

**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 April 18th 2017 at 7:00pm at the Meriden Town Hall:**

Case 2017-01: Brent and Alanna Farnsworth: A request for special exception #20 multi-family building and an area variance, along with any other necessary approvals to convert their 245 Center of Town Road property into a two family residential building.

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

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
March 30th 2017.

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: BRENT FARNSWORTH

Mailing address: 22 PINE STREET
WINDSOR, VT 05089

Property Street address: 245 CENTER OF TOWN RD.

Tax Map / Lot Number:

Zoning district:

Property owner of record:

Type of appeal (check one):

- variance
- special exception # 20 MULTI FAMILY
- administrative decision

Applicants signature: Brent Farnsworth

- 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 \$ 51 Total \$ 120

Hearing Date: ~~4/10/18~~ 4/18/17

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 3/27 (ZBA rule 9.3).

Office Use

date filed: 3/27/17
 case number: 2017-01
 attachments: y/n
 fee paid: y/n Pd \$120 cost

ALDRICH, LAWRENCE B & PHYLLIS
223 CENTER OF TOWN RD
PLAINFIELD, NH 03781

FARNSWORTH, BRENT
FARNSWORTH, ALANNA
245 CENTER OF TOWN RD
PLAINFIELD, NH 03781

WRIGHT, KATHRYN Y
3 PLUMMER RD
PLAINFIELD, NH 03781

DESSERT, RICHARD J
226 CENTER OF TOWN RD
PLAINFIELD, NH 03781

We are petitioning the zoning board to please review the enclosed supporting document and grant our request to change the zoning of our home at 245 Center of Town Rd. from "SINGLE FAMILY" to "DUAL FAMILY" status.

We purchased the home in 2008. The ad was "Spacious single family dwelling with four apartments". Our daughter Chelsea Farnsworth and her family have lived in the original house since 2008 and it was our goal to move into part of the house when we got closer to retirement. Well the time is coming and we are looking to move into the other section of the house. We have removed two kitchens and made it into two separate dwellings.

Thank you for your consideration,

Brent and Alanna Farnsworth,

22 Pine Street
Windsor, VT 05089

603-306-6042



245 Center of Town Road.
2.73 Acres
4,664 sq. ft.

Original house was built in 1970s with detached garage. Around 2000 Glenn McKinstry (previous owner) added and addition and converted the garage and new addition into two apartments. We have removed one kitchen and made it into one unit.

