

**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 June 8th at 7:00pm via Zoom:**

**Case 20-04:** A request by James and Margaret Sheehan for special exception #37 Approved Detached Accessory Dwelling Unit to allow for the establishment of a two bedroom apartment in an existing outbuilding at #82 True Road (map 214-18). The property is zoned Rural Residential and is not served by public water or sewer. Meeting ID information and project details can be found at: [www.plainfieldnh.org/zba.htm](http://www.plainfieldnh.org/zba.htm)

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.

Notice prepared by Stephen Halleran on behalf of the  
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD  
May 22<sup>nd</sup> 2020

May 13, 2020

Steve Halleran  
Plainfield Town Administrator  
Meriden, New Hampshire

Dear Steve,

This is a formal request to apply for a building permit for an ADU on our property at 82 True Road in Meriden.

We understand the unit cannot exceed 800 sq. ft., be more than two bedrooms, and can have only one bathroom. As our home is approximately 3600 sq. ft. – I assume the ratio requirements are covered.

I believe you are in possession of a septic upgrade designed by Wayne McCutcheon and approved by the state.

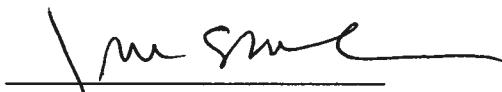
Building Inspector David Lersch has visited the site and we have discussed insulation requirements as well as egress window specifications. I imagine you will include a schedule of required inspections when the permit is approved.

I've attached a sketch map. The footprint of the building is 16 x 24 with a second floor 4' knee wall. As this amounts to 768 sq. ft. I'd like to use the additional 32 sq. ft. to bump out the east wall with a 4 x 8 addition that will strictly carry a portion of the stairwell. I will not use - won't be able to use – any of that space for any other purpose so I would like it to be considered in calculations once, not twice. I am happy to explain this more if you have questions.

I have enclosed a couple of pictures of the building we plan to renovate.

Please let me know what else you need!

