

**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 13th 2016 at 7:30pm at the Meriden Town Hall:**

**Case 2016-02 Beth Clifton:** An application for an area variance to allow for the construction of a 24'x24' garage to be attached via a farmers porch to the existing residence located at 54 Bean Road. The property is located in the Village Residential (VR) zoning district. **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)**

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

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  
May 24<sup>th</sup> 2016

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: Elizabeth Clifton

Mailing address: 54 Beech RD  
Plainfield

Property Street address:  
Tax Map / Lot Number: 104 (16)  
Zoning district:  
Property owner of record: same

Type of appeal (check one):  
 variance *Area*  
 special exception # \_\_\_\_\_  
 administrative decision

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 \$ 50  
notification \$ 50 Total \$ \_\_\_\_\_

Hearing Date: 6/13

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: 3/17/16  
case number: 16-02  
attachments: x/n  
fee paid: y/n

To: Plainfield Zoning Board of Adjustment

From: Beth Clifton, 54 Bean Road

Re: Area Variance for garage plans

Date: May 20, 2016

I am writing to request an area variance for a planned garage project for my home located at 54 Bean Road in Plainfield. As a garage is customary for a home I feel that it is not contrary to the public interest and the garage is for residential purposes. The difficulty lies in the unique shape of the property and its location between Bean and Camp Roads.

According to the deed, the property actually consists of two lots and the back lot creates a lovely greenspace. The existing house is already located very close to the road on one corner (11.5 feet from the edge of the pavement). I would like to maintain the greenspace behind the house as well as to allow space for safe, out of the road, parking for visitors. Because of the unique shape of the property and the existing roads, a special condition exists to warrant the approval of the plans as submitted since placing the garage elsewhere would destroy sightlines to the greenspace and reduce any additional parking thus forcing visitors to park on the side of the road.

Considering that one corner of the house is 11.5 feet from the road, one corner of the proposed garage is also placed 11.5 feet from the road and parallel to the addition on the back of the house. Because of the angle of the road being parallel to the house, the back wall of the garage will be at an angle to the road that matches the angle of the house to the road. Additionally, the house itself has several conflicting rooflines that, in winter, drop snow directly onto the front step creating very slippery conditions. Attaching the garage to the house with a farmer's porch allows for ease of entry from car to house in inclement weather and redirects snow from the rooflines away from the front step.

I have given a great deal of thought to this project and I feel this would be the best solution, is consistent with the spirit of the ordinance and that substantial justice has been done. I do not believe that the value of the surrounding properties would be affected except for the temporary noise of construction and that this variance will provide the greatest benefit with the least impact on the property overall.

# TOWN OF PLAINFIELD ZONING AND BUILDING PERMIT APPLICATION



**Property Owner:**

Name:  Phone:

Street:  Email:

City State Zip:

**Project:** Permit Type: (Check one)  Building  Zoning

Street Address:

Tax Map:  Lot Number:  Lot Acreage:  Zoning District:

Proposed project distances to property lines (in feet): Front:  Rear:  Side:  Side:

State Approved Septic Design #:  Driveway Permit #:

Please provide a written description of the project including appropriate dimensions:

**Contractor Information:**

|                                                   |                                                  |                                        |
|---------------------------------------------------|--------------------------------------------------|----------------------------------------|
| <b>Builder:</b>                                   | <b>Electrician:</b>                              | <b>Plumber:</b>                        |
| Name: <input type="text" value="Steve Hastings"/> | Name: <input type="text" value="Joanna Skarf"/>  | Name: <input type="text" value="N/A"/> |
| Phone: <input type="text" value="603/504-4734"/>  | Phone: <input type="text" value="603/675-2210"/> | Phone: <input type="text" value=""/>   |

Applicant Signature: *Elizabeth D. Clifton* Date: May 17, 2016

**Required Attachments:**  
 Please provide a copy of plans detailing the project. Hand-drawn plans can be used if necessary.  
 Permits cannot be issued without receipt of the proper fee. If you are unsure of the amount due or have any questions about your application, contact the town office (603-469-3201).