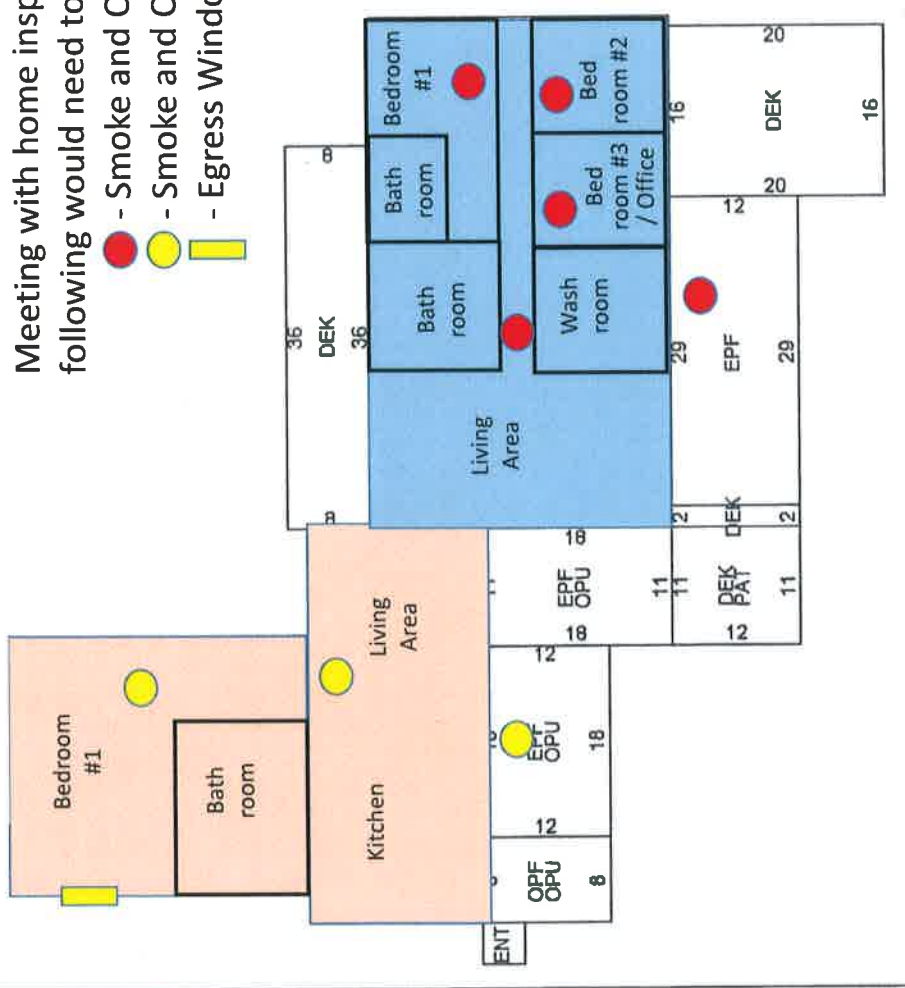
My daughter and her family have lived in Unit 1 sense we purchased the property in 2008. We are in the process of preparing to retire and are looking forward to moving into Unit 2. This has been our goal when we purchased this home.



Unit 1 is in Blue is the Original house. Two floors This is top floor
 Unit 2 is in Orange and is the addition and converted garage that was
 done in 2001 by Glen McKinstry. Two floors, this is the top floor.

Meeting with home inspector, David Lersch, he recommended the
 following would need to be added:

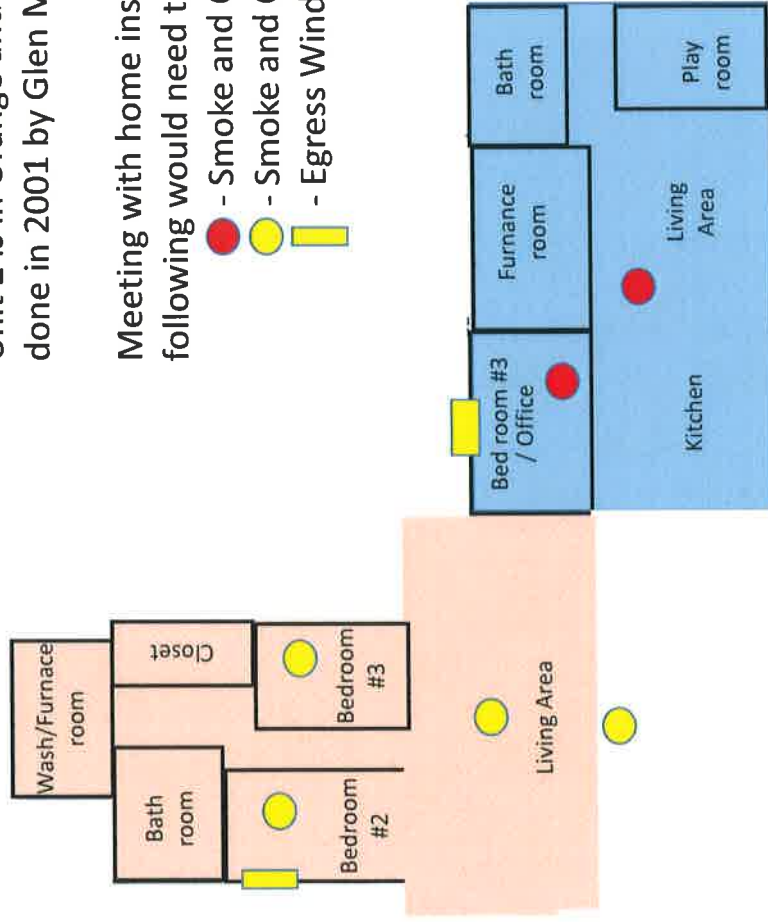
- - Smoke and CO2 detectors for Unit 1
- - Smoke and CO2 detectors for Unit 2
- ▮ - Egress Window for Unit 2



