

**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 September 14th at 7:00pm Meriden Town Hall 110 Main Street and via Zoom:**

Case 20-07 A request by Marc Morgan for special exception #37 to establish an Accessory Dwelling Unit (ADU) in a detached garage at #290 Porter Road. The property is 18 acres in size and is located in the RC-II zoning district 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
August 27th 2020

Steve Halleran

From: Marc Morgan [live2recycle@gmail.com]
Sent: Monday, August 24, 2020 7:06 PM
To: Steve Halleran
Subject: Re: ADU application examples

Steve

Sorry for the delay in getting this to you.....

Audrey and Marc Morgan at 290 Porter Rd, Plainfield NH is proposing an accessory dwelling unit in the second floor of a newly constructed garage

The garage is 24x24 ft and located on our existing property, will utilize our existing driveway and will be connected to the existing septic system. The septic system was inspected by Chris Rollins.

The unit being built for our daughter. We have no intentions of renting the unit out. The unit will be open concept with a full bath and kitchen. It will have a combination of laminate and tile flooring.

The unit is being designed to meet all current fire and building codes. I have worked with Plainfield inspector, Dave Larsch on this.

If you have any questions please let me know.

Marc Morgan

On Tue, Jul 14, 2020, 3:39 PM Steve Halleran <plainfield.ta@plainfieldnh.org> wrote:

Stephen Halleran

Town Administrator

(603) 469-3201



1216 RT 12A PO BOX 291 PLAINFIELD NH 03781

603.675.5502

ROLLINSSURVEY@GMAIL.COM

July 31, 2020

Marc and Audrey Morgan
290 Porter Road
Plainfield, NH 03781

Re: Lot suitability for expansion of Septic system

Dear Marc and Audrey,

You requested that I inspect your property at 290 Porter Road in Plainfield to determine its suitability for an increase in sewage load. I understand that you are seeking to build a garage that will also have an apartment living area.

Yesterday I inspected the site which currently serves a 3-bedroom log home on 18-acres of land. There is an existing septic system that appears to be functioning properly and a deep well. The site is somewhat ledgy. An area below the home exhibits evidence of a seasonal high water table. However, there is enough distance between the existing septic site and the area of high water table to allow for construction of an updated septic system if and when the current one needs replacing.

In my opinion your lot at 290 Porter Road will sustain the increased load of the proposed apartment and will allow for a replacement septic system in the event of failure of the current system. A replacement system would likely be done "in-place" since the existing site offers proper distance from well and surface water.