**TOWN USE:** Current Use: Yes / No ZBA: Yes / No PB: Yes / No

**BOARD OF SELECTMEN ACTION**

Reviewed By Building Inspector or Zoning Administrator \_\_\_\_\_

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

Permit #: \_\_\_\_\_ Date: \_\_\_\_\_

| OWNER INFORMATION |                | SALES HISTORY |                       |
|-------------------|----------------|---------------|-----------------------|
| Date              | Book Page Type | Price         | Grantor               |
| 03/16/2015        | 1937 773 Q1    | 197,466       | COPELAND, JONATHAN D. |
| 06/27/2014        | 1917 613 U139  |               | COPELAND, JONATHAN D. |
| 04/04/2011        | 1801 994 Q1    | 198,000       | BANAS, CAROLYN F      |
| 06/26/2002        | 1315 256 Q1    | 159,900       | DOMORACKI, JAMES      |
| 07/12/2001        | 1263 818 U189  | 139,000       | SADOQUES, A           |

**CLIFTON, ELIZABETH D. REV TRST**  
 54 BEAN ROAD  
 PLAINFIELD, NH 03781

**LISTING HISTORY**  
 10/29/12 MSUL VER SALE  
 11/13/02 KCRC  
 05/15/02 BHRM

**NOTES**  
 BROWN; TRIANGLE LOT BETWEEN BEAN & CAMP RD WATER & SEWER; WAS 000013 004800 000000; 10/12 5-0-1; NEW KIT BEFORE 4/11 SALE; NEW WINDOWS AFTER 4/11 SALE;

| EXTRA FEATURES VALUATION |       |                         |       |
|--------------------------|-------|-------------------------|-------|
| Feature Type             | Units | Length x Width Size Adj | Rate  |
| SHED-WOOD                | 96    | 8 x 12                  | 227   |
| SHED-WOOD                | 128   | 8 x 16                  | 185   |
|                          |       |                         | 10.00 |
|                          |       |                         | 10.00 |
|                          |       |                         | 80    |
|                          |       |                         | 25    |
|                          |       |                         | 545   |
|                          |       |                         | 1,894 |
|                          |       |                         | 2,400 |

| LAND VALUATION |          |           |                                  |
|----------------|----------|-----------|----------------------------------|
| Land Type      | Units    | Base Rate | NC Adj Site Road DWay Topography |
| IF RES         | 0.400 ac | 49,166 G  | 120 100 100 95 100 -- LEVEL      |
| IF RES         | 0.100 ac | x 3,000 X | 100 100 -- LEVEL                 |
|                | 0.500 ac |           |                                  |
|                |          |           | 56,100 0 N 56,100                |
|                |          |           | 300 0 N 300                      |
|                |          |           | 56,400                           |

**Zone:** VRVILL-RES/W&S Minimum Acreage: 0.46 Minimum Frontage: 100  
 Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED

**Handwritten:**  
 HOT .50 \* 43540 21780 \* .40 MAX coverage 8,712  
 House 582 shed 96  
 Garage 576 shed 128  
 Pond 600  
 Total 1982 = 1096

