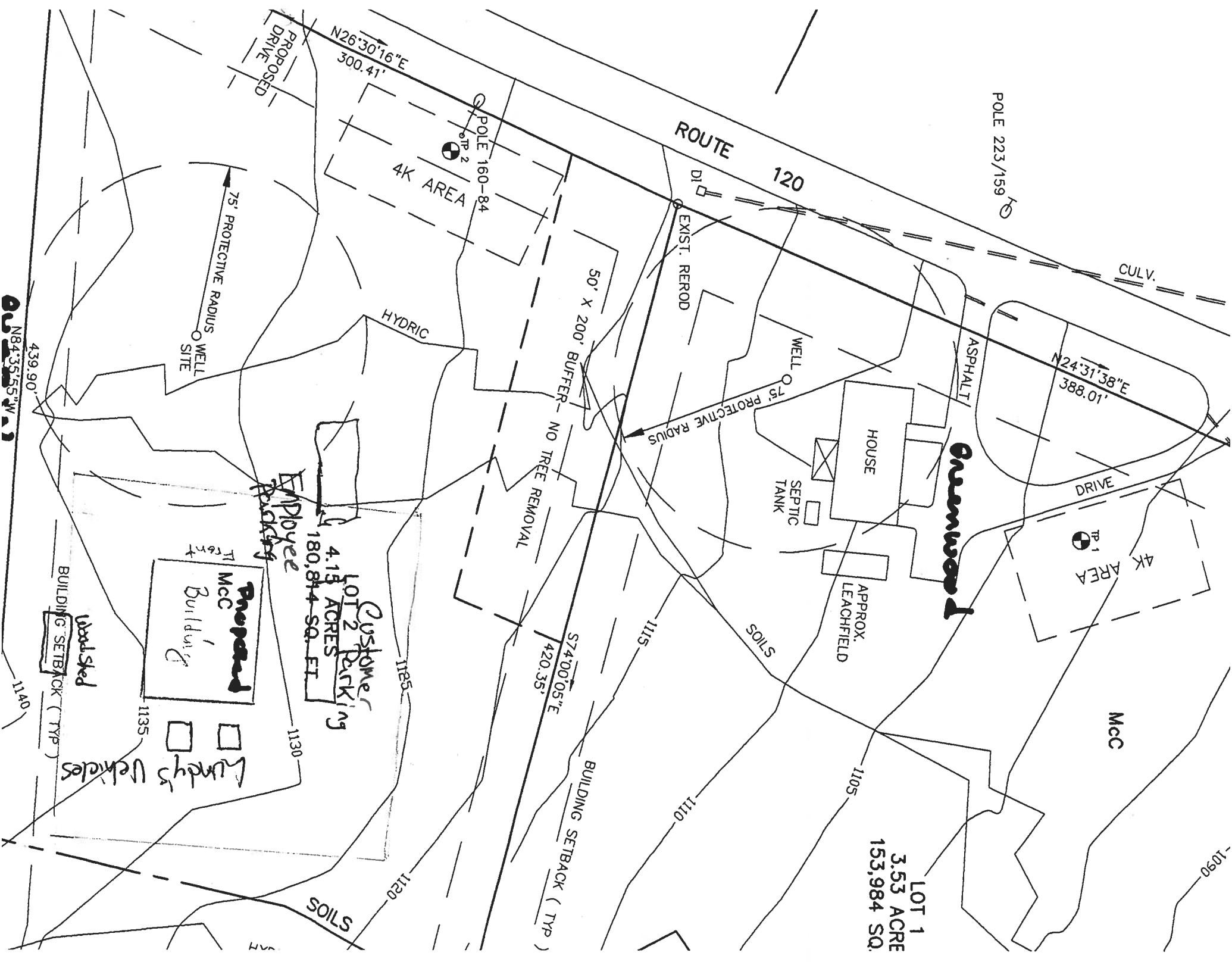


Lundy's Property Management, LLC
235 Route 120
Plainfield, NH 03781

June 26, 2020

I, Patrick Lundrigan, owner of Lundy's Property Management, LLC which owns the property located at 235 Route 120 in Plainfield NH, is requesting the Plainfield Zoning Board approve an application allowing a second business to operate out of the property. I am looking for permission to start a small automotive business out of the existing 40'x 60' Butler building. The building is already equipped to handle equipment and vehicle repairs for the existing lawn care business. The automotive business will not make any changes to the property or change any operating hours. Lundy's operating hours are from 7am to 6pm Monday through Saturday and depending on weather conditions and the season our hours can occasionally change. The automotive business hours would be 7:30am to 5pm Monday through Friday. Initially I intend to have only one full-time employee working for the automotive business.

