

**Plainfield Planning Board
Site Plan Review Notice**

You are hereby notified that **Townline Equipment** at #1474 Route 12A has filed an application for site plan review concerned with the replacement of a 140'x40' equipment shed with a like sized steel building to be used for storage and assembly of new equipment and for office space.

A Public hearing on the project will be held:

**Monday March 15th 2021
At 7:00pm via
Zoom Teleconferencing**

Join Zoom Meeting

<https://zoom.us/j/96541773020>

Meeting ID: 965 4177 3020

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

The application information is posted up on the town's website

www.plainfieldnh.org/planning.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 March 2nd 2021
Stephen Halleran for the
Plainfield Planning Board

TOWN OF PLAINFIELD

APPLICATION FOR SITE PLAN REVIEW

Applicant's name: Great Brook Enterprises, LLC; attn. Matt Marrazzo

address: P.O. Box 300

Plainfield, NH 03781

Location of property
(if different than above): 1474 NH Route 12A; Tax Map 258, Lot 7

Describe development and/or alteration:

The purpose of this project is to remove an existing pole barn on the property and replace it with a new pre-engineered metal building by Butler Building in the same footprint. The new building will include office space, area for repairs, and storage. There will be no change on-site in the number of employees or the use of the site property. Rather, the purpose of the new building is to provide additional work area for the current uses.

Preliminary Consultation: n/a _____
(date)

Formal submission of application: 3/1/2021

Final Review: _____

Fee Paid:

Filing fee _____ Notification fee _____ Additional fee _____

Plainfield Planning Board Action:

Approval: _____
(Planning Board Chairman and date)

Disapproval: _____

Conditions: _____

PLAINFIELD SITE PLAN REVIEW CHECK. LIST OF APPLICATION REQUIREMENTS

See Article VII of Regulations for specific details of items listed below:

		Not Applicable or Waived		
A. Two copies of site plan map showing:		Yes	No	
1.	Boundary lines	X		
2.	Abutter list	X		
3.	Site location map insert	X		
4.	North point, scale, date	X		
5.	Identification of preparer	X		
6.	Existing and proposed structures	X		
7.	Existing and proposed drainage grades	X		
8.	Existing streams, wetlands	X		
9.	Existing and proposed streets, parking	X		
10.	Layout of sewage disposal	X		
11.	Proposed landscape, buffering	X		
12.	Existing and proposed utilities	X		
13.	Lighting and signs	X		
14.	Drainage system	X		
15.	Fronting street, R.O.W.	X		
16.	Statement of hours of operation	X		
17.	Statement of traffic count	X		
B.	One copy of applications and approval of The New Hampshire State Agencies			
1.	NH Water Supply & Pollution Control			
	a. Septic	pending		
	b. 148.8a			X
	c. Water supply	pending		
2.	NH Dept. of Public Works & Highways			X
3.	NH Wetlands Board			X

C. Additional information required by Plainfield Planning Board:

Enclosed with this application is the preliminary proposed floor plan, building elevations, in addition to the proposed site plans. It is significant to emphasize that there will be no change in the lot coverage, use, or the number of employees on the site property resulting from the proposed improvements.



150 foot Abutters List Report

Plainfield, NH
February 28, 2021

Subject Property:

Parcel Number: 258-007-000
CAMA Number: 258-007-000-000
Property Address: 1474 RTE 12A

Mailing Address: MARRAZZO PROPERTIES, LLC
PO BOX 300
PLAINFIELD, NH 03781

Abutters:

Parcel Number: 258-001-000
CAMA Number: 258-001-000-000
Property Address: 1467 RTE 12A

Mailing Address: ROXBURY HOLDINGS, LLC
PO BOX 87
WINDSOR, VT 05089

Parcel Number: 258-002-000
CAMA Number: 258-002-000-000
Property Address: 1487 RTE 12A

Mailing Address: GURNEY, DAVID MASON, MARIE
1487 RTE 12A
PLAINFIELD, NH 03781

Parcel Number: 258-006-000
CAMA Number: 258-006-000-000
Property Address: 1498 RTE 12A

Mailing Address: DEMASI, RALPH J
PO BOX 333
PLAINFIELD, NH 03781

Parcel Number: 258-007-000
CAMA Number: 258-007-000-000
Property Address: 1474 RTE 12A

Mailing Address: MARRAZZO PROPERTIES, LLC
PO BOX 300
PLAINFIELD, NH 03781

Parcel Number: 258-008-000
CAMA Number: 258-008-000-000
Property Address: 17 FERRY HILL RD

Mailing Address: GREAT BROOK ENTERPRISES, LLC
PO BOX 300
PLAINFIELD, NH 03781

Parcel Number: 258-009-000
CAMA Number: 258-009-000-000
Property Address: 33 FERRY HILL RD

Mailing Address: BEAN, MARK S
33 FERRY HILL RD
PLAINFIELD, NH 03781

Parcel Number: 258-010-000
CAMA Number: 258-010-000-000
Property Address: 41 FERRY HILL RD

Mailing Address: COLBURN, RICHARD M & ALLISON C
PO BOX 100
PLAINFIELD, NH 03781

Parcel Number: 258-026-000
CAMA Number: 258-026-000-000
Property Address: 6 FERRY HILL RD

