

October 1<sup>st</sup> 2020

Abutters to the former Duckworth Museum:

Attached are three notices with respect to the redevelopment of the property. In summary the following is planned:

On October 13<sup>th</sup> the owners will be in front of the Zoning Board of Adjustment to convert the museum building's use to a three unit condominium complex.

On October 19<sup>th</sup> the owners will be in front of the Planning Board to change a lot line. Thom's Tavern is receiving approximately one acre of land. As a result the condominiums will be on a 2.7 acre lot. At this same meeting, the Planning Board will conduct a Site Plan Review of the condominiums. Detailed information on each of these three applications can be found in the information below.

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

**Case 20-08** A request by **School House Condos LLC** for special exception #20 Multi family building to convert the former Duckworth Museum located #21 Bean Road (map 104 lot 6) into a condominium complex, three units are planned. The property is located in the Village Residential Zone will be 2.74 acres in size and will be served by public water and 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](http://www.plainfieldnh.org/zba.htm)

**Note: A site visit to the property will be held the night of the hearing, at 6:30pm, abutters and other interested persons are encouraged to attend. Masks required.**

Notice prepared by Stephen Halleran on behalf of the  
ZONING BOARD OF ADJUSTMENT  
October 1<sup>st</sup> 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:

THOMAS KELLERHE  
21 WARDEN'S WAY  
PLAINFIELD NJ 07054

Mailing address:

Property Street address:  
Tax Map / Lot Number:  
Zoning district:  
Property owner of record:

21 BERN RD  
104/06  
UR  
SPLIT HOUSE CIRCLE 5

Type of appeal (check one):

variance  
 special exception # 20  
 administrative decision

Applicants signature:

*Thomas Kellerhe*

Required Attachments:

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

Fee: application notification

\$ 75  
\$ 20 Total \$

*25*

Hearing Date: 10/13/06

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 \_\_\_\_\_ (ZBA rule 9.3).

Office Use

date filed:  
case number:  
attachments:  
fee paid:

9/28  
20-08  
X/n  
X/n

Schoolhouse Condo LLC Project

29 September 2020

This application is to ask the town of Plainfield to allow the development of three (1300 sq. ft.) condos in the existing Duckworth Museum/ Plainfield School located at 21 Bean Road. The plan is to first annex @ 1 acre of the 3.6 acres that exist with the property and add it to 19 Bean Road/ Poor Thom's Tavern. The remaining 2.36acres would surround the school building with access from the existing driveway on Bean Road.

Town sewer and water are both accessible at the beginning of the Bean Road driveway and a 2 inch water line will feed the condos for both domestic water and sprinkler service. Sewer line will run down the opposite side of the driveway with cleanouts along the route. Electricity is accessed from a pole on Flat Iron Road and will be upgraded as needed.

The three units will be @1300 sq. ft. each. And all will consist of 2 bedrooms and two baths. The two end units will occupy the spaces of the existing two apartments and the third unit, in the center of the building, will be constructed in what was the art gallery. All three units will have private entrances as denoted on the plans. The entire building will be covered by a life safety sprinkler system and security system.

Two garages will house vehicles for the condo owners. Across from the original entrance will be a four bay unit that will be assigned to units 2 and 3. Two spots to the left and two to the right of the structure will be for guest's vehicles. A second two bay garage will be located to the north and assigned to unit 1. Two guest spaces are to the left of that structure. The garages as well as the unit entrances will all have dark sky lighting fixtures that will operate with both motion and remote control.

Exterior of the schoolhouse will remain as is, with replacement windows to match what is in place now. The large factory style windows in the rear will be replaced with similar size windows to match the front. All exterior walls will be reframed with 2 x4 s so additional insulation can be added from the inside before new sheet rock is applied. Additional insulation will also be added to the attic space. All three units will be heated and cooled with mini split electric units.

## Meriden Village Water District

PO Box 84  
Meriden, NH. 03770

6/1/2019

Town of Plainfield ZBA  
c/o Stephen Halleran, Town Administrator  
110 Main St.  
Meriden, NH.03770

### **Re:Water and sewer capacity for 21 Bean Rd/ 0 Flat Iron Rd**

Steve,

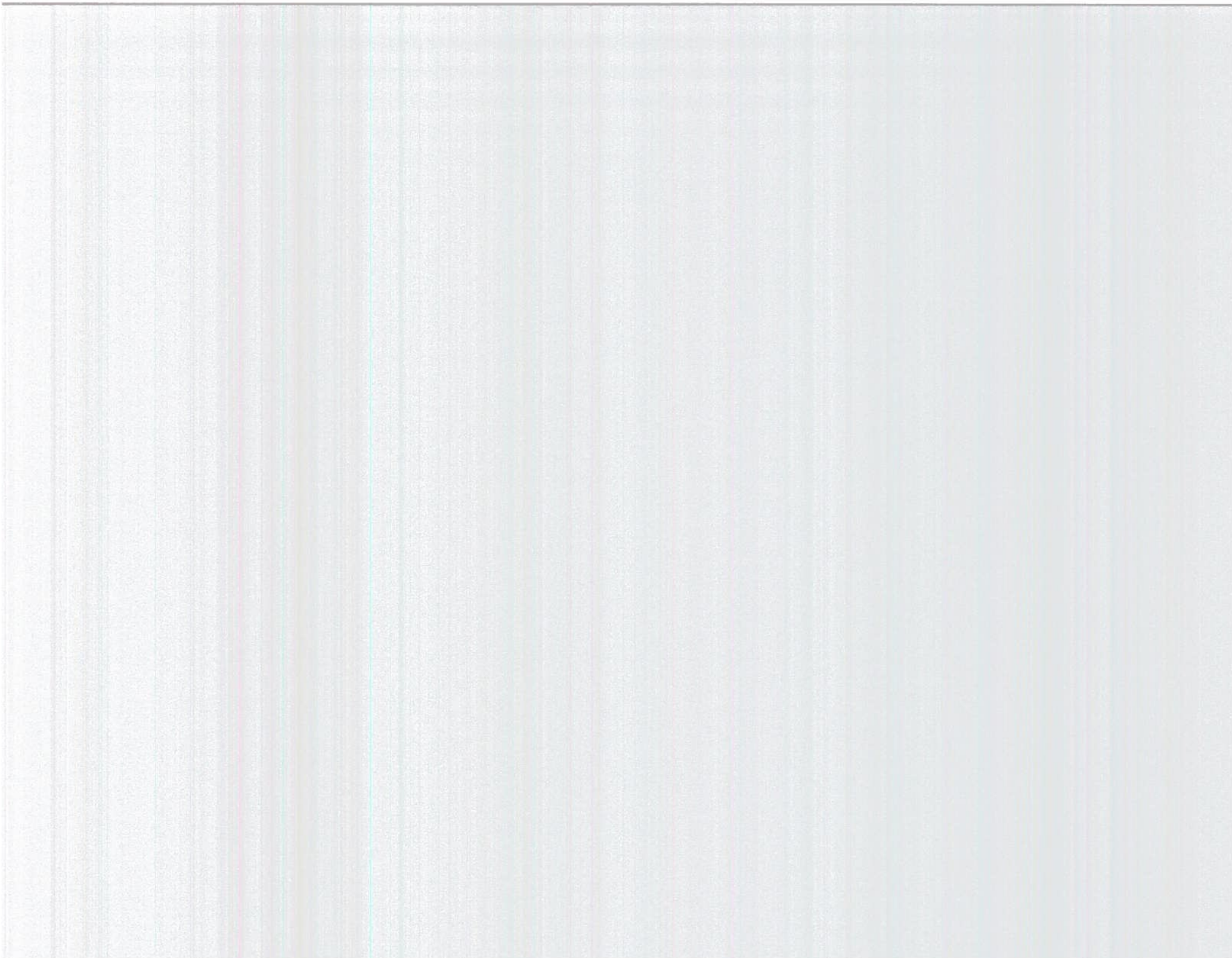
The Meriden Village Water District has adequate capacity in both the water and sewer utilities to serve the proposed increase in use at 21 Bean Rd.(former Duckworth Museum) and sewer capacity for an additional lot that is proposed at 0 Flat Iron Rd. The sewer connection to the proposed lot on Flat Iron Rd is subject to the recording of an easement that addresses the shared maintenance and access to the line for future repairs.