Patrick T. Lundrigan
316 Route 120
Plainfield, NH 03781



N84°35'55"W
439.90'

1140

1120

1135

1130

1125

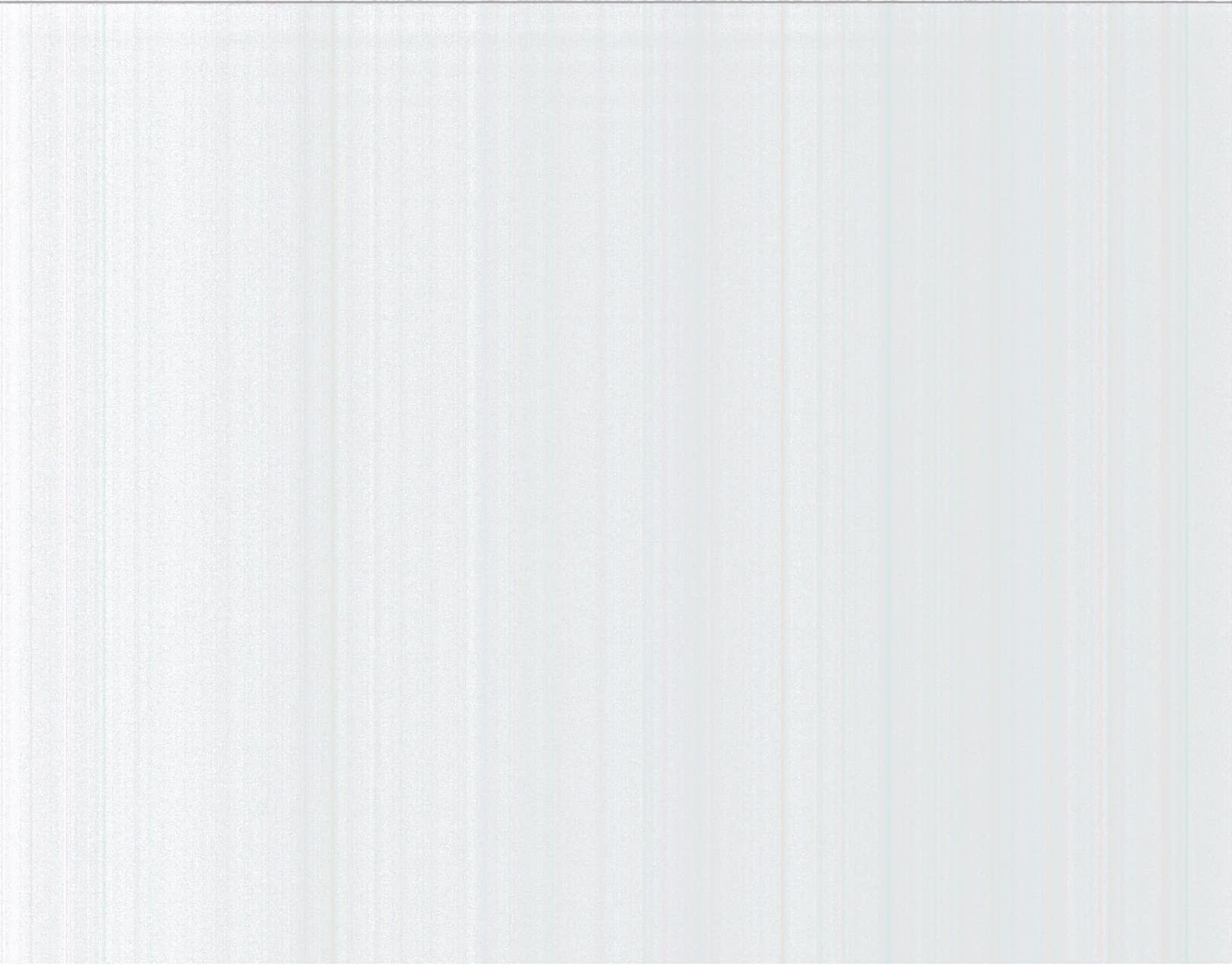
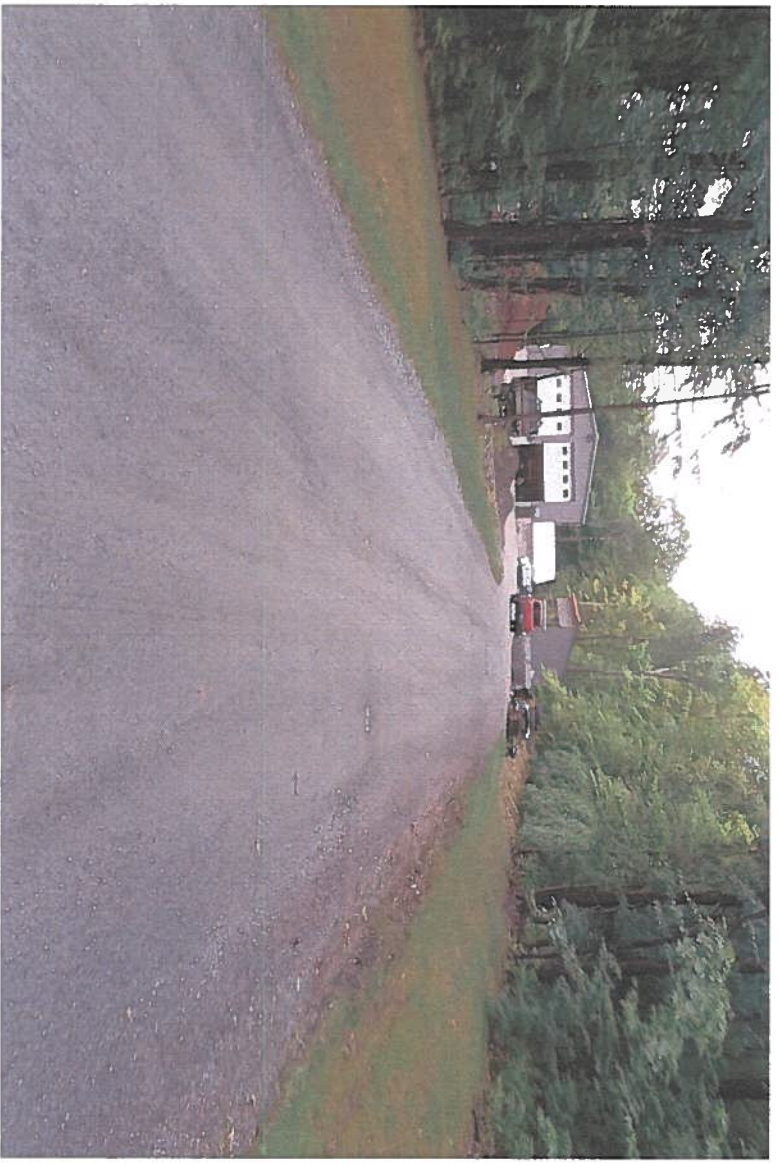
1115

1110

1105

1090

1090



PLAINFIELD ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

Patrick Lundrigan
Lundy's Lawn Care
316 Route 120
Plainfield, NH 03781

Case 17-02


You are hereby notified that the appeal by **Patrick Lundrigan** for special exception #35 Approved Business project to locate Lundy's Lawn care, an established property maintenance business, on a vacant lot 4.15 acre lot (226-10.1) located at 235 Route 120 has been **granted** by the affirmative vote of at least three members of the Zoning Board of Adjustment. In reaching this decision, the Zoning Board has relied on the representations made in the application, and testimony received at the May 8th public hearing and site visit. Development on the lot is to include a shop building, bin storage for landscaping and snow removal materials. As described, the development will be focused on a 150'x150 area at least 200' from Route 120 and will not encroach to within 50' of a small stream to the rear of the lot.

