

July 17 2017

**Plainfield Planning Board
Site Plan Notice**

You are hereby notified that **Patrick Lundrigan** d/b/a Lundy's Lawn Care has filed an application for site plan review to locate his property maintenance building on a vacant 4.15 acre lot located at #235 Route 120. The project received Zoning Board approval (1702) in April of this year.

A Public hearing on the project will be held:

**Monday August 7th 2017
At 7:00pm at the
Meriden Town hall
110 Main Street
Meriden Village**

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. **The application materials are available at the town office and are posted up on the town's website www.plainfieldnh.org/planning.html.**

COPY

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 discribed, 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 5.6II 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



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

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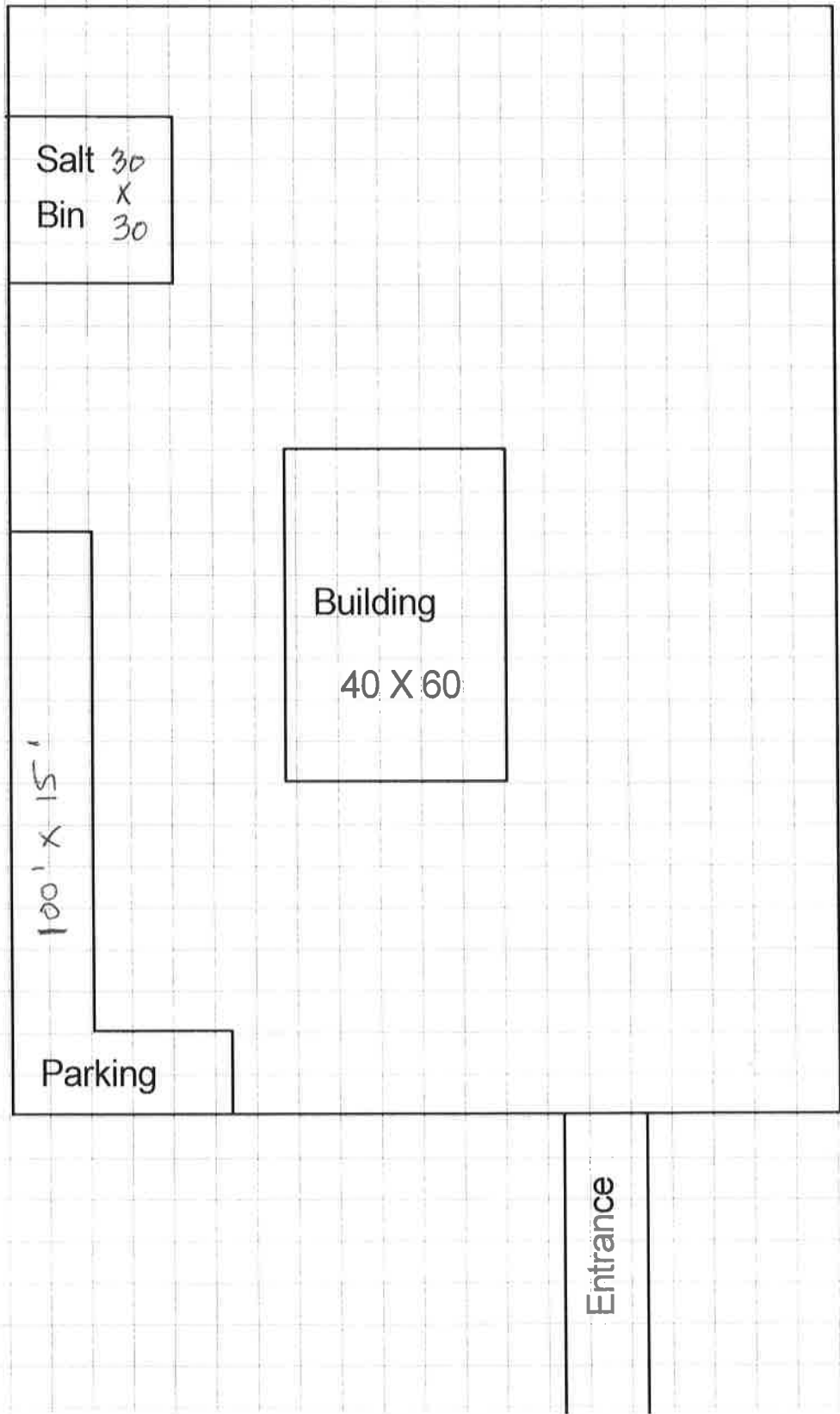
Our intent is to build a 40 X 60 steel building at 235 Route 120 on 4.15 acres