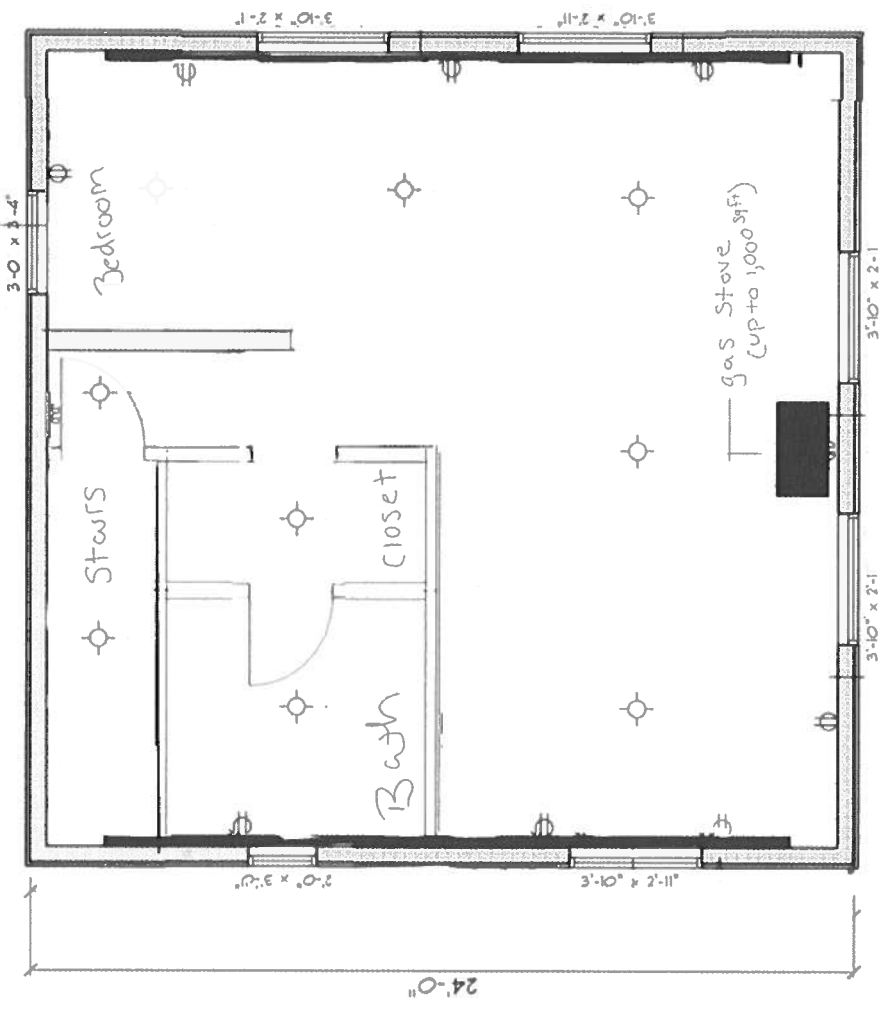
Sincerely,

Rollins Land Survey

Christopher E. Rollins
Licensed Land Surveyor
Septic System Designer

Egress window

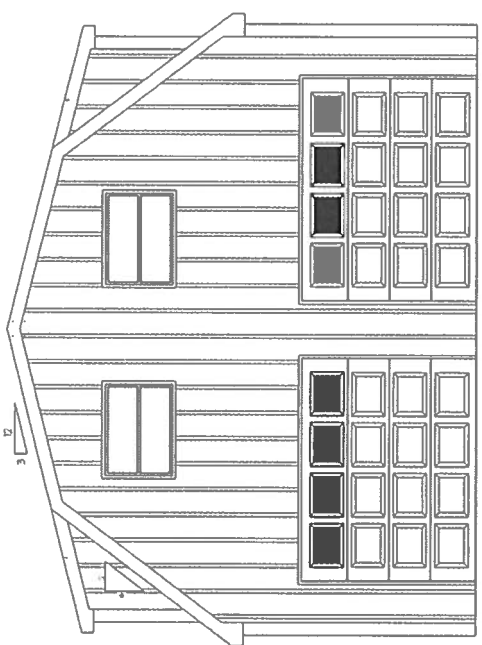
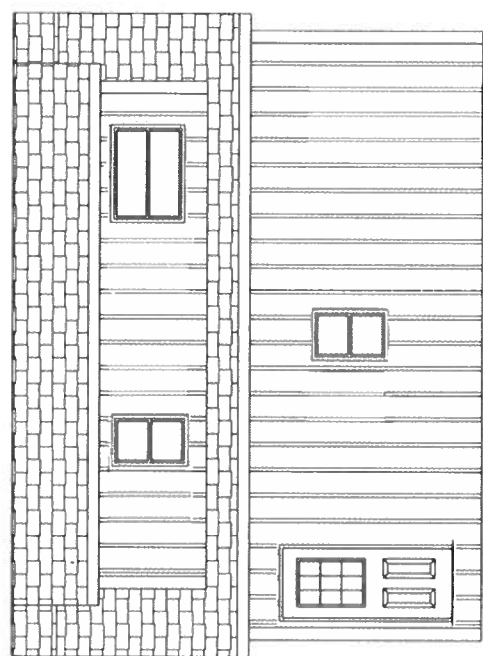
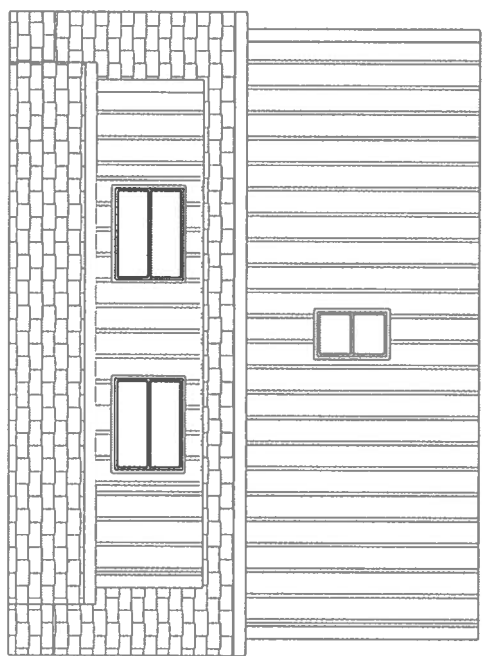
TOTAL SQ FT < 576