Feel free to contact me if you have any questions regarding this matter.

Sincerely,

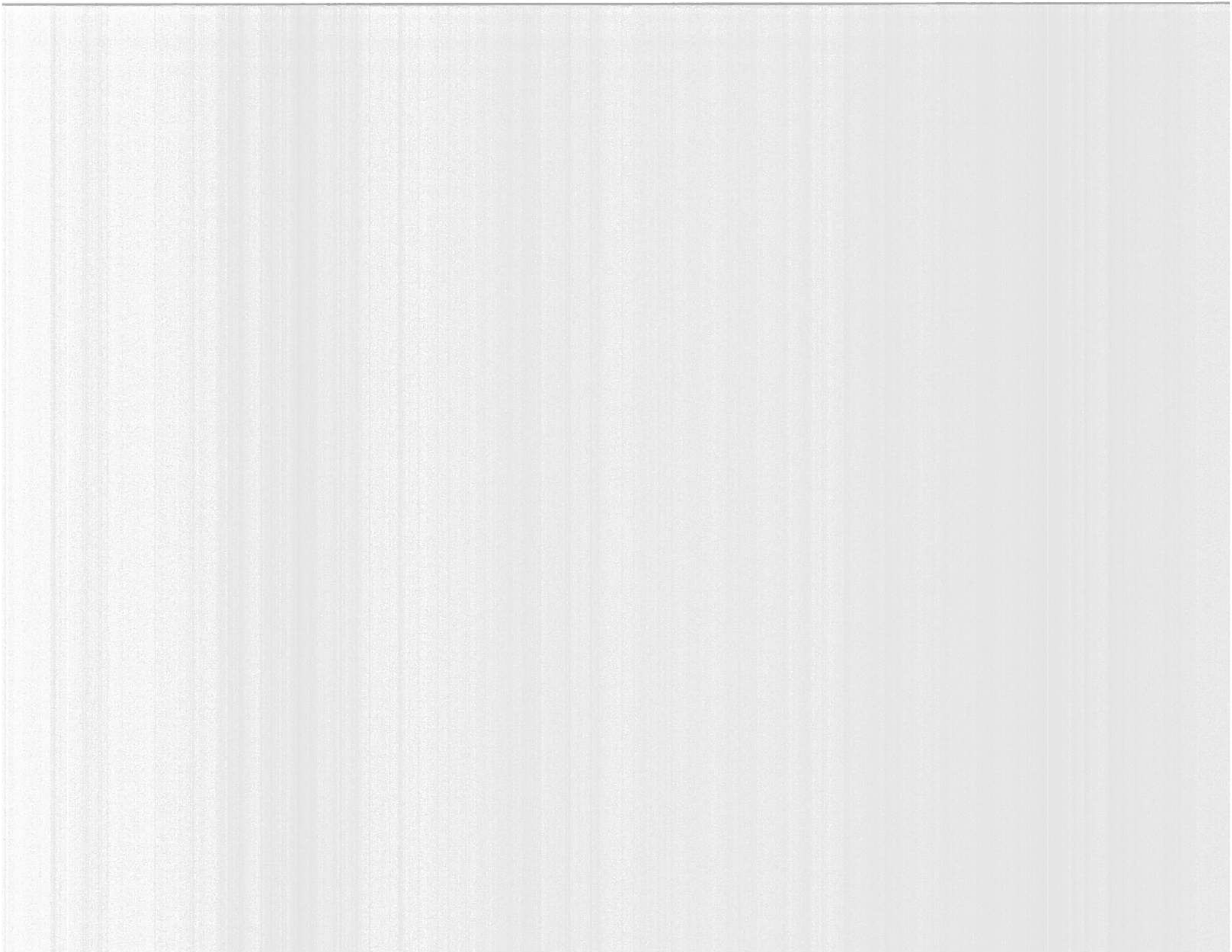


William S. Taylor  
Meriden Village Water District





(/userfiles/photos/large/1552908837560c508928fc7.jpg)



## Plan Details

**Heated Sq. Ft.**

Total

0 sq. ft.

**Unheated Sq. Ft.**

Garage

1014 sq. ft.

**Dimensions**

Width

39 ft. 0 in.

Depth

26 ft. 0 in.

Approx. Height

16 ft. 5 in.

**Ceiling Heights**

First Floor

9 ft. 0 in.

**Roof Pitch**

2/12 Main

**Garage Door Size(s)**

9x8 (3)

**Roof Framing**

Truss

**Exterior Wall**

2x6

**Foundation**

Slab

## Plan Features

There are no features for this plan.

**PLAINFIELD PLANNING BOARD  
NOTICE**

You are hereby notified that **School House Condos LLC** has filed an application for annexation. As proposed, approximately one acre of map 104 lot 6 (3.74 acres) will be annexed to tax map 104- lot 5 (aka Poor Thom's Tavern). The property is located in the VR zone served by public water and sewer. The project plans are on file at the Town Office located at 110 Main Street Meriden Village for public inspection. The project plan and Zoom Meeting ID# may be viewed at <http://www.plainfieldnh.org/planning.htm>

If the Planning Board finds that the application has been made in accordance with town regulations a public hearing will be held on the request.

**Monday October 19<sup>th</sup> 2020**

**at the**

***Meriden Town Hall /Via Zoom***

***110 Main St***

**at**

**7:00pm**

**Note: A site visit to the property will be held the night of the hearing, at 6:30pm, abutters and other interested persons are encouraged to attend. Masks required.**

**NOTE: This hearing is to be held in order to comply with a legal requirement of law (RSA 676:4). Abutters are invited to attend for their own benefit and information; they are not required by law to attend.**

Notice October 1st 2020  
Stephen Halleran for the  
Plainfield Planning Board



PLANNING BOARD

Town of Plainfield, N.H.

APPLICATION FOR FINAL SUBDIVISION PLAT

1. Subdivision Name: \_\_\_\_\_ File # \_\_\_\_\_ (Official Use Only)

2. Subdivision Location: FLAT FROU ROAD

3. Owner of Record (Name): Bella Husb's Condos LLC

Address: 183 Cheshire Road Phone: 5048007

Hamden NH

4. Has an Agent Been Appointed to Represent the Owner? Yes  No

5. Agent (Name - to be one individual) James Killebra

Address: 81 Waverly Way Phone: 603-258-0416

Plainfield, NH 03748

6. Have the Conditions Required for Final Plat Application Been Met in Their Entirety? Yes  No

If Not, Indicate All Exceptions Requested ( Attached additional sheets if needed)

\_\_\_\_\_

\_\_\_\_\_

7. Number of Lots Proposed for Final Approval: \_\_\_\_\_ 5

8. Type of Subdivision: Minor  Major

9. Are There Any Zoning Restrictions? Yes  No

If so, Indicate All Restrictions (Attach additional sheets, if needed)

\_\_\_\_\_

\_\_\_\_\_

10. Names and Addresses of All Abutters Indicated in Town Records Within Five (5) Days Prior to Filing This Application (Use Separate Sheet).