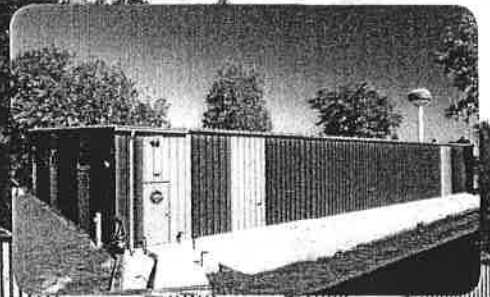
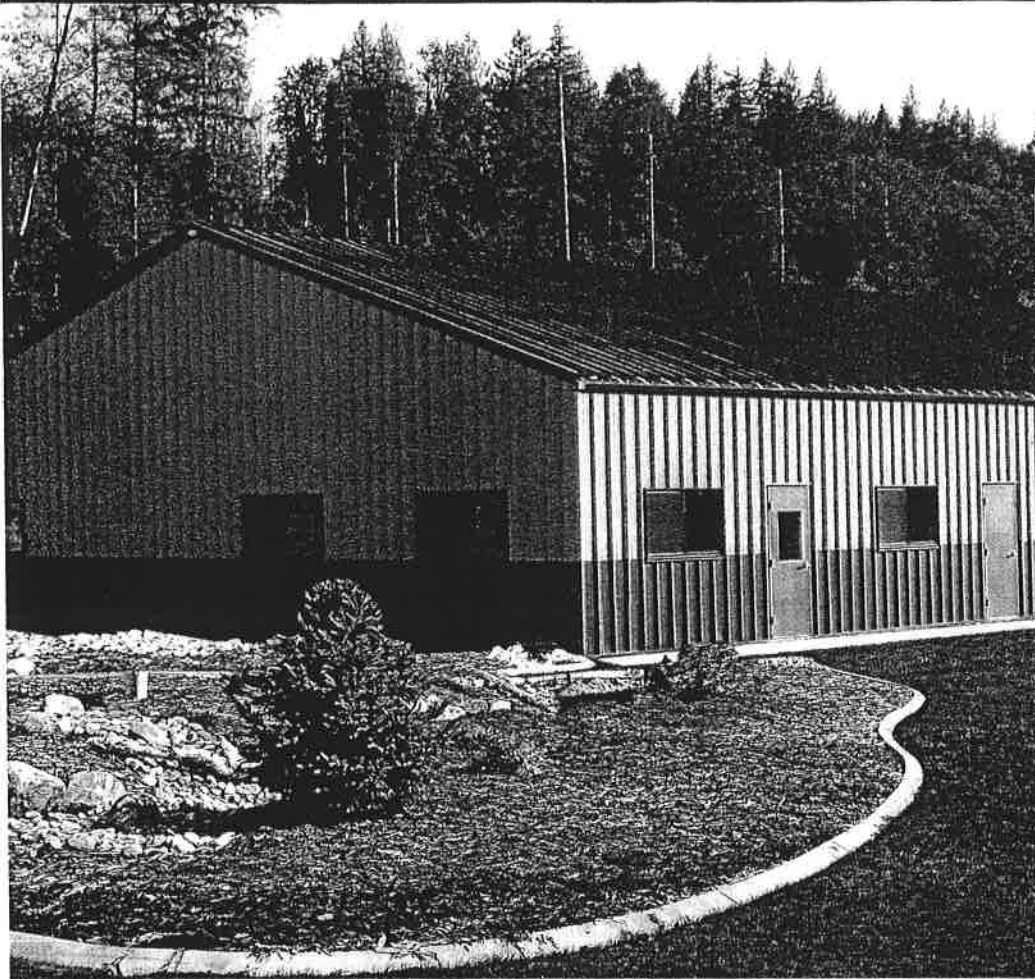
The building would be approximately 250 feet off of Route 120 and will be used to store and maintain equipment for Lundy's Lawn Care & Maintenance, LLC.