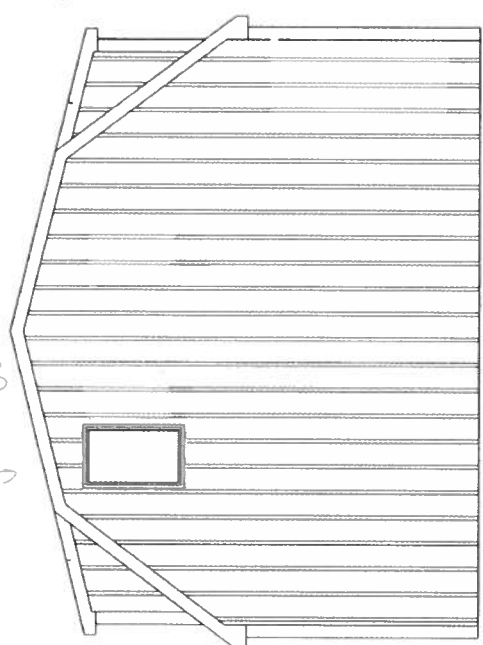
Studio Apartment
2nd Floor Plan

Construction Notes:	Job Name:	Dimensions:	Drawn By: Juan Lopez
Snow Load: 80 psf Wind Load: 115 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Elisha Morgan 290 Porter Rd Plainfield, NH 03781	24X24	Date: July 02, 2020
			Revisions: 8

12'-6"



regress down



Elevations

Construction Notes: Snow Load: 40 psf Wind: 150 mph Seismic: Severe Terminate: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Job Name: Elisha Morgan 290 Porter Rd Plainfield, NH 03781	Dimensions: 24X24	Drawn By: Juan Lopez Date: May 29, 2020 Revisions: 5
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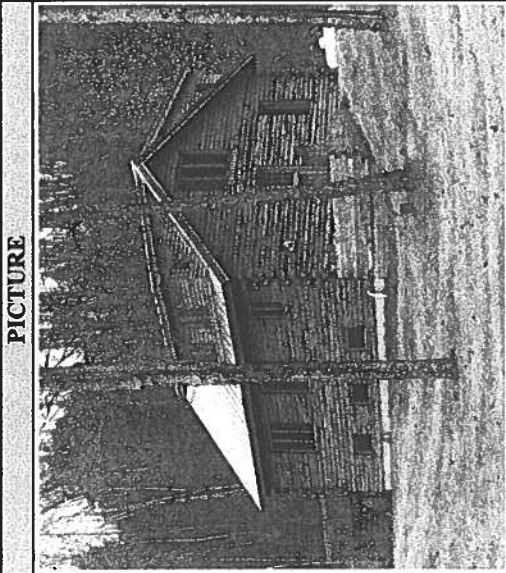
BUILDING DETAILS
 Model: 2 STORY FRAME CAPE
 Roof: GABLE OR HIP/STANDING SEAM
 Ext: LOGS
 Int: DRYWALL/WOOD/LOG
 Floor: PINE/SOFT WD
 Heat: GAS/HOT WATER
 Bedrooms: 3 Baths: 2.0 Fixtures:
 Extra Kitchens: Fireplaces:
 Generators: 1
 A/C: No
 Quality: A3 GOOD
 Com. Wall:
 Size Adj: 0.9942 Base Rate: RSA 86.00
 Bldg. Rate: 1.3426
 Sq. Foot Cost: \$ 115.46