Unit 1 is in Blue is the Original house. Two floors This is bottom floor
Unit 2 is in Orange and is the addition and converted garage that was
done in 2001 by Glen McKinstry. Two floors, this is the bottom floor.

Meeting with home inspector, David Lersch, he recommended the
following would need to be added:

- - Smoke and CO2 detectors for Unit 1
- - Smoke and CO2 detectors for Unit 2
- ▮ - Egress Window for Unit 1 & 2



Variance Request

We petition the Zoning Board of Adjustment to grant an area variance to the property located at 245 Center of Town Rd for use as a Dual Family residence. The zoning requirement is 3.5 acres for this purpose, and the acreage of 245 Center of Town Rd as it currently exists is 2.73.

In regards to item # 3 Variance our research suggests that multifamily housing is not prohibited in this section of town. This property was developed as a 4 unit building by the previous owner that we purchased as a foreclosure in 2008. Our daughter and her family have lived there since its purchase, and it has always been our intention to live there with her when we got closer to retirement. We have not changed the exterior of the home since we have owned it, so it would not be a hardship on current neighbors. Their view of the property would remain the same. We simply seek to come into compliance with the town zoning and an area variance is needed to enable our proposed use of the property.

Granting this variance provides more work force housing and can be done without any change to the existing exterior of the structure. 2 septic systems are already in place and functioning, and can support two family units. We have removed 2 of the 4 kitchens that were previously there and do not plan to make any other changes.

Please consider our request to grant an area variance to this property and allow for it to become a legal two family unit.

Sincerely,

Brent and Alanna Farnsworth



5/24/2008



5/24/2008

1216 Rt. 12A, PO Box 291
Plainfield, NH 03781
Phone & Fax 603-675-5602
rollinslandsurvey@gmail.com

Rollins Land Survey
rollinsurvey@gmail.com
www.rollinsurvey.com

March 22, 2017

Brent Farnsworth
Alanna Farnsworth
245 Center of Town Road
Plainfield, NH 03781

Re: Lot suitability for two three-bedroom dwelling units, 245 Center of Town Road

Dear Brent and Alanna,

You requested that I review the documentation and septic system approvals pertaining to your property at 245 Center of Town Road in Plainfield to determine if the site would accommodate the wastewater from two three-bedroom dwelling units.

I visited your property this afternoon and I searched the records at the town office and searched the on-line septic system designer site of the NH Department of Environmental Services for septic plans pertaining to your property.

You had provided me with the most recent septic system plan by Northeast Septic Designs. That plan was approved by the State for a three-bedroom loading capacity. In addition, I have retained copies of the earlier septic system design for the original three-bedroom capacity septic system. I have attached photos of that design.

You have verified that the two septic systems are in place and functioning properly. You have had the tanks pumped within the last two years.

Based on the information I have found and the fact that the State has approved the lot for six bedroom capacity, it is my opinion that your property is suitable for site loading of two three-bedroom dwelling units.

Some considerations are:

1. All septic systems have a useful life. The life-span of the systems can be extended by pumping of the tanks often. I recommend every two years.
2. Minimize water usage by utilizing water-saving devices.
3. Do not use garbage disposals with septic systems.
4. Pump the existing septic tanks every two years.

If you have questions or if I can be of further assistance, don't hesitate to contact me.