ATAEHI

11. List All Maps and Other Material Accompanying This Application and the Number of Each:

- a. \_\_\_\_\_ Polyester Film Copies of the Plat
- b. \_\_\_\_\_ Black/Blue on White Prints
- c. \_\_\_\_\_ Construction Detail Sheets
- d. \_\_\_\_\_
- e. \_\_\_\_\_

12. Deed Restrictions or Protective Covenants that Apply or Are Contemplated:

NONE

(If No Restrictions, State "None"; If There Are Restrictions, Attach Copy.)

13. General Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Agreed Date of Submission to the Board: \_\_\_\_\_  
(See Subdivision Regulations for Definition)

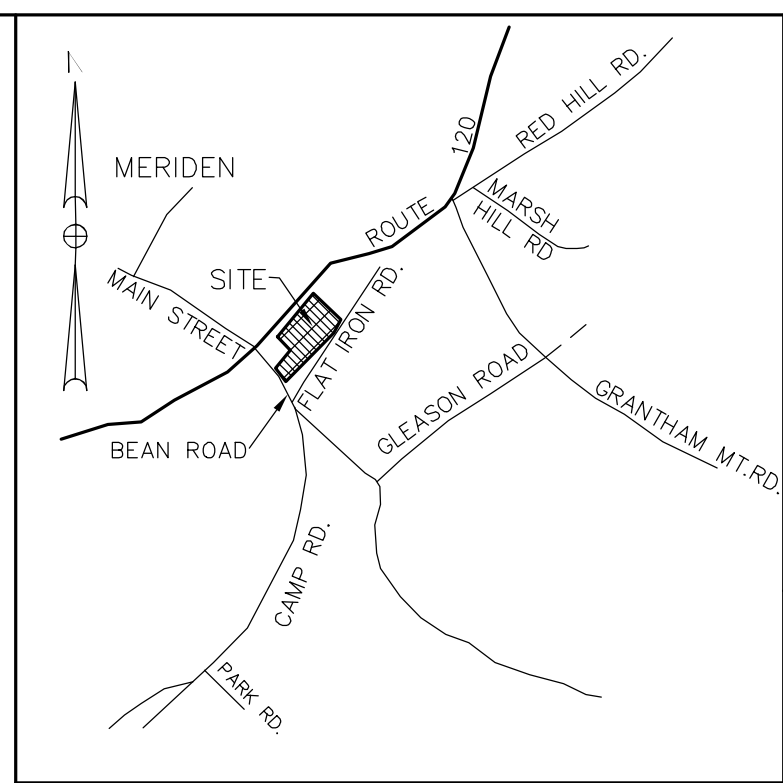
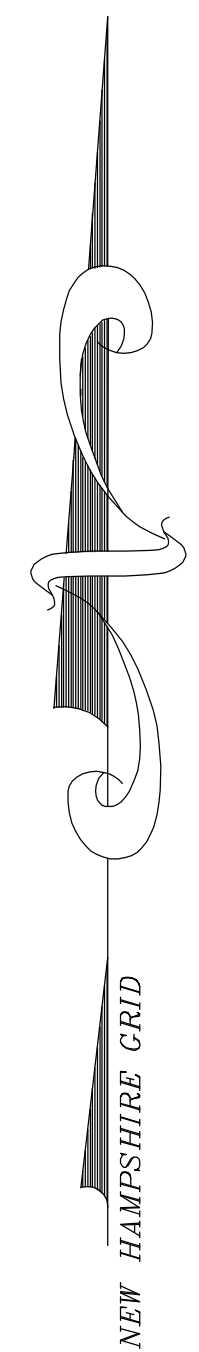
15. Agreed Date of the Public Hearing \_\_\_\_\_  
16. The Undersigned Hereby Requests Approval by the Planning Board of the Above Identified Subdivision Plat.

Signature (Owner):

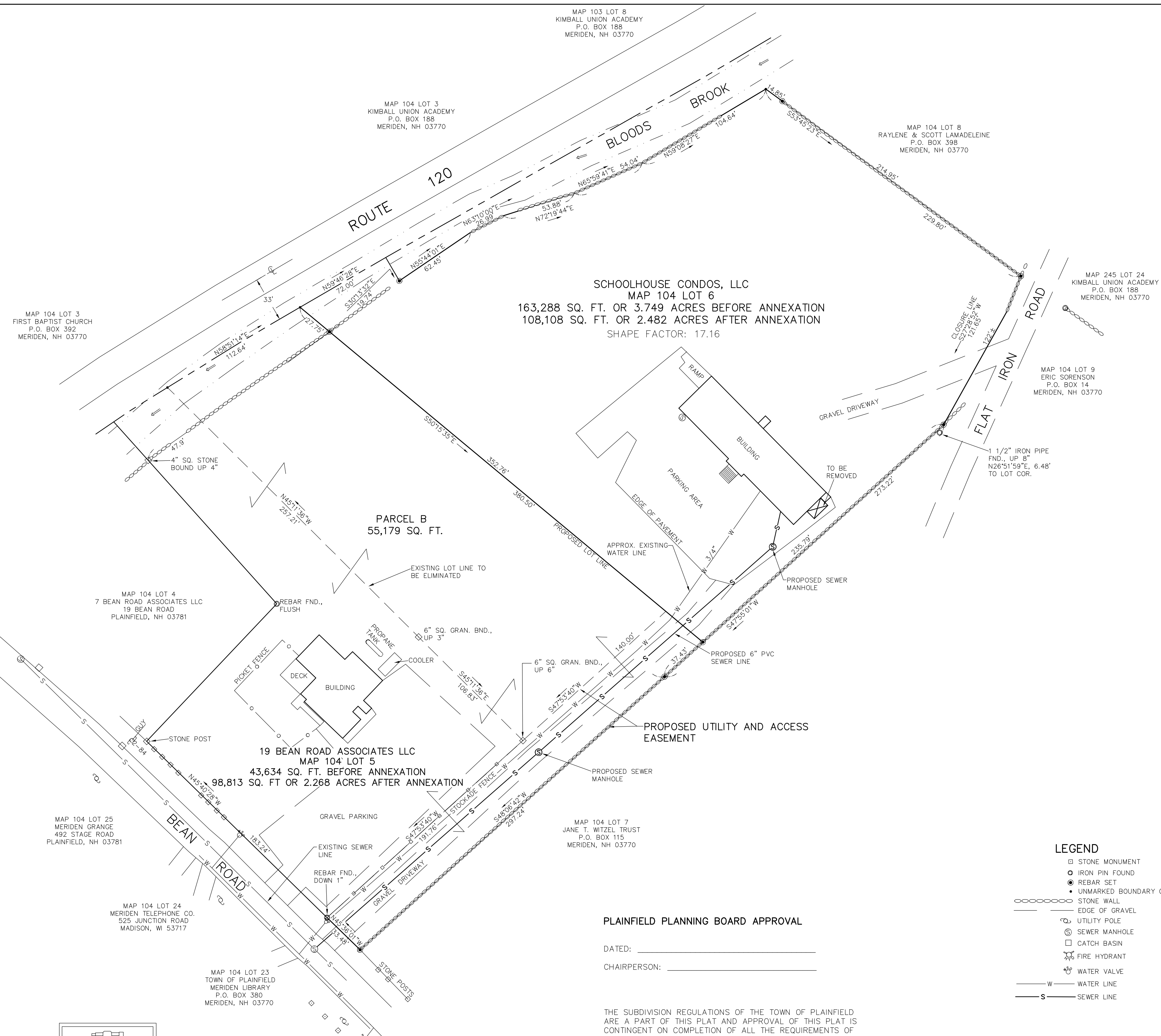
Jerry Stoll

Date:

9/9/2010



LOCATION MAP



PLAN REFERENCE

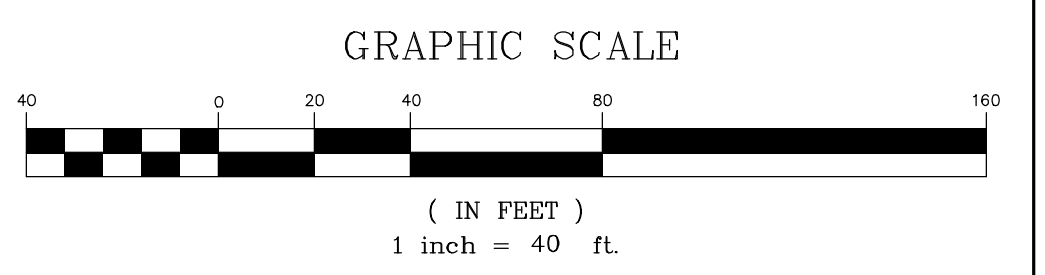
1. "POOR THOM'S TAVERN SITE, PLAN OF ANNEXATION, PROPERTY TO BE CONVEYED FROM 7 BEAN ROAD ASSOCIATES LLC TO JOSEPH BAGHMAN, PLAINFIELD, NH"; DATED 10/24/2014; PREPARED BY PENNYROYAL HILL LAND SURVEYING; PLAN DR04-119 S.C.R.D.

NOTES

1. OWNER OF RECORD OF MAP 104 LOT 5: 19 BEAN ROAD ASSOCIATES LLC, 19 BEAN ROAD, PLAINFIELD, NH 03781. DEED REFERENCE: VOL. 1954 PAGE 78
- OWNER OF RECORD OF MAP 104 LOT 6: SCHOOLHOUSE CONDOS, LLC, 123 GLEASON RD., PLAINFIELD, NH 03781. DEED REFERENCE: VOL. 2099 PAGE 684
2. HORIZONTAL DATUM IS REFERENCED TO THE STATE OF NEW HAMPSHIRE GRID SYSTEM.
3. THE SUBJECT PARCELS ARE IN THE VILLAGE RESIDENTIAL ZONING DISTRICT.
4. THE PURPOSE OF THIS PLAN IS TO ANNEX PARCEL B FROM MAP 104 LOT 5 TO MAP 104 LOT 6.
5. THE SUBJECT PARCELS ARE NOT IN A FLOOD HAZARD AREA AS SHOWN ON MAP 33019C0045E, DATED 05/23/2006.
6. LOTS 5 IS SERVICED BY MUNICIPAL SEWER. LOT 6 SHALL BE SERVICED BY MUNICIPAL SEWER.
7. LOTS 5 AND 6 ARE SERVICED BY MUNICIPAL WATER.

LEGEND

- STONE MONUMENT
- IRON PIN FOUND
- REBAR SET
- UNMARKED BOUNDARY CORNER
- STONE WALL
- EDGE OF GRAVEL
- UTILITY POLE
- ⊙ SEWER MANHOLE
- CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- W — WATER LINE
- S — SEWER LINE



PLAINFIELD PLANNING BOARD APPROVAL

DATED: \_\_\_\_\_  
CHAIRPERSON: \_\_\_\_\_

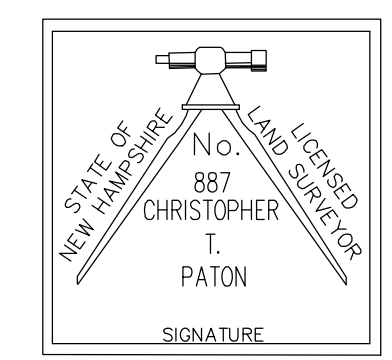
THE SUBDIVISION REGULATIONS OF THE TOWN OF PLAINFIELD ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

A PARCEL OF LAND WHICH HAS BEEN SUBJECTED TO MINOR SUBDIVISION SHALL NOT BE ELIGIBLE FOR FURTHER SUBDIVISION UNDER THE MINOR SUBDIVISION PROCEDURES FOR A PERIOD OF 10 YEARS FROM THE DATE OF THE MOST RECENT SUBDIVISION APPROVAL.

- REVISION: APRIL 23, 2020
- REVISION: SEPT. 26, 2020
- REVISION: SEPT. 29, 2020
- REVISION: OCTOBER 19, 2020

CERTIFICATION

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



ANNEXATION PLAN OF LAND  
**SCHOOLHOUSE CONDOS, LLC**  
AND  
**19 BEAN ROAD ASSOCIATES LLC**  
BEAN ROAD & FLAT IRON ROAD,  
PLAINFIELD, NEW HAMPSHIRE

PREPARED BY  
**PATON LAND SURVEYING**  
150 SOUTHRIDGE STREET, P.O. BOX 581, SPRINGFIELD, VT 05156

|                       |               |
|-----------------------|---------------|
| DATE: MARCH 3, 2020   | SCALE: 1"=40' |
| DRAWN BY CTP          | CK'D BY CTP   |
| SURVEYED BY: IR & CP  |               |
| PROJ. NO. 2020-285-36 |               |

**Plainfield Planning Board  
Site Plan Review Notice**

You are hereby notified that **School House Condos LLC** has filed an application for site plan review for a three unit multi family building located at #21 Bean Road (map 104 lot 6). The project is Zoning Board case 2020-08 and involves the conversion of the former Duckworth Museum into condominium units. The property is located in the Village Residential Zone (VR) and will be served by public water and sewer.

**A Public hearing on the project will be held:**

**Monday October 19th 2020  
At 7:00pm at via  
Zoom Teleconferencing**

**Those wishing to participate are encouraged to do so using Zoom or a telephone. If you have trouble connecting, call 469-3201.**

**Note: A site visit to the property will be held the night of the hearing, at 6:30pm, abutters and other interested persons are encouraged to attend. Masks required.**

The project plans are on file at the Town Office located at 110 Main Street Meriden Village for public inspection. The project plan and Zoom Meeting ID# may be viewed at <http://www.plainfieldnh.org/zba.htm>

**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 October 1st 2020  
Stephen Halleran for the  
Plainfield Planning Board

# TOWN OF PLAINFIELD

## APPLICATION FOR SITE PLAN REVIEW

Applicant's name:

James P. H. H. H.

address:

21 Klawley's Way  
Fairfield NJ 03742

Location of property  
(if different than above):

21 Bear Run

Describe development and/or alteration:

Convert Two Family Residence To  
Three Condo Units

Preliminary Consultation:

9/28/20

(date)

Formal submission of application:

3/30/20

Final Review:

10/19/20

Fee Paid:

Filing fee \_\_\_\_\_ Notification fee \_\_\_\_\_ Additional fee \_\_\_\_\_

Plainfield Planning Board Action:

Approval:

\_\_\_\_\_  
(Planning Board Chairman and date)

Disapproval:

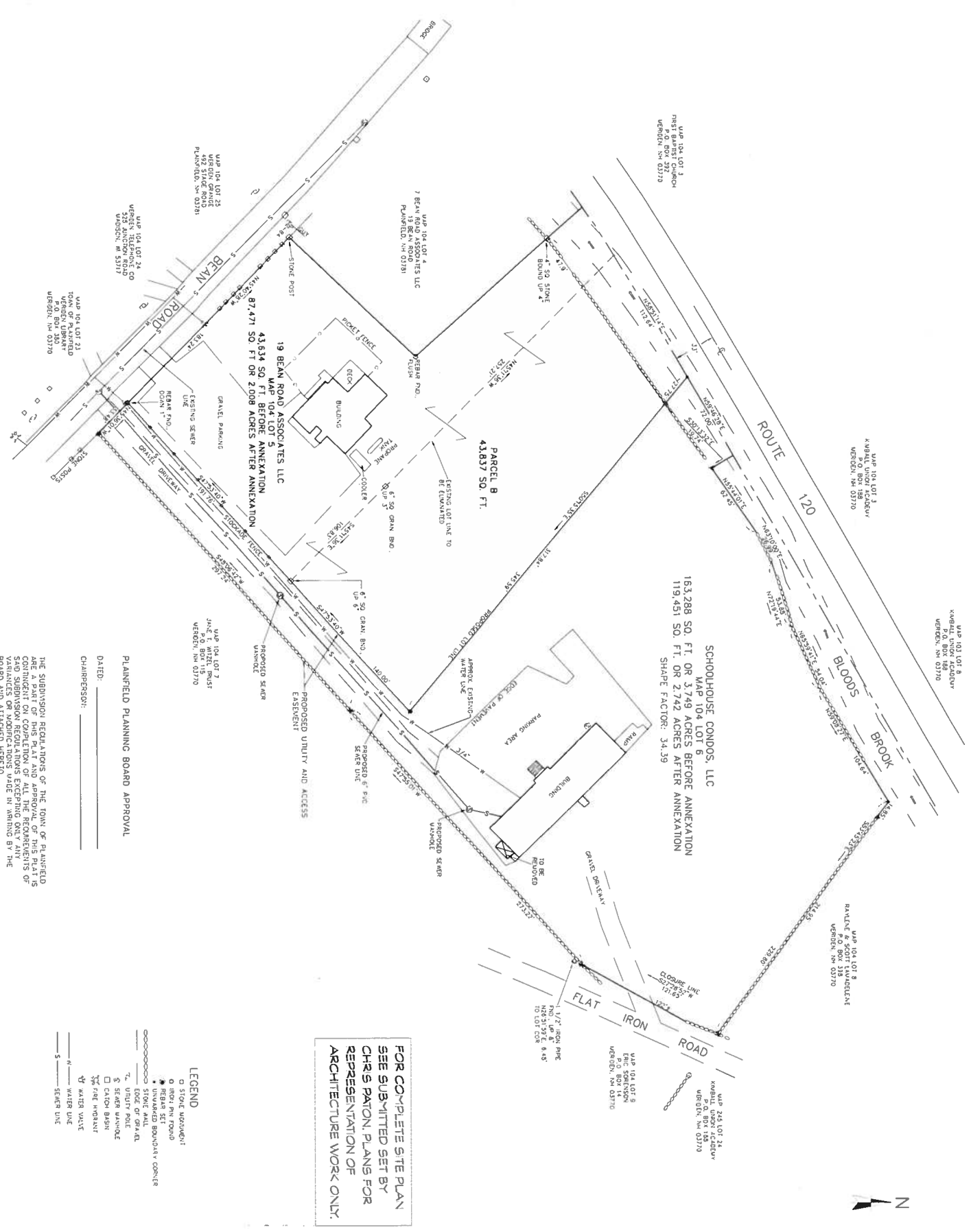
Conditions:

**CHRISTOPHER  
THOMAS ROSS**

33 MARSHEN LANE UNIT 132  
ENF. ELD., NH 03748  
WWW.CHRISTOPHERTHOMASROSS.COM

9/30/20

SITE PLAN  
**A1-00**



**10 SITE PLAN**  
SCALE: 1" = 40'

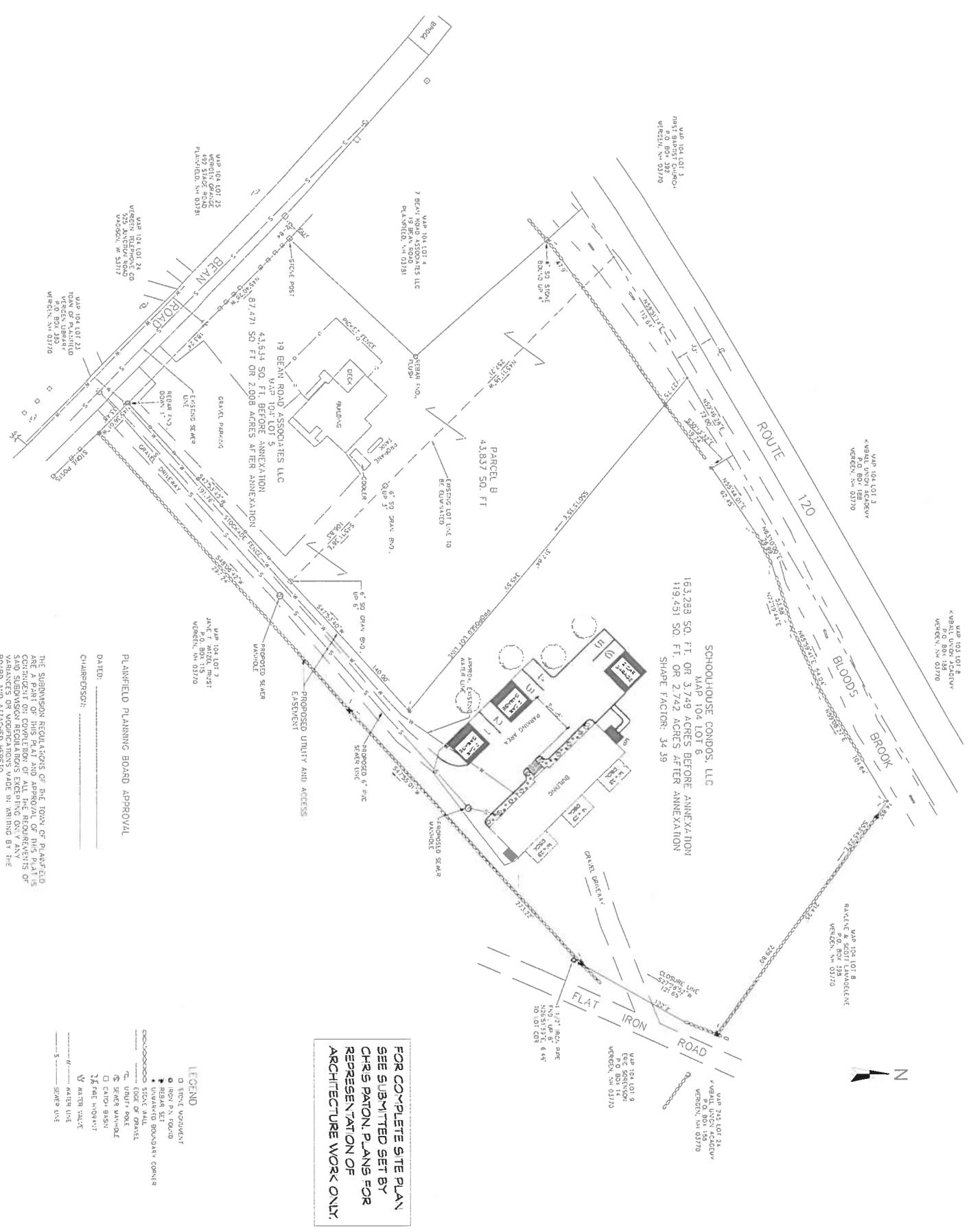
**CHRISTOPHER THOMAS ROSS**

33 MARSHEN LANE UNIT 152  
 ENF. ELD. NH 03748  
 WWW.CHRIS.THOMASROSS.COM

9/30/20

**SCHOOLHOUSE CONDOS**  
 PLAINFIELD NH USA

**SITE PLAN- PROPOSED A1-00**



**FOR COMPLETE SITE PLAN SEE SUBMITTED SET BY CHRIS PATON, PLANS FOR REPRESENTATION OF ARCHITECTURE WORK ONLY.**

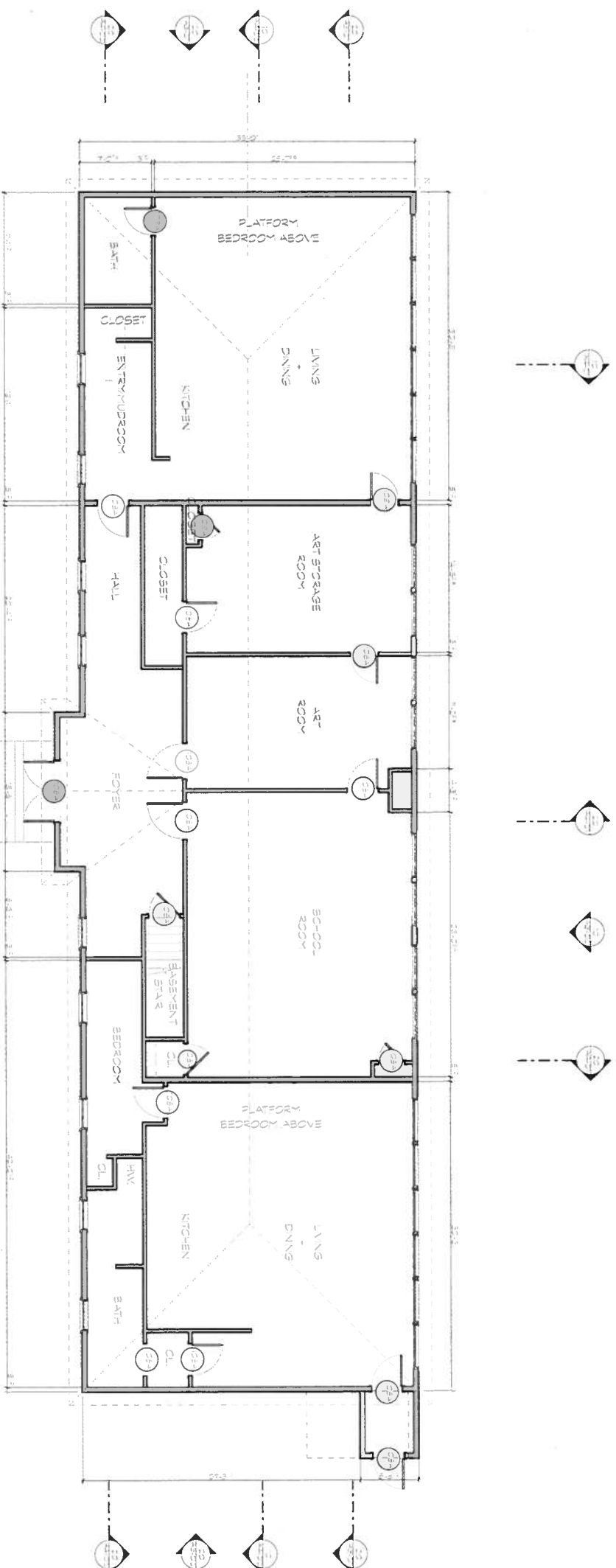
THE SUBMISSION REQUIREMENTS OF THE TOWN OF PLAINFIELD SUPERVISION SHALL NOT BE ENFORCEABLE FOR FURTHER SUPERVISION UNDER THE EXISTING SUBDIVISION REGULATIONS REPEALED BY AN ORDINANCE OF THE TOWN OF PLAINFIELD, NH, UNTIL THE TOWN OF PLAINFIELD SUPERVISION APPROVAL.

REVISION: APRIL 23, 2020  
 REVISION: SEP 25, 2020  
 REVISION: SEPT 29, 2020

**10 SITE PLAN**  
 SCALE: 1"=20'

**CHRISTOPHER  
THOMAS ROSS**

33 MARSHEN LANE UNIT 152  
 ENFIELD, NH 03349  
 WWW.CHRISTOPHERTHOMASROSS.COM



**20** FIRST FLOOR PLAN-PROPOSED  
 SCALE 3/8" = 1'-0"

**A2-02**

FIRST FLOOR PLAN-  
 EXISTING

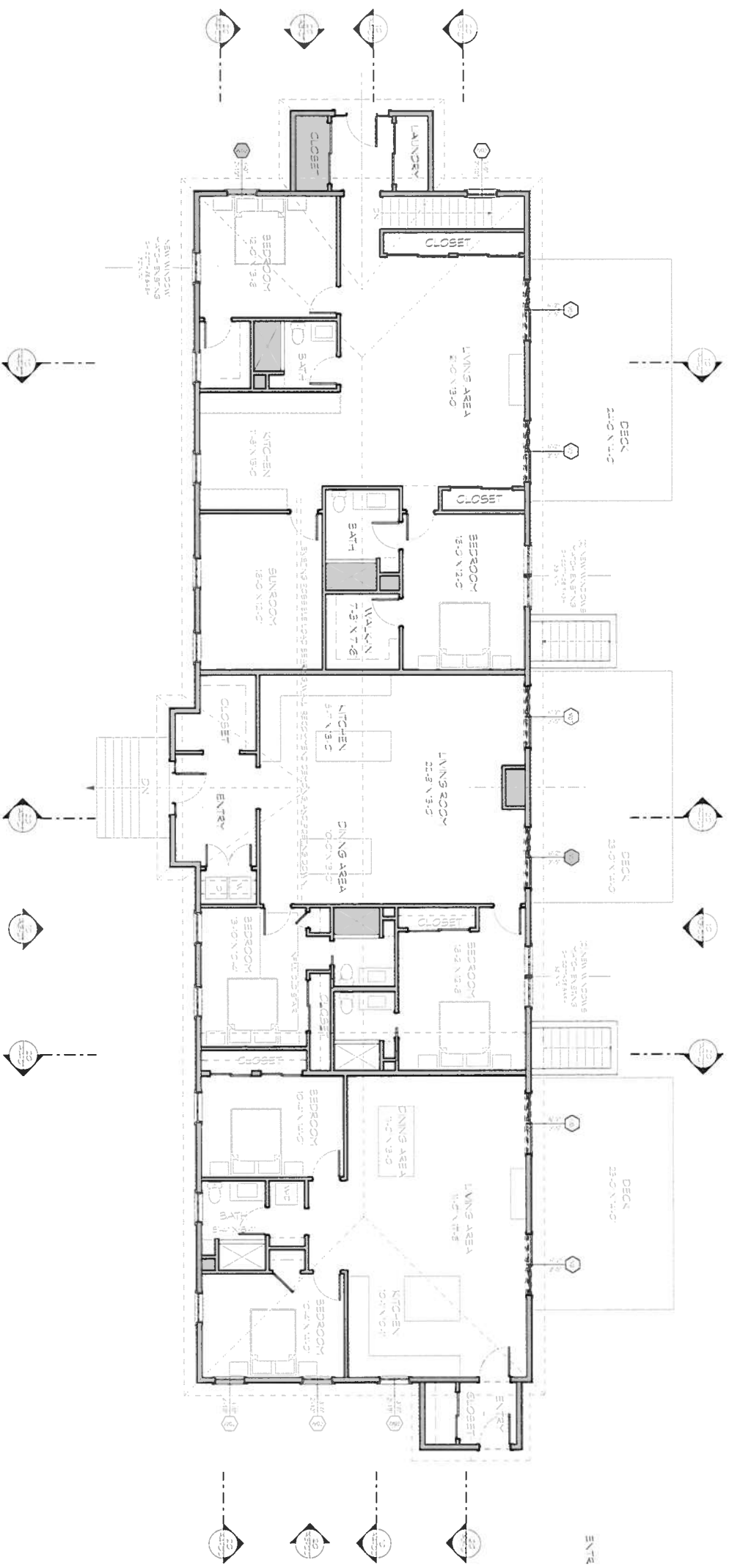
SCHOOLHOUSE  
 CONDOS  
 PLAINFIELD NH USA

