

**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 May 8th 2017 at 7:00pm at the Meriden Town Hall:**

**Case 2017-02: Patrick Lundrigan:** A request for special exception #35 Approved Business Project along with any other necessary approvals to locate a lawn care and landscaping business on a vacant lot (226-10.1) 4.15 acres located at 235 Route 120. A 40'x60' steel building is proposed along with various concrete bunkers for landscaping and snow removal product storage.

The Zoning Board will visit the site at 6:30pm the night of the hearing. The public is welcome to attend this visit.

**The full project file is available for public inspection at the town office. An electronic version of the application plans is available online at [www.plainfieldnh.org/zba.htm](http://www.plainfieldnh.org/zba.htm)**

While not required to attend, abutters and interested parties are encouraged to attend 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  
April 26<sup>th</sup> 2017.

5140  
PWA

# 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: Patrick Lundrigan dba Lundy's Lawn Care & Maint  
316 Rte 1-20

Mailing address: Plainfield, NH 03781

Property Street address: 235 Rte 120

Tax Map / Lot Number: 226-10.1

Zoning district: RR/RCI

Property owner of record: Larry Greenwood Sr.

Type of appeal (check one):

- variance
- special exception # 33
- administrative decision

Approved  
BUSINESS P.L.C.

Applicants signature: 

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

Fee: application \$ 75  
 notification \$ 65 Total \$ 140

Hearing Date: May 8th 2017

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 4/24 (ZBA rule 9.3).