**MUNICIPAL SOFTWARE BY AVITAR**

**PLAINFIELD ASSESSING OFFICE**

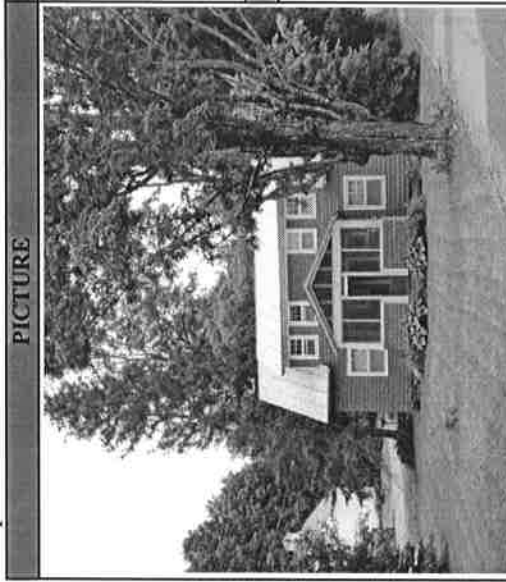
**PARCEL TOTAL TAXABLE VALUE**

| Year | Building   | Features      | Land       |
|------|------------|---------------|------------|
| 2014 | \$ 125,200 | \$ 2,400      | \$ 56,400  |
|      |            | Parcel Total: | \$ 184,000 |
| 2015 | \$ 125,200 | \$ 2,400      | \$ 56,400  |
|      |            | Parcel Total: | \$ 184,000 |
| 2016 | \$ 125,200 | \$ 2,400      | \$ 56,400  |
|      |            | Parcel Total: | \$ 184,000 |

| BUILDING DISTRICTS |            |
|--------------------|------------|
| District           | Percentage |
| MWD                | % 100      |

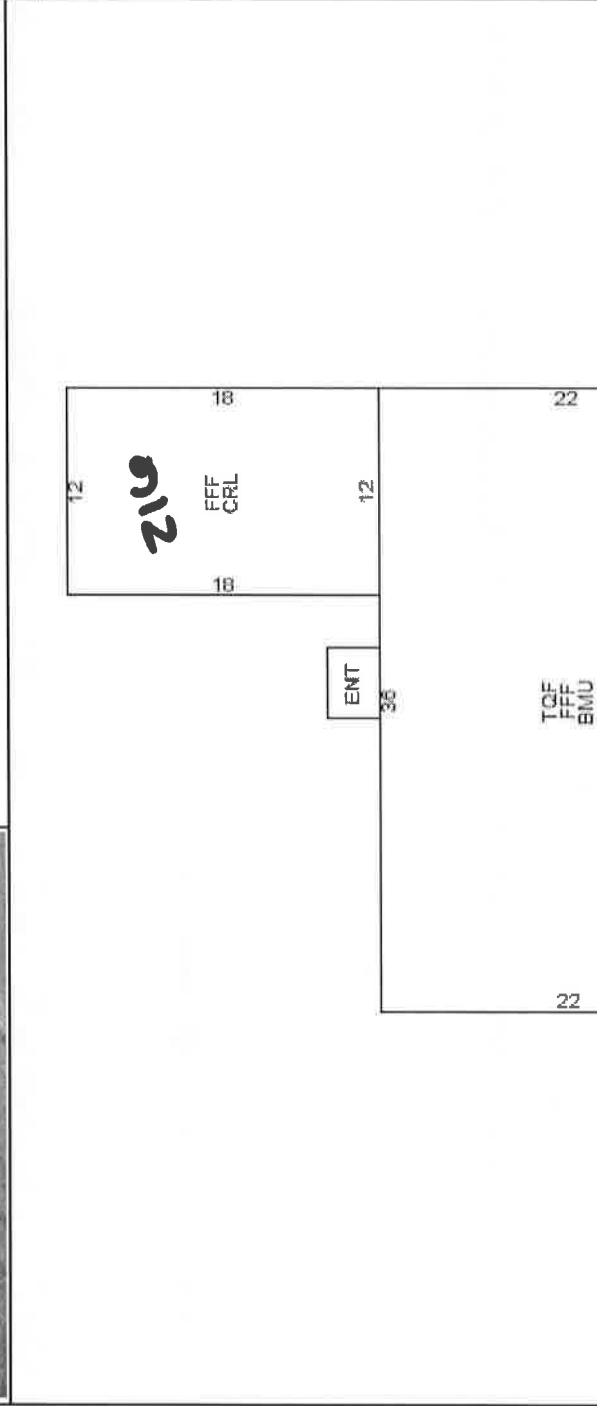
| OWNER                          |  |
|--------------------------------|--|
| CLIFTON, ELIZABETH D. REV TRST |  |
| 54 BEAN ROAD                   |  |
| PLAINFIELD, NH 03781           |  |

| PERMITS |           |             |
|---------|-----------|-------------|
| Date    | Permit ID | Permit Type |
|         |           | Notes       |