Mailing Address: WALKER, SCOTT R
6 FERRY HILL RD
PLAINFIELD, NH 03781

Parcel Number: 259-023-000
CAMA Number: 259-023-000-000
Property Address: 23 FREEMAN RD

Mailing Address: GEORGE, ALFRED D & VICTORIA M
23 FREEMAN RD
PLAINFIELD, NH 03781



www.cai-tech.com

2/28/2021

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PLAINFIELD, NH
SITE PLAN REVIEW

RIGHT ANGLE ENGINEERING, PLLC
152 Main Street
New London, NH 03257
(603) 526-2807 Phone
(603) 523-8811 Fax
(603) 443-7815 Mobile
Erin@RightAngle.Engineering

**List of Owner &
Professional Consultants**

DATE: March 1, 2021

TO: Stephen Halleran, Town Administrator
Town of Plainfield
110 Main Street
Plainfield, NH 03781
603-469-3201 Direct
plainfield@ta@plainfieldnh.org

SITE: Application for Site Plan Review
Townline Equipment Sales, Inc.
1474 NH Route 12A
Tax Map 258, Lot 7
Plainfield, New Hampshire

RE: Great Brook Enterprises, LLC
attn.: Matthew Marrazzo
P.O. Box 300
Plainfield, NH 03781

OWNER:

Great Brook Enterprises, LLC
Matt Marrazzo
P.O. Box 300
Plainfield, NH 03781

ENGINEER:

Right Angle Engineering, PLLC
Erin Darrow, P.E., C.P.E.S.C.
152 Main Street
New London, NH 03257

SURVEYOR:

Joseph DiBernardo, LLS
DiBernardo Associates, LLC
P.O. Box 52
Bellow Falls, VT 05101

WETLANDS SCIENTIST:

Jonathan Sisson, C.W.S., C.S.S.
Beaver Tracks, LLC
408 Randolph Hill Road
Randolph, NH 03593

ARCHITECT:

Barrett Architecture, P.C.
Frank Jay Barrett, Jr., A.I.A.
215 Gates-Briggs Building
P.O. Box 55
White River Jct., VT 05001

STRUCTURAL ENGINEER:

Schaal Engineering, P.C.
Tim Schall, P.E.
P.O. Box 152
61 Depot Street
Wilder, VT 05088-0152

SITE PLAN REVIEW MEMORANDUM

RIGHT ANGLE ENGINEERING, PLLC
152 Main Street
New London, NH 03257
(603) 526-2807 Office
(603) 443-7815 Mobile
(603) 523-8811 Fax
Erin@RightAngle.Engineering

DATE: March 1, 2021

TO: Stephen Halleran, Town Administrator
Town of Plainfield
110 Main Street
Plainfield, NH 03781
603-469-3201 Direct
plainfield@ta@plainfieldnh.org

FROM: Erin Darrow, P.E., C.P.E.S.C.
Right Angle Engineering, PLLC

RE: Application for Site Plan Review
Townline Equipment Sales, Inc.
1474 NH Route 12A
Tax Map 258, Lot 7
Plainfield, New Hampshire

OWNER: Great Brook Enterprises, LLC
attn.: Matthew Marrazzo
P.O. Box 300
Plainfield, NH 03781

This memorandum has been prepared to accompany the application for site plan review for subject property.

PROJECT SUMMARY

Townline Equipment Sales, Inc., is an existing business that has been in Plainfield since 1971. Townline Equipment Sales, Inc., sells tractors, and smaller site excavation type equipment. The property is used to sell this equipment and to provide service for the equipment that they sell.

Townline is proposing to remove an existing pole barn to replace with a more efficient new metal "Butler" building. The new building will provide a heated, enclosed space that has area allocated for office space, repair and assembly, and storage. The building is being designed to comply with the New Hampshire State Building Code, and the building plan review process has started with the Town.

The new building is designed to occupy the same location, and footprint size as the existing pole barn structure. There will be no change in the use of the site property, impervious area, lot access and circulation. Effort has been made to maintain the existing building and site configuration and minimize changes to the site in the proposed conditions.

There will in fact be a slight decrease in impervious surface coverage. The existing pole barn consists of a 140' x 40' main building that will be replaced with a 140' x 40' metal building. There is a 12'-4" x 44' overhang on this pole barn that is not proposed to be part of the building replacement.

The hours of operation of Townline Equipment will remain the same as they are at this time. The retail hours for the store are open from 8 am to 5 pm Monday through Friday, and from 8 am to 12 pm on Saturdays. The employees usually arrive before the store opens, and they are on-site from approximately 6:30 am until the store closes. It is very rare for the hours to go later than 5 on the weekdays and noon on Saturday.

The new building will be utilizing the existing well and septic system that exists on-site. Right Angle Engineering, PLLC, is in the process of completing the permit review for the tie-into these systems with the New Hampshire Department of Environmental Services (NHDES). It is significant to note that the configuration shown on the proposed site plan reflects comments and input from the NHDES in the preliminary review process.

There are no anticipated changes to the traffic flow as a result of the proposed building replacement. As there are no changes to traffic, the driveway accesses off of NH Route 12A, and the use of the site, no modifications are needed to the approved driveway access permit with the New Hampshire Department of Transportation (NHDOT).

We look forward to discussing this project with the Planning Board at the March 15th meeting.

Please contact me with any comments or questions. Thank you.