TAXABLE DISTRICTS

District	Percentage

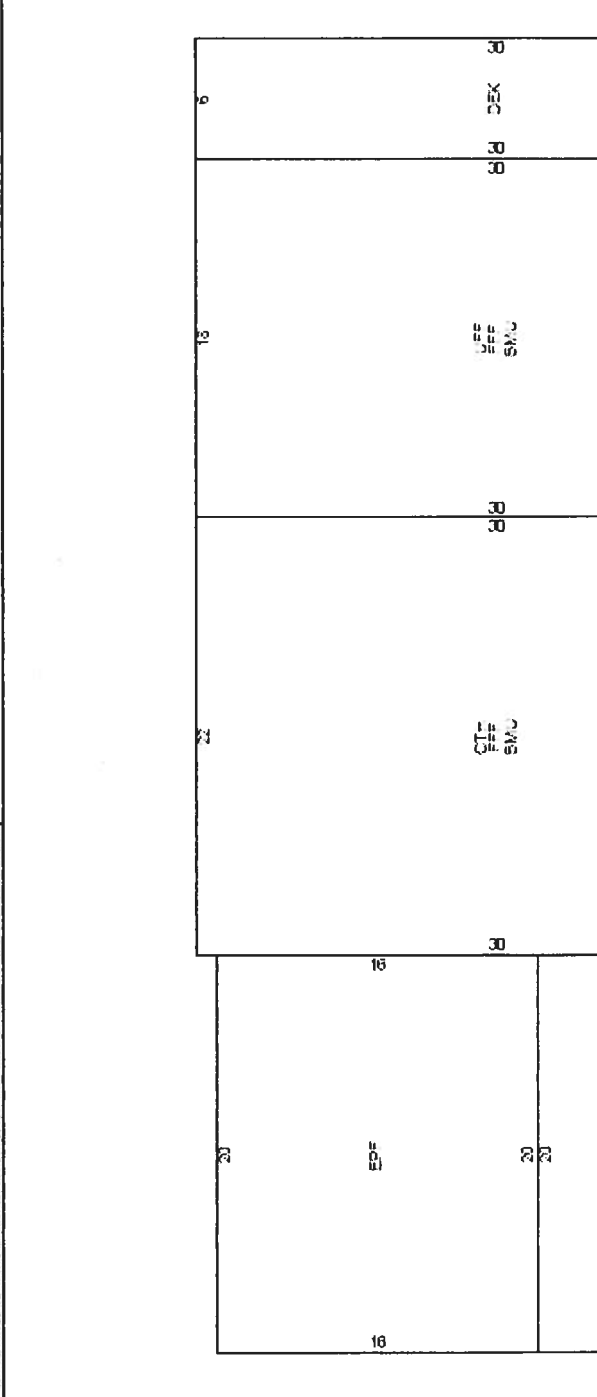
PERMITS

Date	Permit ID	Permit Type	Notes
04/04/20	20-11	GARAGE	POSSIBLE ADU IN UPSTAIR



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1200	1.00	1200
DEK	DECK/ENTRANCE	420	0.10	42
CTH	CATHEDRAL	660	0.10	66
BMU	BSMNT	1200	0.15	180
UFF	UPPER FLR FIN	540	1.00	540
EPF	ENCLOSED	320	0.70	224
GLA:	1,740	4,340		2,252



2018 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 260,016
Year Built:	1985
Condition For Age:	GOOD
Physical:	14 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	14 %
Building Value:	\$ 223,600



Morgan Property 290 Porter Rd

Plainfield, NH

1 inch = 136 Feet



August 27, 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.