\*\*\*\*\*

### Office Use

date filed: 4/20  
 case number: 17-02  
 attachments: y/n  
 fee paid: y/n



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

316 Route 120 - Plainfield, NH 03781

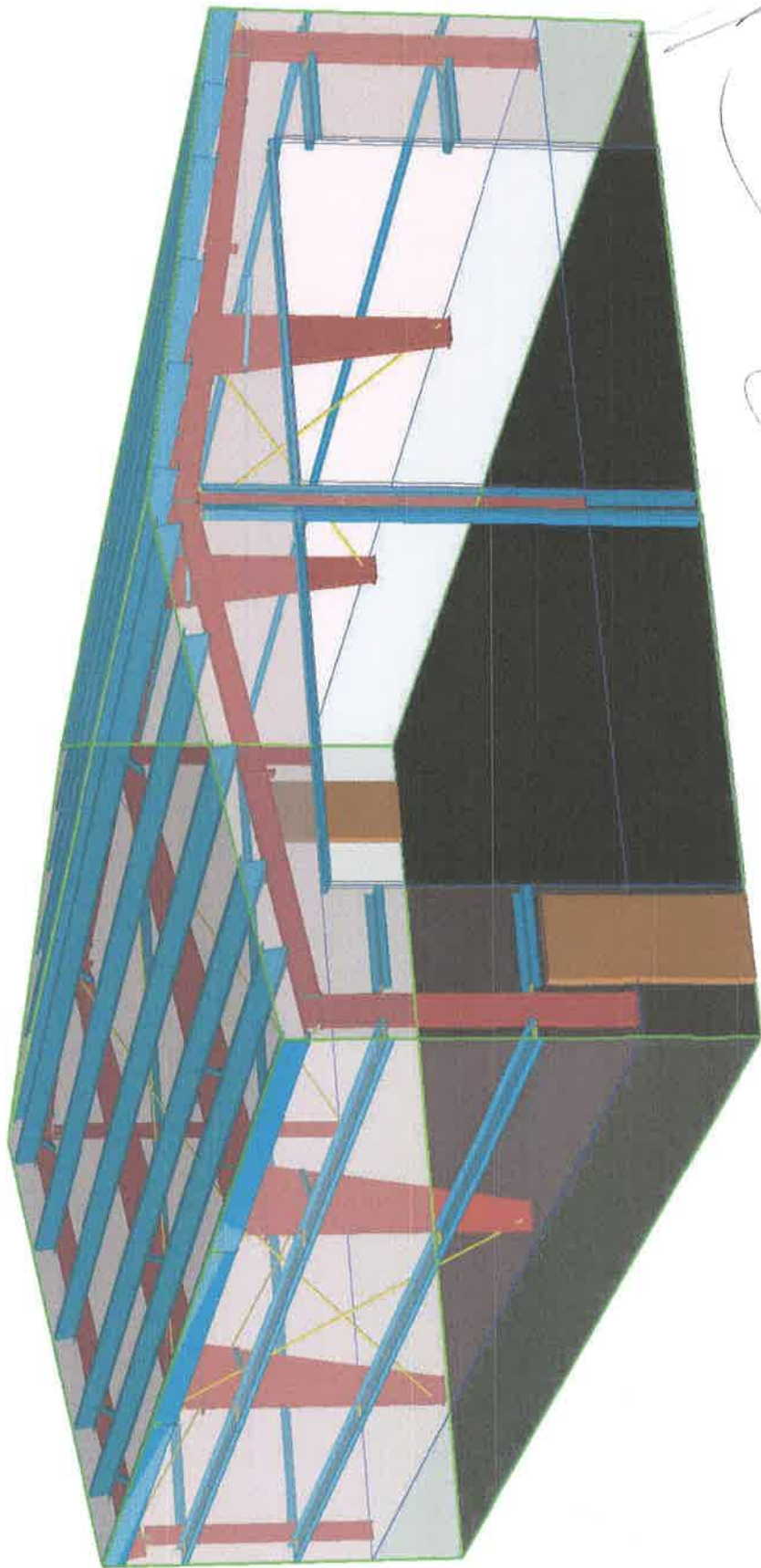
(603) 448-5120

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.





CHRISTOPHER D. CLEMENT, SR. COMMISSIONER

STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

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



JEFF BRILLHART, P.E. ASSISTANT COMMISSIONER

DRIVEWAY PERMIT

To: Larry & Mary Greenwood 231 Route 120 Plainfield, NH 03781

City/Town: Plainfield Route/Road: NH 120 (S0000120) Patrol Section: 207 Tax Map: 226 Lot: 10 Development:

Permit #: 02-373-0011 District: 02 Permit Date 8/26/2013

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 () GPS: 43.57186 N 72.23177 W.

Specifications: This permit authorizes a paved access to be used as a Single Family Residential 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.

Applicant/homeowner shall annually maintain all necessary clearing of brush, trees, etc, so that the sight distance is not inhibited when entering/exiting driveway.

Applicant shall install the necessary erosion and sediment control measures during the construction of the driveway. All erosion and sediment control measures shall be maintained and remain in place until substantial vegetation growth has occurred.

Applicant shall grade the driveway accordingly so that no stormwater runoff flows onto the State of New Hampshire roadway.

Applicant shall grade the inlet and outlet of the pipe accordingly so that stormwater flow is not inhibited.