9/30/20



**CHRISTOPHER  
THOMAS ROSS**

33 MARGERY LANE UNIT 152  
 ENF, ED, NH 03075  
 WWW.CHRISTOPHERTHOMASROSS.COM



**20** FIRST FLOOR PLAN-PROPOSED  
 SCALE 3/8" = 1'-0"

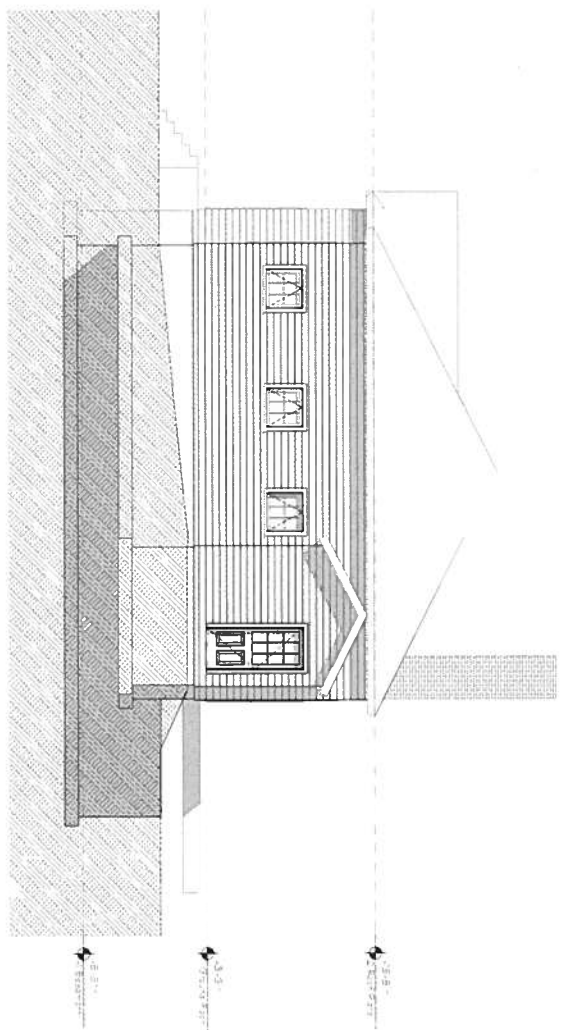
FIRST FLOOR PLAN-  
 PROPOSED  
**A2-03**