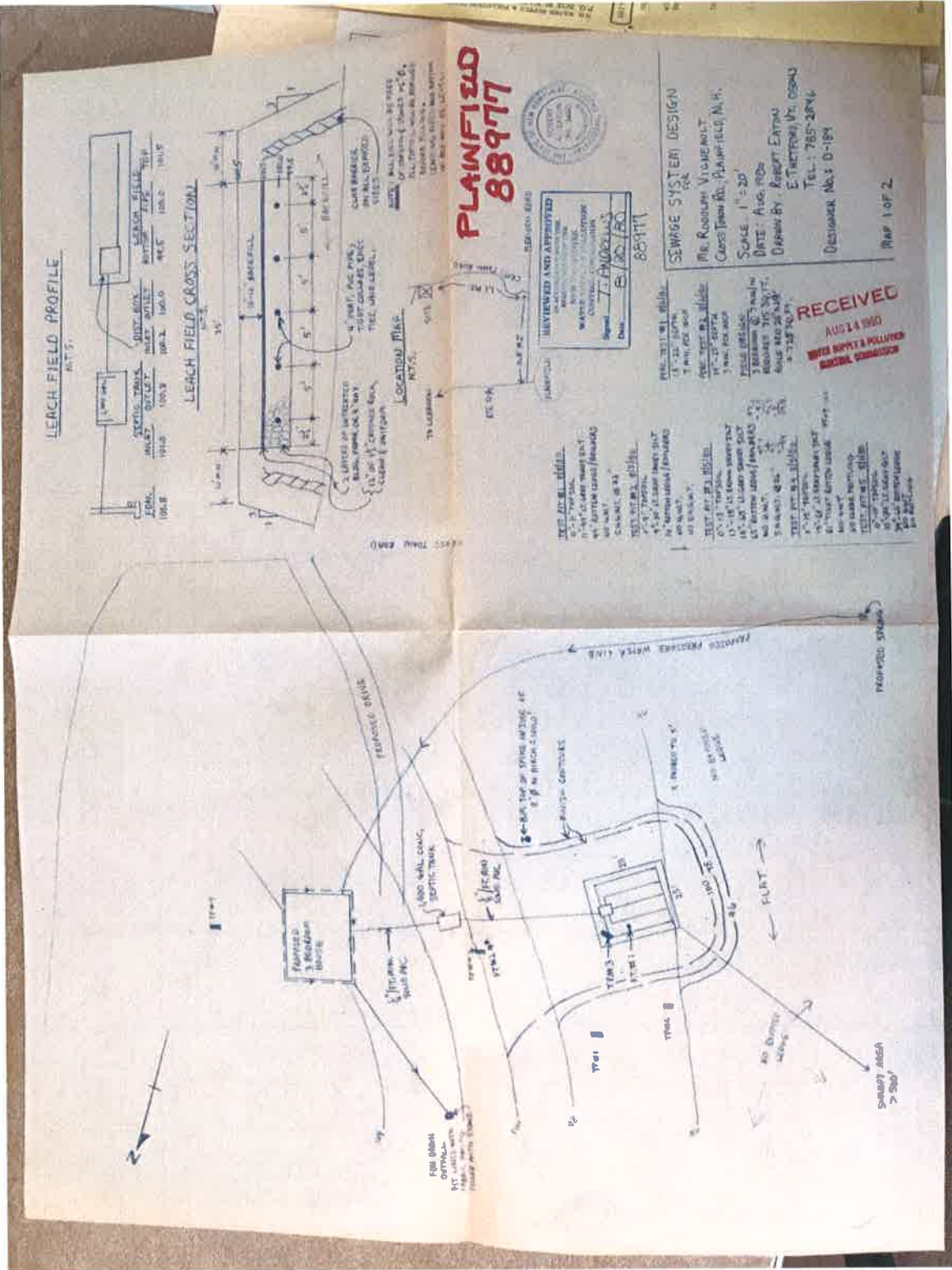
Sincerely,

Rollins Land Survey

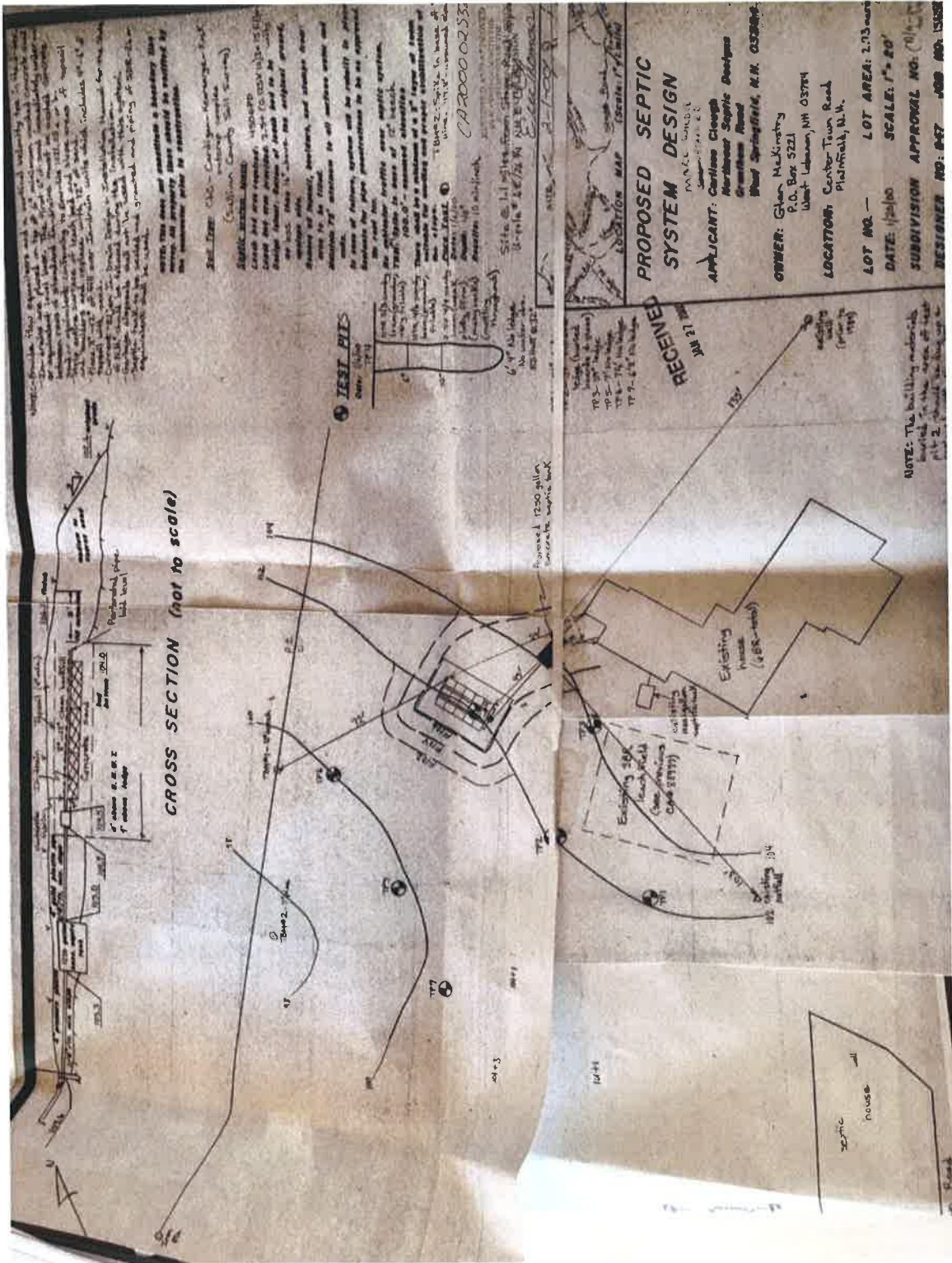


Christopher E. Rollins
Licensed Land Surveyor
Septic System Designer

Original Septic system.



Newer
Septic
system.





rollinssurvey@gmail.com
www.rollinssurvey.com

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Plainfield, NH 03781

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Sincerely,

Rollins Land Survey

Christopher E. Rollins
Licensed Land Surveyor
Septic System Designer