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.

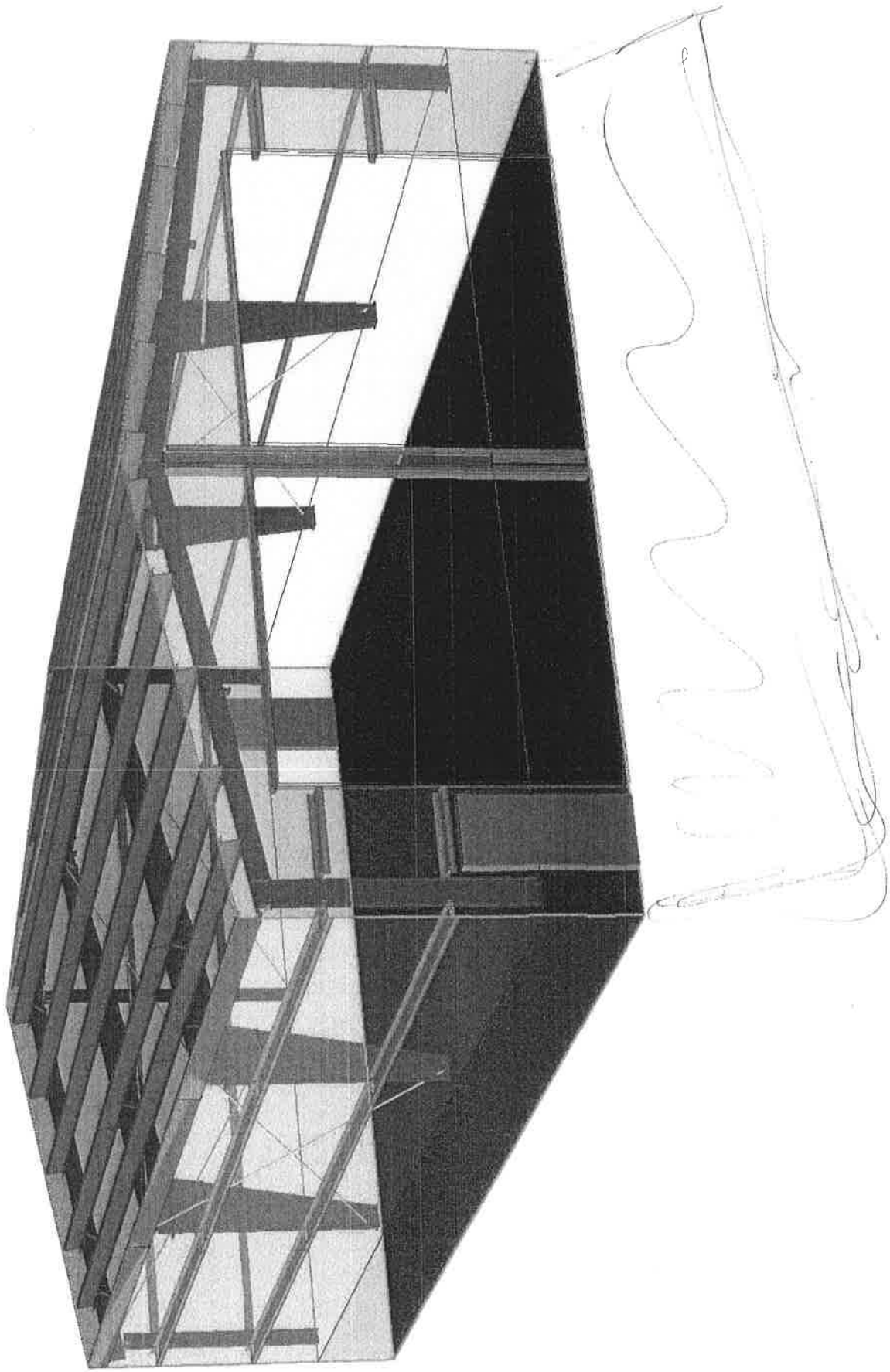
Lundy's Lawn Care & Maintenance LLC
235 Route 120, Plainfield, NH