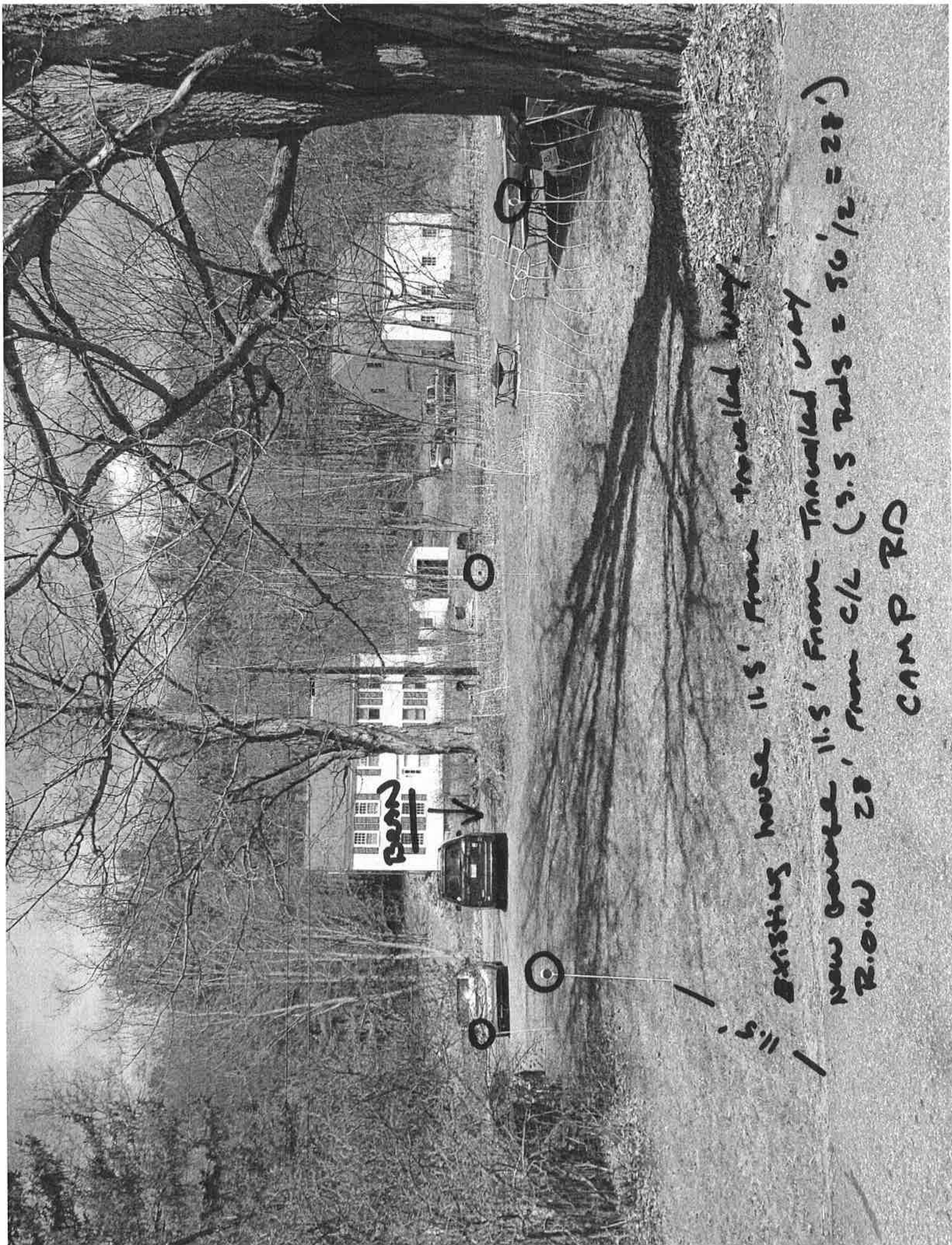


| BUILDING DETAILS |                            |
|------------------|----------------------------|
| Model:           | 1.75 STORY FRAME CAPE      |
| Roof:            | GABLE OR HIP/STANDING SEAM |
| Ext:             | WOOD SHINGLE               |
| Int:             | PLASTERED                  |
| Floor:           | HARDWOOD/PINE/SOFT WD      |
| Heat:            | OIL/HOT WATER              |
| Bedrooms:        | 3                          |
| Baths:           | 1.0                        |
| Fixtures:        | 4                          |
| Extra Kitchens:  |                            |
| Fireplaces:      |                            |
| Generators:      |                            |
| A/C:             | No                         |
| Quality:         | A1 AVERAGE+                |
| Com. Wall:       |                            |
| Size Adj:        | 1.0134                     |
| Base Rate:       | RSA 76.00                  |
| Bldg. Rate:      | 1.0815                     |
| Sq. Foot Cost:   | \$ 82.20                   |

| BUILDING SUB AREA DETAILS |                |              |              |
|---------------------------|----------------|--------------|--------------|