Special Exception #35 Approved Business Project: In approving the application the Zoning Board made the following findings:

1. The proposed lot is conforming and generally appears suitable for the proposed use. There is good visibility at the access point to the state highway. The parcel is zoned Rural Residential (RR).
2. The proposed use meets the criteria for granting a special exception found in section 5.611 of the Zoning Ordinance.
3. The development on the lot is planned so as not to adversely impact abutters.

Approval Conditions:

1. Site Plan Review approval by the Planning Board with screening and outside lighting to be addressed.
2. At such time as the business becomes twice as large as depicted in the application, the Town's Zoning Administrator shall review the use to determine if an additional Zoning Board review is warranted.


Richard Colburn, Chairman
Zoning Board of Adjustment

Date: 13 May 2017.



Department of Transportation
CHRISTOPHER D. CLEMENT,
SR.
COMMISSIONER

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
District 2 Office, 8 Eastman Hill Rd., Enfield, NH 03748 (603) 448-2654



JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

DRIVEWAY PERMIT

To: Larry & Mary Greenwood
231 Route 120
Plainfield, NH 03781
City/Town: Plainfield
Route/Road: NH 120 (S0000120)
Patrol Section: 207
Tax Map: 226
Lot: 10
Permit #: 02-373-0011
District: 02
Permit Date 8/26/2013
Development:

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 120 (S0000120), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 1.17 miles south of Lebanon/Plainfield town line on the east side of NH 120 (S0000120).
SLD Station: 27160 () GPS: 43.57186 N 72.23177 W.

Specifications: This permit authorizes a paved access to be used as a Single Family Residential drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 28.88 feet from and parallel to the centerline of the highway.
The entrance shall be graded so that the surface of the drive drops 8-inches at a point 10-feet from NH 120 (S0000120) edge of pavement to create a drainage swale.

The driveway shall not exceed 15 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.
A new 15 inch diameter plastic culvert is required for drainage.

Applicant/homeowner shall annually maintain all necessary clearing of brush, trees, etc, so that the sight distance is not inhibited when entering/exiting driveway.

Applicant shall install the necessary erosion and sediment control measures during the construction of the driveway. All erosion and sediment control measures shall be maintained and remain in place until substantial vegetation growth has occurred.

Applicant shall grade the driveway accordingly so that no stormwater runoff flows onto the State of New Hampshire roadway.

Applicant shall grade the inlet and outlet of the pipe accordingly so that stormwater flow is not inhibited.

Applicant shall install the culvert at the driveway location and shall have a minimum of 18-inches of cover over the top of the pipe to minimize any deflection.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.



Lundy's Lawn Care & Maintenance, LLC
316 Route 120 - Plainfield, NH 03781
(603) 448-5120

Lundy's Lawn Care & Maintenance has been in business for 14 years providing year round property maintenance in the Upper Valley. We've been located in Plainfield since the beginning.

We have one full-time employee and several part-time employees which vary depending on the season.

Our normal operating hours run from 7 a.m. to 6 p.m. but occasionally might be different depending on the season and weather conditions.

Our intent is to move our business to this property from up the road.

Patrick Lundrigan

Lundy's Lawn Care & Maintenance, LLC

316 Route 120

Plainfield, NH 03781

603-448-5120



Lundy's Lawn Care & Maintenance, LLC
316 Route 120 - Plainfield, NH 03781
(603) 448-5120

Our intent is to build a 40 X 60 steel building at 235 Route 120 on 4.15 acres

The building would be approximately 250 fee off of Route 120 and will be used to store and maintain equipment for Lundy's Lawn Care & Maintenance, LLC.

Additionally, there will be 2 or 3 storage sheds for materials which will be located behind the shop to minimize visibility to neighbors.