Butler
Classic II Buildings™







Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

District 2 Office, 8 Eastman Hill Rd., Enfield, NH 03748 (603) 448-2654



William Cass, P.E.
Assistant Commissioner

*call when permit is ready
easier to start.*

DRIVEWAY PERMIT

To: Patrick Lundrigan	City/Town: Plainfield	Permit #: 02-373-0011 A.2
Lundy's Property Management LLC	Route/Road: NH 120 (S0000120)	District: 02
316 Rte 120	Patrol Section: 207	Permit Date 6/30/2017
Plainfield, NH 03781	Tax Map: 226	
	Lot: 10.1	
	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 (Right) GPS: 43.57186 N 72.23177 W.

Specifications: This permit authorizes a paved access to be used as a Commercial 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.

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.

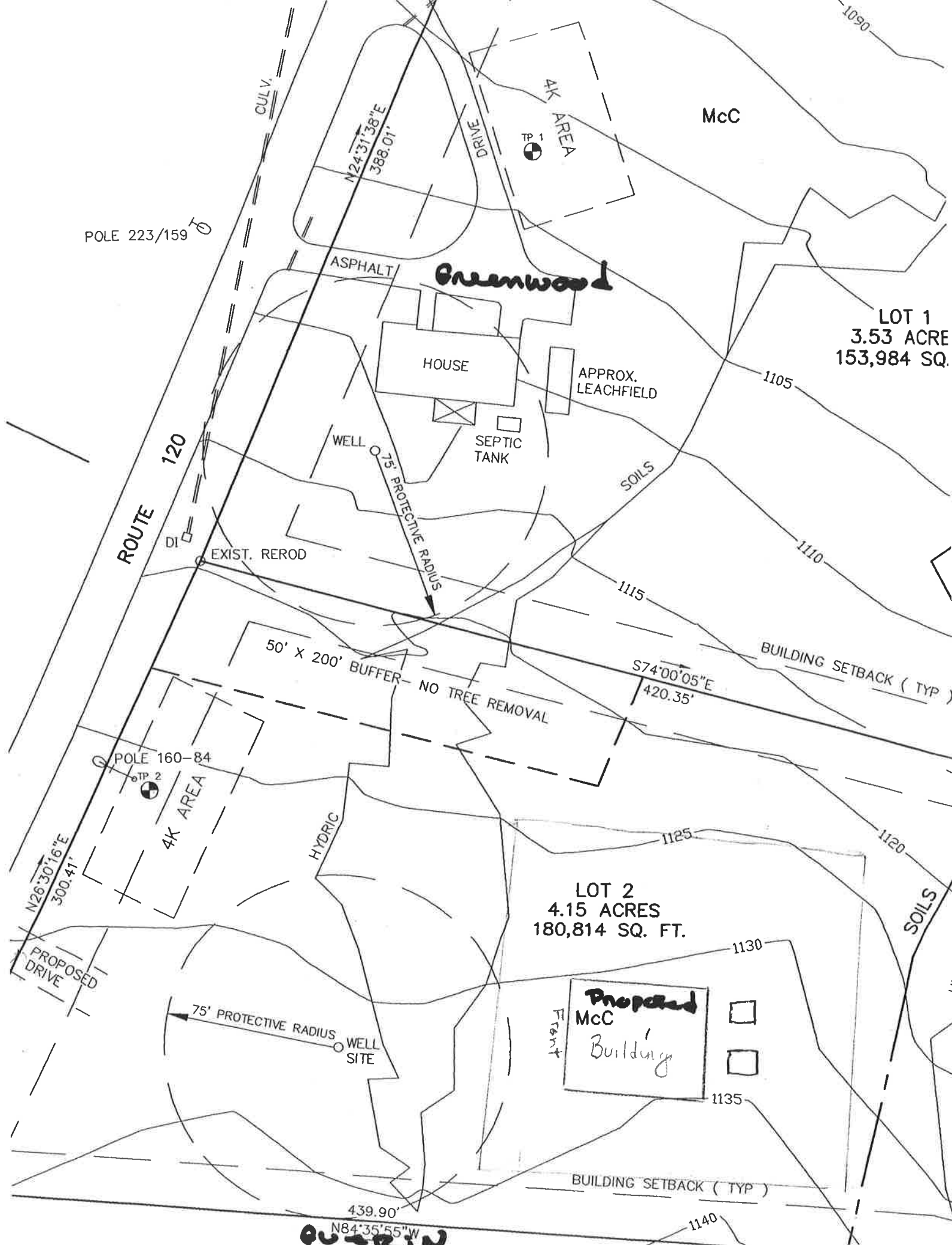
The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