| ID                        | Description    | Area         | Adj. Effect. |
| OPF                       | OPEN PORCH FIN | 150          | 0.25 38      |
| TQF                       | 3/4 STRY FIN   | 792          | 0.75 594     |
| FFF                       | FST FLR FIN    | 1008         | 1.00 1008    |
| BMU                       | BSMNT          | 792          | 0.15 119     |
| CRL                       | CRAWL SPACE    | 216          | 0.05 11      |
| ENT                       | ENTRANCE       | 12           | 0.10 1       |
| <b>GLA:</b>               | <b>1,602</b>   | <b>2,970</b> | <b>1,771</b> |



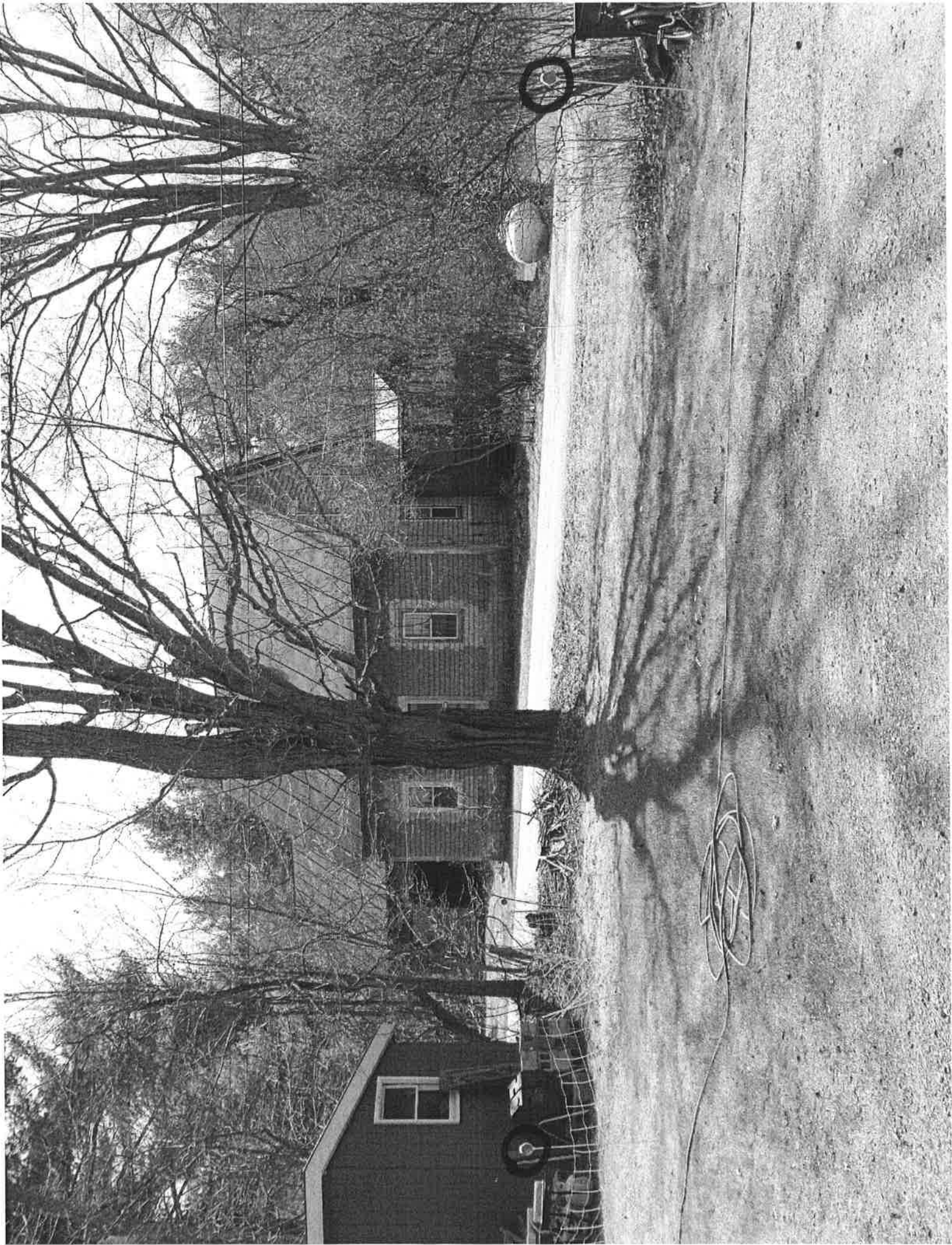
| 2013 BASE YEAR BUILDING VALUATION |                |
|-----------------------------------|----------------|
| Market Cost New:                  | \$ 145,576     |
| Year Built:                       | 1920           |
| Condition For Age:                | VERY GOOD 14 % |
| Physical:                         |                |
| Functional:                       |                |
| Economic:                         |                |
| Temporary:                        |                |
| Total Depreciation:               | 14 %           |
| Building Value:                   | \$ 125,200     |