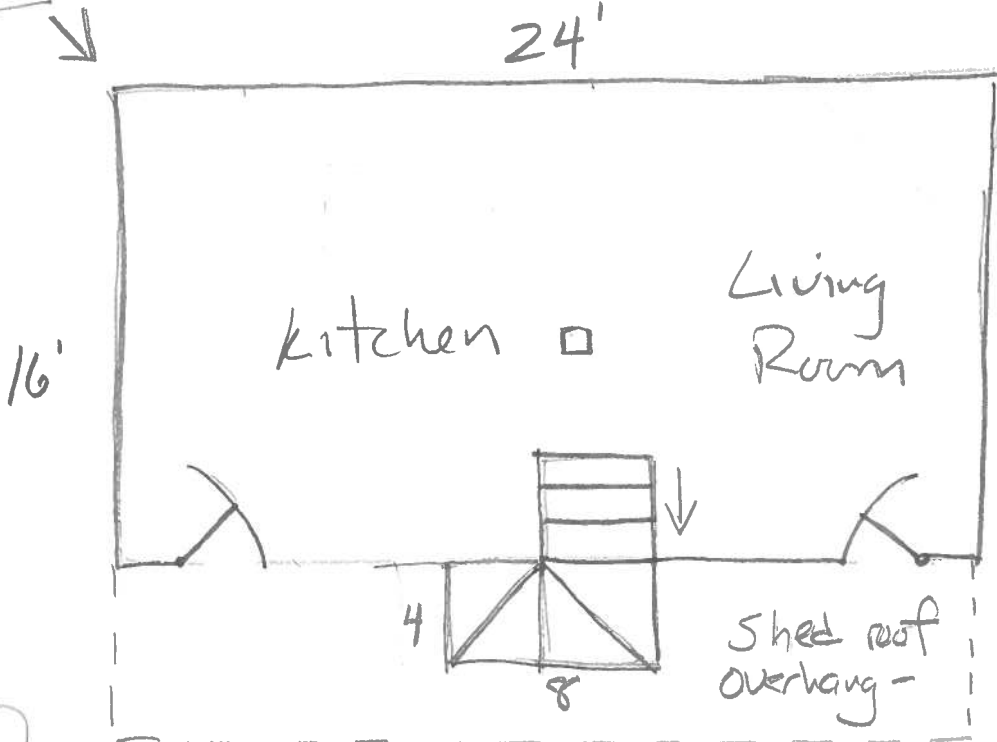
Thanks,

  
James Sheehan

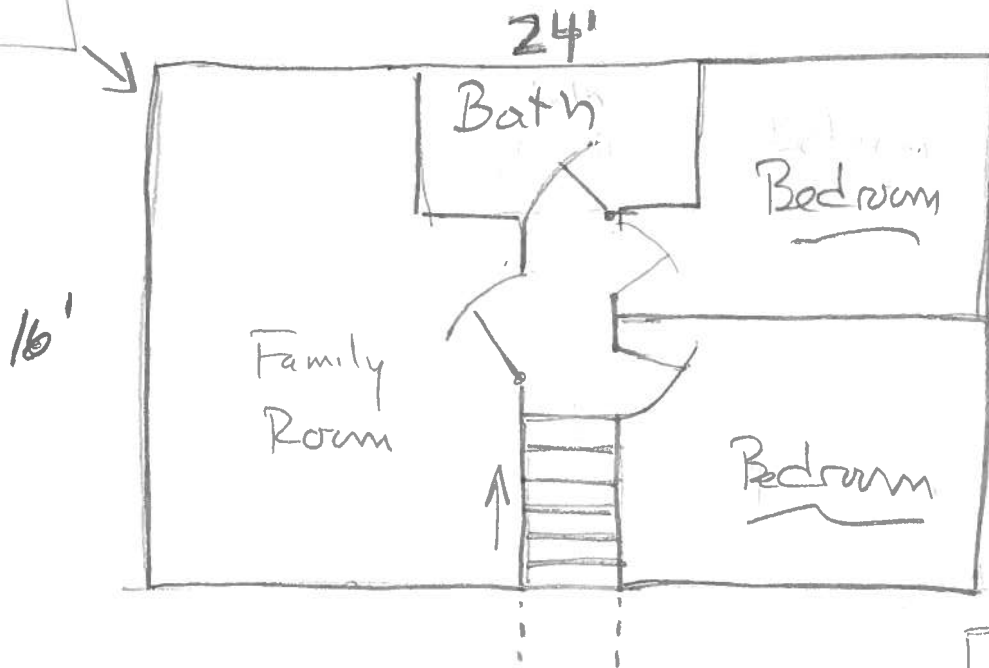
  
Margaret Sheehan

# Sheehan ADU May 2020

1st



2nd



Existing House

Born







# Sheehan Property

Plainfield, NH



1 inch = 272 Feet



May 15, 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.



# 100 foot Abutters List Report

Plainfield, NH  
May 15, 2020

## Subject Property:

Parcel Number: 214-018-000  
CAMA Number: 214-018-000-000  
Property Address: 82 TRUE RD

Mailing Address: SHEEHAN, JAMES M & MARGARET H  
PO BOX 125  
MERIDEN, NH 03770

## Abutters:

Parcel Number: 214-003-000  
CAMA Number: 214-003-000-000  
Property Address: 75 TRUE RD

Mailing Address: BRENT, PATRICIA TRUST  
PO BOX 176  
MERIDEN, NH 03770

Parcel Number: 214-005-000  
CAMA Number: 214-005-000-000  
Property Address: TRUE RD

Mailing Address: KUWAYAMA TRUST KUWAYAMA,  
DAVID, TRUSTEE  
PO BOX # 296  
MERIDEN, NH 03770

Parcel Number: 214-006-000  
CAMA Number: 214-006-000-000  
Property Address: 79 TRUE RD

Mailing Address: BAE, DAVID D. & BAE, NA LEE  
PO BOX 30  
MERIDEN, NH 03770

Parcel Number: 214-007-000  
CAMA Number: 214-007-000-000  
Property Address: 105 TRUE RD

Mailing Address: FAUVER, SCRIBNER & SUSAN  
SANZONE  
PO BOX 247  
MERIDEN, NH 03770

Parcel Number: 214-017-000  
CAMA Number: 214-017-000-000  
Property Address: 94 TRUE RD

Mailing Address: SHEEHAN, WILLIAM THOMAS &  
PORTER, SARAH MARGARET  
PO BOX # 284  
MERIDEN, NH 03770

Parcel Number: 214-018-000  
CAMA Number: 214-018-000-000  
Property Address: 82 TRUE RD

Mailing Address: SHEEHAN, JAMES M & MARGARET H  
PO BOX 125  
MERIDEN, NH 03770

Parcel Number: 214-019-000  
CAMA Number: 214-019-000-000  
Property Address: 76 TRUE RD

Mailing Address: TAYLOR, JOHN E & JANE E  
13535 ARNOLD DRIVE  
GLEN ELLEN, CA 95442

Parcel Number: 215-024-000  
CAMA Number: 215-024-000-000  
Property Address: 118 JENNEY RD

Mailing Address: TAYLOR, JAMES L PERRIER, KELLY L  
PO BOX 93  
MERIDEN, NH 03770



www.cai-tech.com

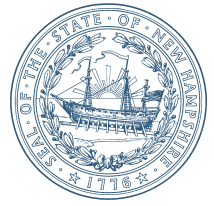
5/15/2020

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Page 1 of 1



The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

## **APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

**APPLICATION APPROVAL DATE:** 4/24/2020

**APPROVAL NUMBER:** eCA2020042419

**I. PROPERTY INFORMATION**

**Address:** 82 TRUE ROAD  
PLAINFIELD NH 03781  
**Subdivision Approval No.:** 5 PLUS ACRES  
**Subdivision Name:**  
**County:** SULLIVAN  
**Tax Map/Lot No.:** 214/18

**II. OWNER INFORMATION**

**Name:** JAMES SHEEHAN  
**Address:** 82 TRUE ROAD  
PLAINFIELD-03781-Y NH 03781

**III. APPLICANT INFORMATION**

**Name:** WAYNE C MCCUTCHEON  
**Address:** 492 WASHINGTON ST  
CLAREMONT NH 03743

**IV. DESIGNER INFORMATION**

**Name:** WAYNE C MCCUTCHEON  
**Address:** 492 WASHINGTON ST  
CLAREMONT NH 03743  
**Permit No.:** 00180

**V. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Construction

- A. TYPE OF SYSTEM:** ADVANCED ENVIRO-SEPTIC
- B. NO. OF BEDROOMS:** 3
- C. APPROVED FLOW:** 750 GPD
- D. OTHER CONDITIONS AND WAIVERS:**

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved for 3-bedroom residence (450gpd), and 2-bedroom accessory dwelling (300gpd); total flow 750gpd.
3. This approval is based on complying with Env-Wq 1004.21 "When Installation of a replacement ISDS is Required" and obtaining an approval for operation for the ISDS prior to the approval expiration date.
4. No waivers have been approved.

**Darren K. King**  
**Subsurface Systems Bureau**



**VI. GENERAL TERMS AND CONDITIONS:** Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 4/24/2024, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

**WORK NUMBER: 202001755**  
**APPROVAL NUMBER: eCA2020042419**  
**RECEIVED DATE: April 24, 2020**  
**TYPE OF SYSTEM: ADVANCED ENVIRO-  
SEPTIC**