Property Owner shall pre-post approved and signed NHDOT District 2 Driveway Permit at a location so that it is readily visible from the State roadway during the construction of the driveway.

Property Owner shall install the necessary road construction area warning signage in accordance with the 2009 MUTCD and at least one certified flagger shall be utilized while working along the NH State Road during the construction of the driveway, including during delivery of building materials.

The property owner shall install a smooth interior double-wall HDPE plastic culvert at the driveway location and shall have a minimum of 18-inches of cover over the top of the pipe to minimize any



POLE 223/159

ROUTE 120

Greenwood

HOUSE

APPROX. LEACHFIELD

SEPTIC TANK

WELL

EXIST. REROD

0.75' PROTECTIVE RADIUS

50' X 200' BUFFER - NO TREE REMOVAL

S74°00'05"E
420.35'

BUILDING SETBACK (TYP)

POLE 160-84

4K AREA

HYDRIC

LOT 2
4.15 ACRES
180,814 SQ. FT.

Proposed
McC
Building

75' PROTECTIVE RADIUS WELL SITE

BUILDING SETBACK (TYP)

Greenwood

LOT 1
3.53 ACRE
153,984 SQ.

4K AREA
TP 1

N26°30'16"E
300.41'

439.90'

N84°35'55"W

1140

1135

1130

1125

1120

1115

1110

1105

1090

McC

CULV.