We will install shrubs in front and on the side of the buildings for esthetics after building is installed if needed.



100 foot Abutters List Report

Plainfield, NH
June 25, 2020

Subject Property:

Parcel Number: 226-010-001
CAMA Number: 226-010-001-000
Property Address: 235 RTE 120

Mailing Address: LUNDY'S PROPERTY MANAGEMENT, L
316 RTE 120
PLAINFIELD, NH 03781

Abutters:

Parcel Number: 213-001-000
CAMA Number: 213-001-000-000
Property Address: 224 RTE 120

Mailing Address: RENDAHL, JUSTIN D & SUZANNE M.
REVOCABLE TRUST
224 RTE 120
PLAINFIELD, NH 03781

Parcel Number: 213-033-000
CAMA Number: 213-033-000-000
Property Address: 219 RTE 120

Mailing Address: CADY, THOMAS C
P O BOX 768
LEBANON, NH 03766

Parcel Number: 226-008-000
CAMA Number: 226-008-000-000
Property Address: 266 RTE 120

Mailing Address: TYLER, REGINALD A & LINDA
266 RTE 120
PLAINFIELD, NH 03781

Parcel Number: 226-009-000
CAMA Number: 226-009-000-000
Property Address: RTE 120

Mailing Address: TYLER, REGINALD A & LINDA
266 RTE 120
PLAINFIELD, NH 03781

Parcel Number: 226-010-000
CAMA Number: 226-010-000-000
Property Address: 231 RTE 120

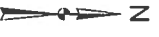
Mailing Address: GREENWOOD SR, LARRY & MARY
231 RTE 120
PLAINFIELD, NH 03781

Parcel Number: 226-010-001
CAMA Number: 226-010-001-000
Property Address: 235 RTE 120

Mailing Address: LUNDY'S PROPERTY MANAGEMENT, L
316 RTE 120
PLAINFIELD, NH 03781

Parcel Number: 226-011-000
CAMA Number: 226-011-000-000
Property Address: 257 RTE 120