**SCHOOLHOUSE  
 CONDOS**  
 PLAINFIELD NH USA

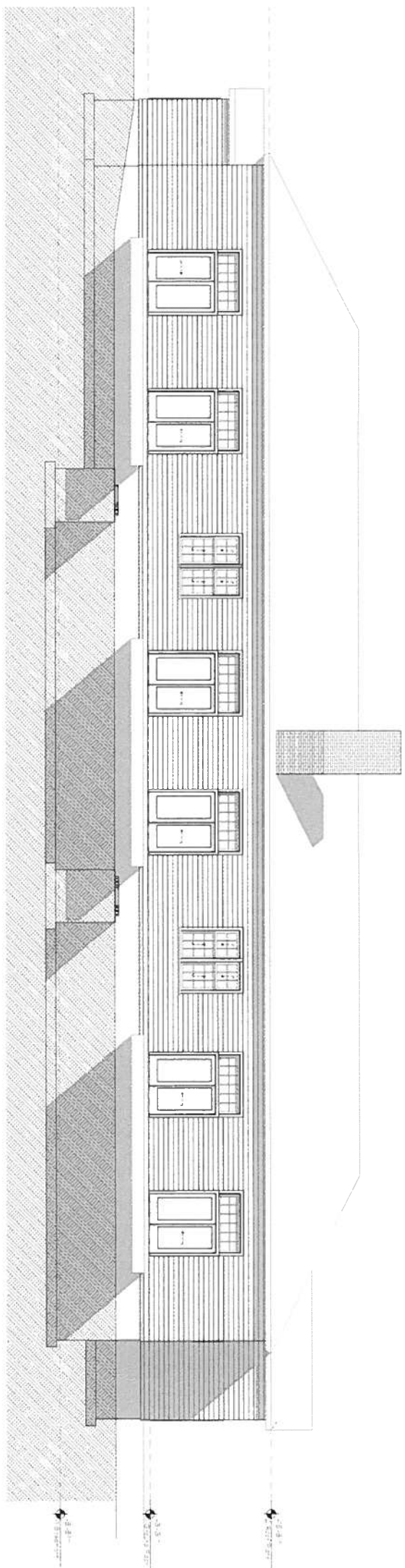
9/30/20

**CHRISTOPHER  
THOMAS ROSS**

33 MARSHBURY LANE UNIT 192  
BRIMFIELD, NH 03749  
WWW.CHRISTOPHERTHOMASROSS.COM



**20 EAST ELEV.-PROPOSED**  
SCALE 3/8" = 1'-0"



**10 NORTH ELEV.-PROPOSED**  
SCALE 3/8" = 1'-0"

9/30/20

SCHOOLHOUSE  
CONDOS

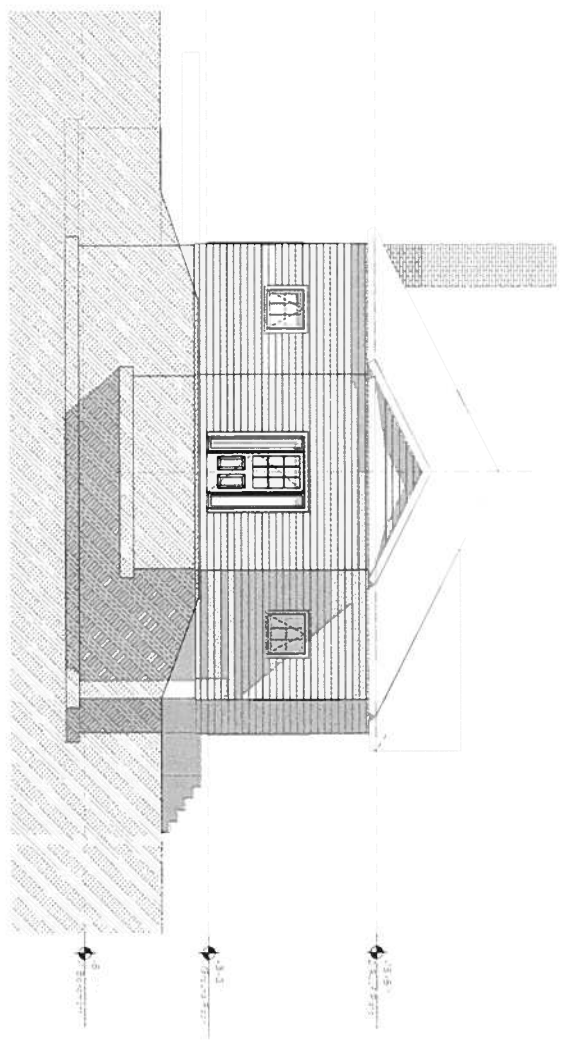
PLAINFIELD NH USA

ELEVATIONS

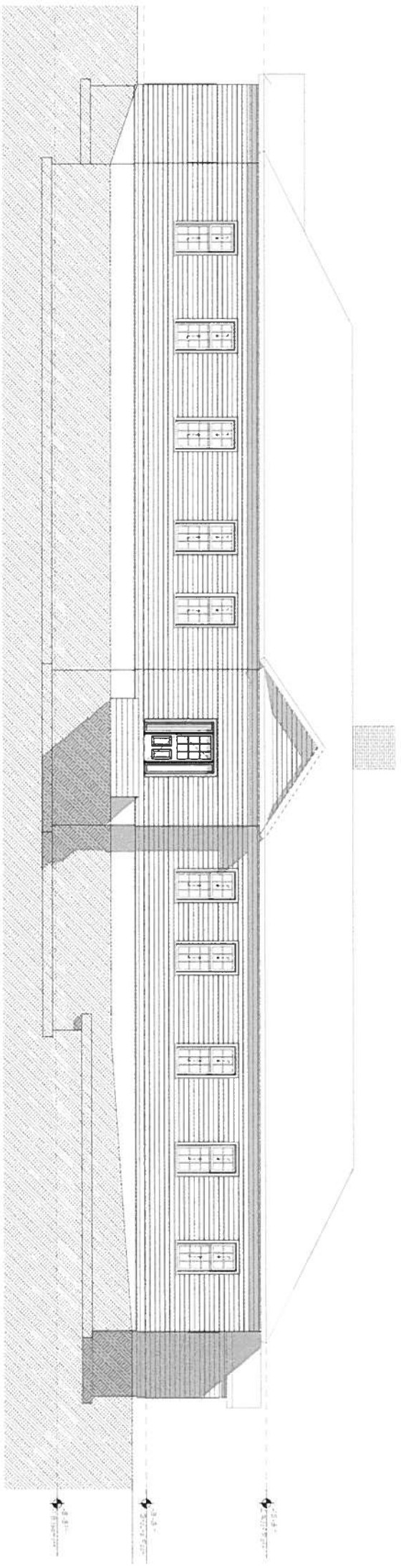
A3-00

**CHRISTOPHER  
THOMAS ROSS**

33 MARSHEN LANE UNIT 152  
ENFIELD, NH 03042  
WWW.CHRISTOPHERTHOMASROSS.COM



**20 WEST ELEV.-PROPOSED**  
SCALE 3/8" = 1'-0"



**10 SOUTH ELEV.-PROPOSED**  
SCALE 3/8" = 1'-0"

9/30/20

SCHOOLHOUSE  
CONDOS

PLAINFIELD NH USA

ELEVATIONS

A3-01



# 100 foot Abutters List Report

Plainfield, NH  
April 29, 2020

## Subject Property:

Parcel Number: 104-006-000  
CAMA Number: 104-006-000-000  
Property Address: 21 BEAN RD

Mailing Address: SCHOOLHOUSE CONDOS, LLC  
123 GLEASON ROAD  
PLAINFIELD, NH 03781

## Abutters:

Parcel Number: 103-004-000  
CAMA Number: 103-004-000-000  
Property Address: 7 CAMPUS CENTER DR

Mailing Address: KIMBALL UNION ACADEMY  
PO BOX 188  
MERIDEN, NH 03770

Parcel Number: 103-004-000  
CAMA Number: 103-004-000-00T  
Property Address: MAIN ST Unit T

Mailing Address: KIMBALL UNION ACADEMY  
PO BOX 188  
MERIDEN, NH 03770

Parcel Number: 103-008-000  
CAMA Number: 103-008-000-000  
Property Address: 726 RTE 120

Mailing Address: KIMBALL UNION ACADEMY  
PO BOX 188  
MERIDEN, NH 03770

Parcel Number: 104-003-000  
CAMA Number: 104-003-000-000  
Property Address: 2 MAIN ST

Mailing Address: FIRST BAPTIST CHURCH  
PO BOX 392  
MERIDEN, NH 03770

Parcel Number: 104-004-000  
CAMA Number: 104-004-000-000  
Property Address: 7 BEAN RD

Mailing Address: 7 BEAN ROAD ASSOCIATES LLC THOM  
LAPPIN  
19 BEAN ROAD  
PLAINFIELD, NH 03781

Parcel Number: 104-005-000  
CAMA Number: 104-005-000-000  
Property Address: 19 BEAN RD

Mailing Address: 19 BEAN ROAD ASSOCIATES LLC  
19 BEAN ROAD  
PLAINFIELD, NH 03781

Parcel Number: 104-007-000  
CAMA Number: 104-007-000-000  
Property Address: 13 FLAT IRON RD

Mailing Address: WITZEL, JANE T REV TRUST  
PO BOX 115  
MERIDEN, NH 03770

Parcel Number: 104-008-000  
CAMA Number: 104-008-000-000  
Property Address: 37 FLAT IRON RD

Mailing Address: LAMADELEINE, RAYLENE M  
LAMADELEINE, SCOTT A  
PO BOX 398  
MERIDEN, NH 03770

Parcel Number: 104-009-000  
CAMA Number: 104-009-000-000  
Property Address: 16 FLAT IRON RD

Mailing Address: SORENSON, ERIC C.  
PO BOX 14  
MERIDEN, NH 03770

Parcel Number: 104-022-000  
CAMA Number: 104-022-000-000  
Property Address: 24 BEAN RD

Mailing Address: MCNAMARA, PATRICIA  
PO BOX 177  
MERIDEN, NH 03770



www.cai-tech.com

4/29/2020 Data shown on this report 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 report.



# 100 foot Abutters List Report

Plainfield, NH  
April 29, 2020

Parcel Number: 104-023-000  
CAMA Number: 104-023-000-000  
Property Address: 22 BEAN RD

Mailing Address: TOWN OF PLAINFIELD MERIDEN

LIBRARY  
PO BOX 380  
MERIDEN, NH 03770

Parcel Number: 245-024-000  
CAMA Number: 245-024-000-000  
Property Address: RTE 120

Mailing Address: KIMBALL UNION ACADEMY

PO BOX 188  
MERIDEN, NH 03770

4/29/2020

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www.cai-tech.com