EXISTING house 11.5' from travelled way.

new concrete 11.5' from travelled way  
R.O.W 28' from C/L (3.5 Rods = 56' / 2 = 28')

CAMP RD



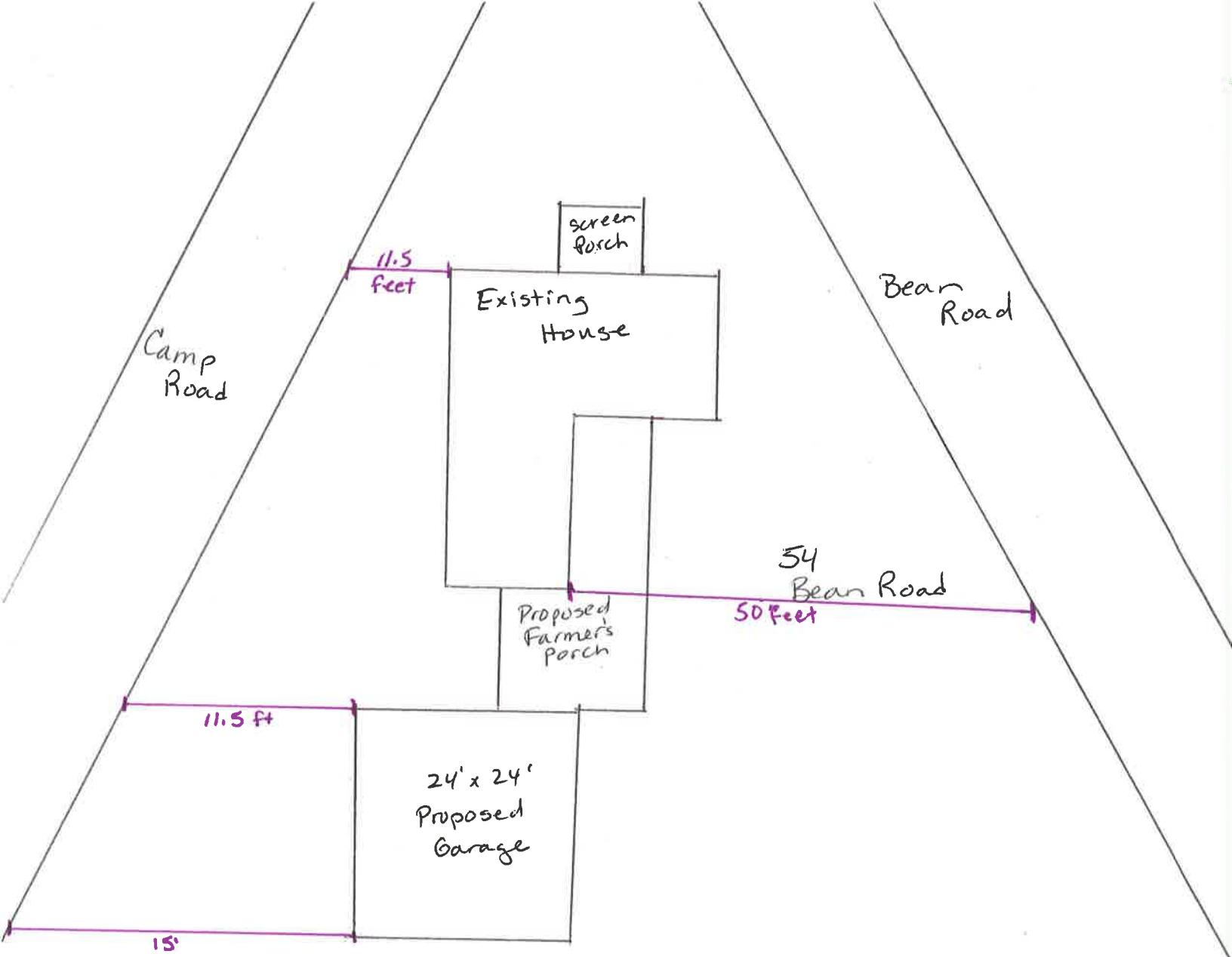




PREFERRED  
PARKING  
FOR  
OUR  
SENIORS

Eliza Dins  
1870-1900

54



Not to scale

BEAN ROAD                      From the intersection with Camp Road SE for about 900'

---

Width of R.O.W. : 2 rods

Reference: Vol. 1, part 2, page 270

Date: June 29, 1773

CAMP ROAD                      Old Grantham town line (about 1300' SE of intersection with Bean Hill  
Road) NW on Camp Road, Flat Iron Road, then on NH 120 to Croyden Tpk.

---

Width of R.O.W. : 3 1/2 rods

Reference: Vol. 3, page 27, 28 (also Vol. 3, page 32; return)

Date; Oct., 1835

Note: Calls Zacheus Colby's shop, Perley Fifield's barn, Duty Stickney's shop, Perley  
Fifield's sawmill, vicinity of Oliver Spaulding's house, property line between  
Elias Frost and Thomas Chellis, Emerson house,

## Plainfield Zoning Administrator Review

The applicant proposes to locate a two car garage adjacent to the existing home. The home sits on a .50 acre conforming Village Residential lot served by water and sewer that is triangular shaped and located between Camp Road and Bean Road. The lot is sufficiently small and the road rights of way sufficiently large that as proposed the building project has no chance of satisfying the required setbacks. In the case of the house and now the proposed garage, it may not even be possible to be entirely out of the technical right of way.

In reviewing the application the Zoning Board will be trying to weigh the property owner's rights to a reasonable use of her lot, with the realities of this very small parcel which is largely surrounded by public roads and required setbacks.

As part of its review, the town's Zoning Board has advised the owner to look at other options for the project which minimize the project's nonconformity. By example, making the garage detached and located more to the south on the wider portion of the lot and/or scaling the structure back to a single car garage.

Steve Halleran-Zoning Administrator