Mailing Address: GUERIN, ANDREW J & JOY A
257 RTE 120
PLAINFIELD, NH 03781



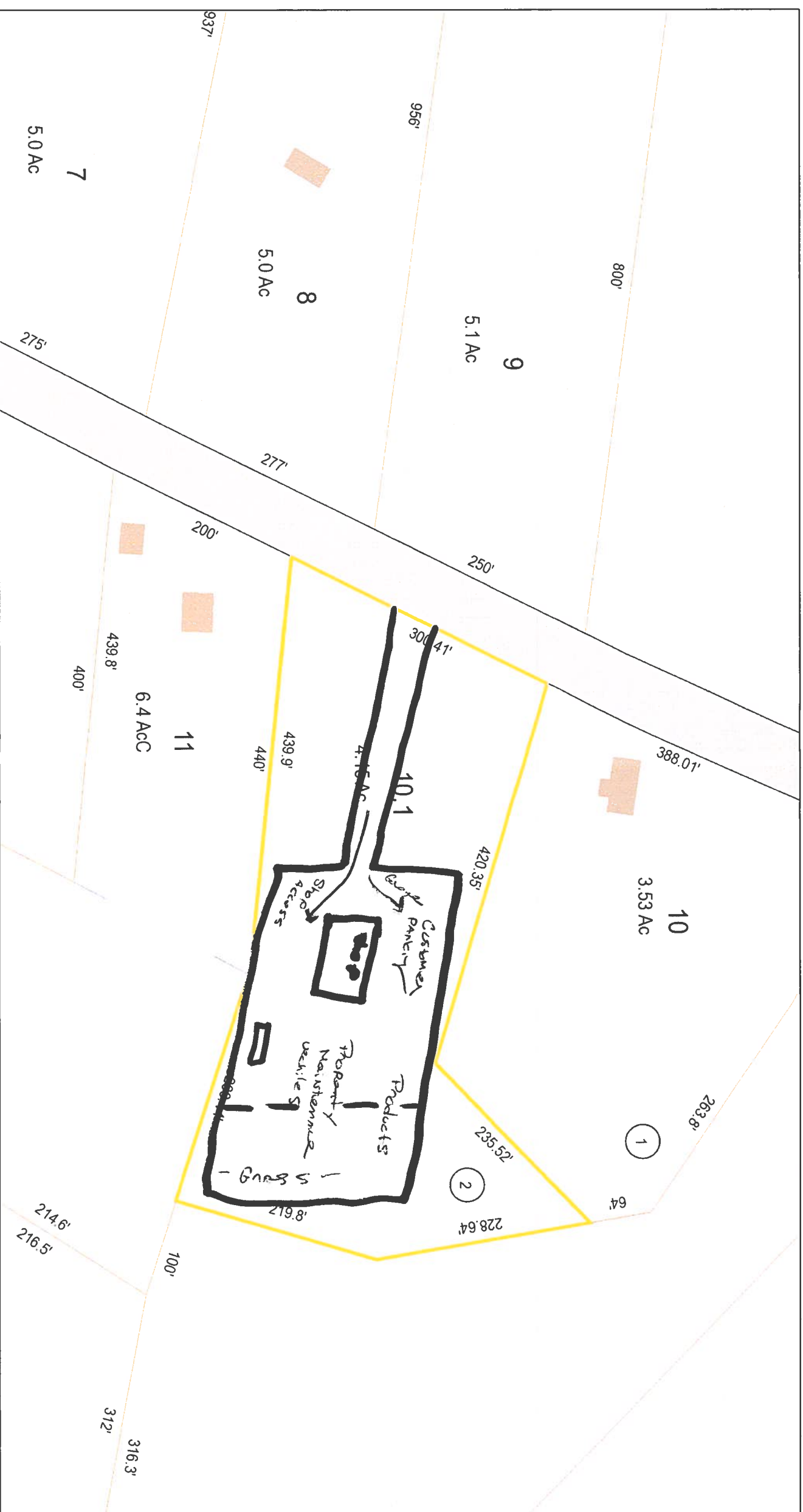
Lundy's Property Maintenance

Plainfield, NH

1 Inch = 100 Feet



June 30, 2020



Data shown on this map 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 map.

7/2
NOB



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

June 29, 2020

Lundy's Property Management LLC
C/o Patrick Lundrigan
316 Route 120
Plainfield NH 03781

RE: Land Resources Management File #2020-01492, 235 Rte. 120, Plainfield, Tax Map 226/Lot # 10.1

Dear Mr. Lundrigan:

The New Hampshire Department of Environmental Services (NHDES) Land Resources Management Program has received a complaint of possible violations on your property. The complaint alleges that you, or your agent, have filled wetlands for lot development without a permit or proper authorization from NHDES. This letter is to notify you of this complaint, and to provide you with an opportunity to respond.

We find no record of a permit(s) being issued under your name for the work described above, but realize that a permit may have been obtained under another name, the work may be exempt from the below regulation(s), or the information provided to NHDES may be unfounded. If work has been performed without a permit or proper authorization, you are requested to voluntarily refrain from carrying out any additional work, except for the installation of siltation and erosion controls, until NHDES further investigates this matter.

Pursuant to RSA 482-A, wetlands permit is required from NHDES, and posted on site, prior to excavating, removing, dredging, filling, or constructing any structure in or on any bank, flat, marsh, bog, or swamp, in and adjacent to waters of the state or within 100 feet of a designated prime wetland.

If there is a violation, NHDES has the authority to take enforcement action. **Within 20 days of the date of this letter**, please provide your comments in writing; submit a copy of any permits, plans, or other information related to this matter; and reference the above file number on all correspondence.

This case has been added to our scheduled inspection list. Please feel free to contact me with any questions at (603) 271-4061 or email: Jeffrey.Blecharczyk@des.nh.gov. Further information about NHDES programs may also be found at the NHDES website: www.des.nh.gov.

Sincerely,

Jeffrey Blecharczyk
Compliance Supervisor, Wetlands Bureau
Land Resources Management Program

cc: Plainfield Conservation Commission
Plainfield Board of Selectmen