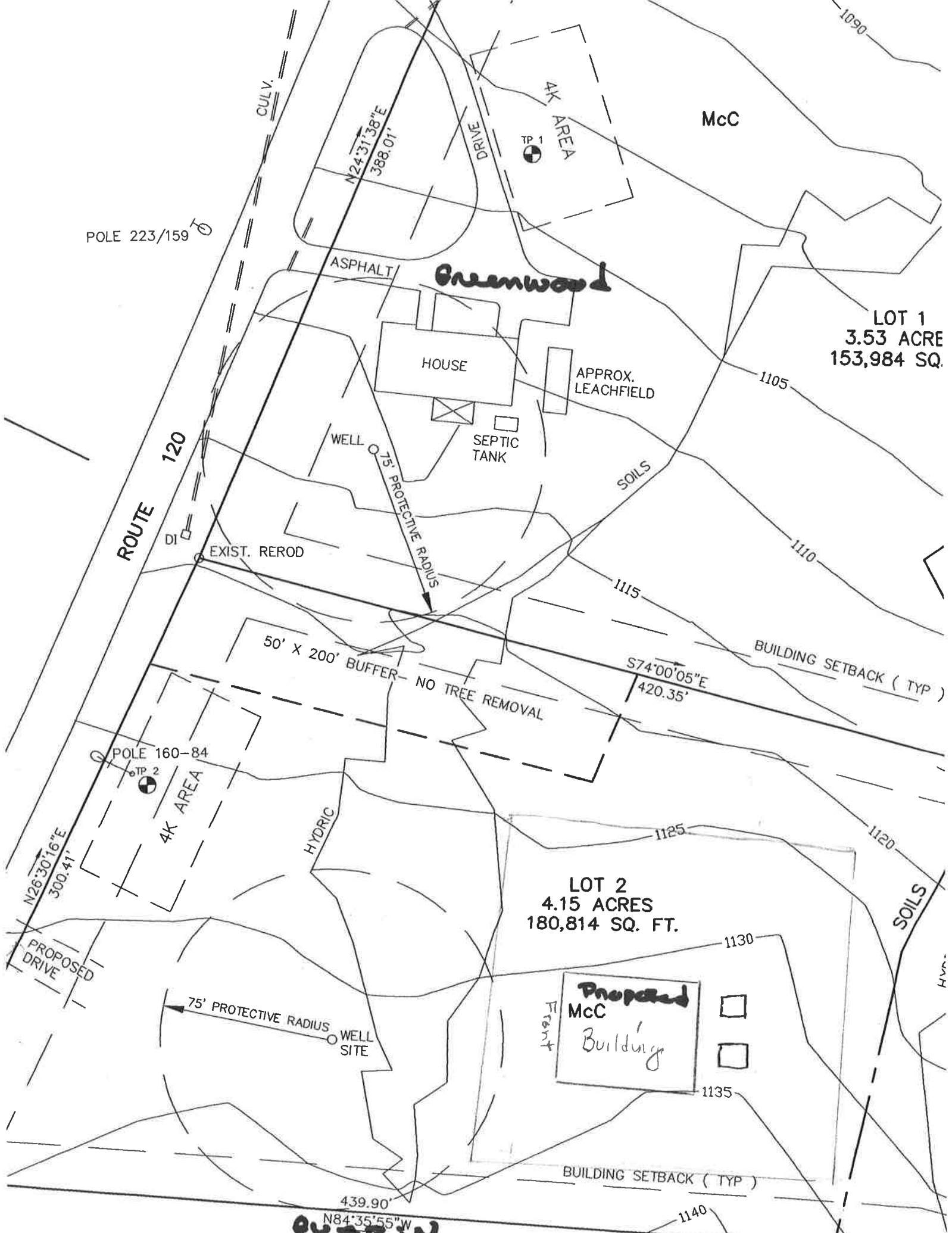
Applicant shall install the culvert at the driveway location and shall have a minimum of 18-inches of cover over the top of the pipe to minimize any deflection.

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.



POLE 223/159

ROUTE 120

Greenwood

HOUSE

APPROX. LEACHFIELD

WELL

SEPTIC TANK

EXIST. REROD

50' X 200' BUFFER - NO TREE REMOVAL

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

PROPOSED DRIVE

BUILDING SETBACK ( TYP )

OUTLINE



Butler  
**Classic** **II** **Buildings™**

**BUTLER**



| OWNER INFORMATION   |      | SALES HISTORY |      | PICTURE |         |
|---|------|---------------|------|---------|---------|
| Date  | Book | Page          | Type | Price   | Grantor |
| GREENWOOD SR, LARRY & MARY<br>231 RTE 120<br>PLAINFIELD, NH 03781 |      |               |      |         |         |

| LISTING HISTORY |     | NOTES   |   |
|-----------------|-----|---------|---|
| 04/25/16        | GWH | NEW LOT | LOT CREATED BY 2 LOT SUBDIVISION APPROVED 4/20/2015 |

| EXTRA FEATURES VALUATION |       |                |          |
|--------------------------|-------|----------------|----------|
| Feature Type             | Units | Length x Width | Size Adj |
|                          |       |                |          |

MUNICIPAL SOFTWARE BY AVITAR  
**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 |              |           |    |     |      |      |      |               |      |               |     |   |               |   |
|----------------|--------------|-----------|----|-----|------|------|------|---------------|------|---------------|-----|---|---------------|---|
| Land Type      | Units        | Base Rate | NC | Adj | Site | Road | DWay | Topography    | Cond | Ad Valorem    | SPI | R | Tax Value     | Notes   |
| RR-RURAL RES   | 3.50         | 66,000    | G  | 120 | 85   | 100  | 100  | 90 -- ROLLING | 100  | 60,600        | 0   | N | 60,600        | Site: UNDEVELOPED Driveway: UNDEVELOPED Road: PAVED |
| IF RES         | 0.650        | x 3,000   | X  | 100 |      |      |      | 90 -- ROLLING | 100  | 1,800         | 0   | N | 1,800         |   |
|                | <b>4.150</b> |           |    |     |      |      |      |               |      | <b>62,400</b> |     |   | <b>62,400</b> |   |