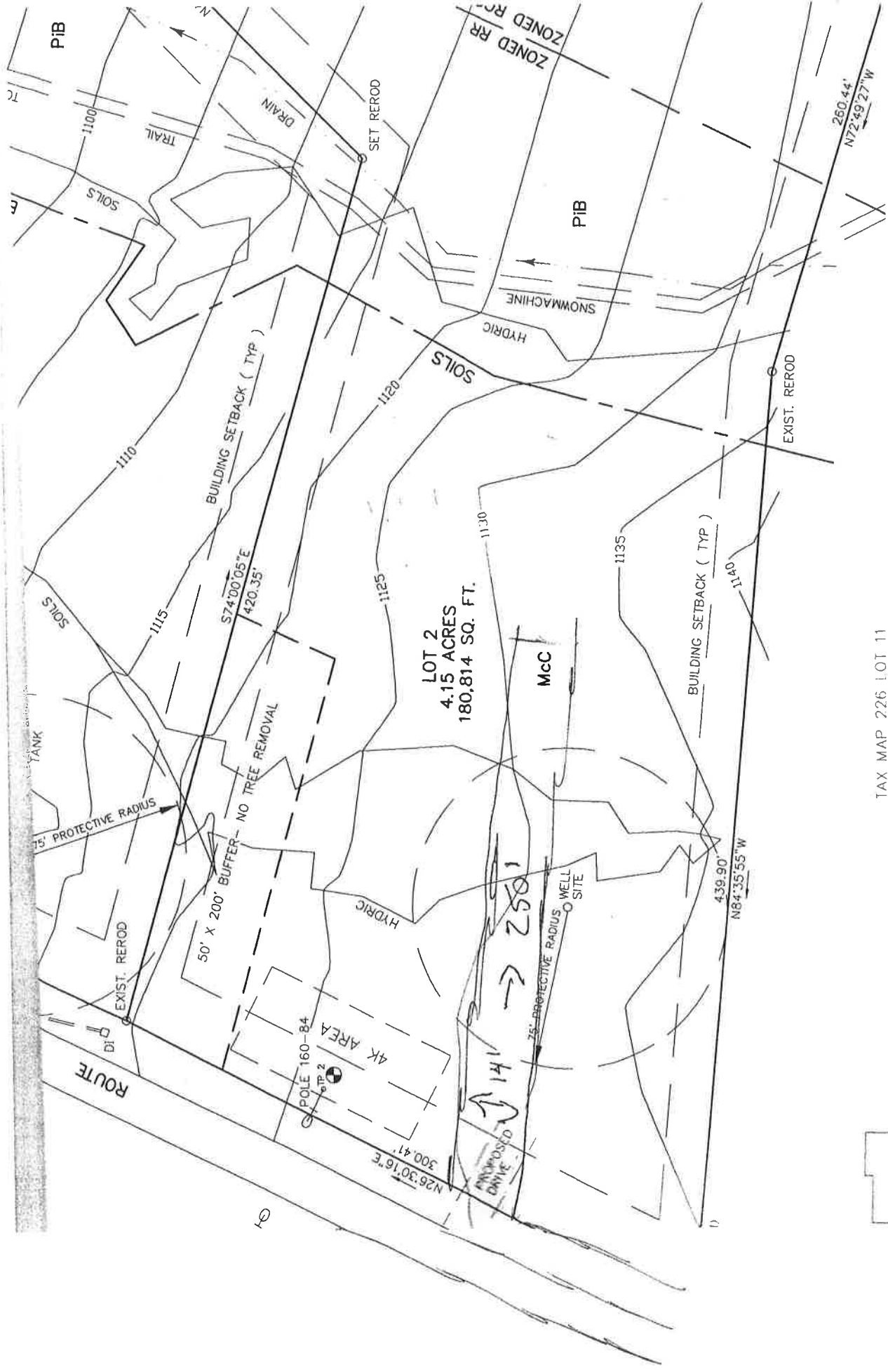
DRIVE

ASPHALT

SOILS

SOILS

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TAX MAP 226 LOT 11



OWNER INFORMATION		SALES HISTORY		PICTURE
LUNDY'S PROPERTY MANAGEMENT, LL		Date	Book Page Type	Price Grantor
316 RTE 120		06/16/2017	2009 841 Q V	60,000 GREENWOOD SR, LARRY
PLAINFIELD, NH 03781		NOTES		
04/25/16 GWH NEW LOT		LOT CREATED BY 2 LOT SUBDIVISION APPROVED 4/20/2015		

EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR		
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
PLAINFIELD ASSESSING OFFICE						
PARCEL TOTAL TAXABLE VALUE						
Year	Building	Features	Land			
2016	\$ 0	\$ 0	\$ 62,400	Parcel Total: \$ 62,400		
2017	\$ 0	\$ 0	\$ 62,400	Parcel Total: \$ 62,400		

LAND VALUATION														
Zone: RR-RURAL RES Minimum Acreage: 3.50 Minimum Frontage: 200 Site: UNDEVELOPED Driveway: UNDEVELOPED Road: PAVED														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.500 ac	66,000	G	120	85	100	100	90 -- ROLLING	100	60,600	0	N	60,600	
IF RES	0.650 ac	x 3,000	X	100				90 -- ROLLING	100	1,800	0	N	1,800	
	4.150 ac									62,400			62,400	



Google Earth

