

**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 2017-03 Thomas Lappin: A request to modify the previous approval to operate a 48 seat restaurant at #19 Bean Road case 2014-06. This application seeks to add 20 outdoor patio seats. Included in the application is an expansion of the existing parking lot.

The Zoning Board will visit the site at 6:50pm 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

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 26th 2017.

\$155

17-02

PLAINFIELD ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL

PATIO SEATING

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: Poor Thom's Tavern

Mailing address: 19 Bean Road
Plainfield NH 03781

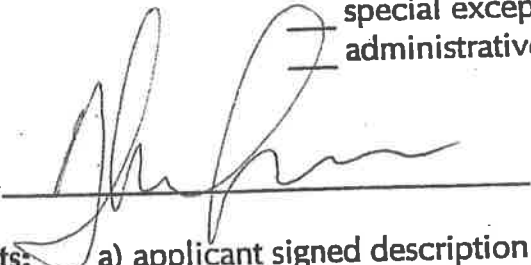
Property Street address: 19 Bean Road

Tax Map / Lot Number:

Zoning district:

Property owner of record: Thomas Loppin

Type of appeal (check one):
 variance
 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 \$75
notification \$75 Total \$155

Hearing Date: 5/8/17

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 4/24/17 (ZBA rule 9.3).

Office Use

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

7 BEAN ROAD ASSOCIATES LLC
TOM LAPPIN
PO BOX 423
MERIDEN, NH 03770

19 BEAN ROAD ASSOCIATES LLC
PO BOX 423
MERIDEN, NH 03770

DUCKWORTH,AIDRON ART PRES TR
OF 1997
PO BOX 61
MERIDEN, NH 03770

WITZEL, JANE T REV TR
WITZEL, JANE T-TRUSTEE
PO BOX 115
MERIDEN, NH 03770

MCNAMARA, PATRICIA
C/O MCNAMARA, JOHN
PO BOX 177
MERIDEN, NH 03770

MERIDEN GRANGE
C/O WARD, GARY
492 STAGE RD
PLAINFIELD, NH 03781

O'LEARY, HEIRS OF JOHN J
C/O O'LEARY, ERIC
PO BOX 172
MERIDEN, NH 03770

MERIDEN VOLUNTEER FIRE DEPT
PO BOX 337
MERIDEN, NH 03770



19 April 2017

Dear planning, zoning, and select boards,

It is at this time that I would like to petition the Town of Plainfield to obtain permission to expand Poor Thom's Tavern footprint to include a 20 seat outside patio. The patio will be entered from the interior through two french doors located in the lounge area. The patio itself will be constructed of blue stone for flooring and raised garden beds to define the area and satisfy the State Liquor Commissions RSA on containing patrons to a designated area for alcohol consumption. Signage inside the patio area will make patrons aware of the need and law of keeping alcohol within that enclosed area. A gate, as noted in the drawings, will provide handicap accessibility and emergency egress. The patio will hold 5 four seat tables as well as a wait station. The size of the patio area will measure 20 ft by 27 ft. The outside area will be lighted with LED twinkle lights that will be attached to the already existing light timer, and turn off at 11:30 pm. The parking lot will be extended 30 feet towards the rear of the property, adding 6 new parking places, enough to accommodate the new seating. This will give PTT a total of 32 customer parking places and 5 employee spaces.

A large, stylized handwritten signature in black ink, appearing to read "John P. Thom", is written over the bottom right portion of the letter's text.

EXISTING CONDITIONS IMPERVIOUS SUMMARY:

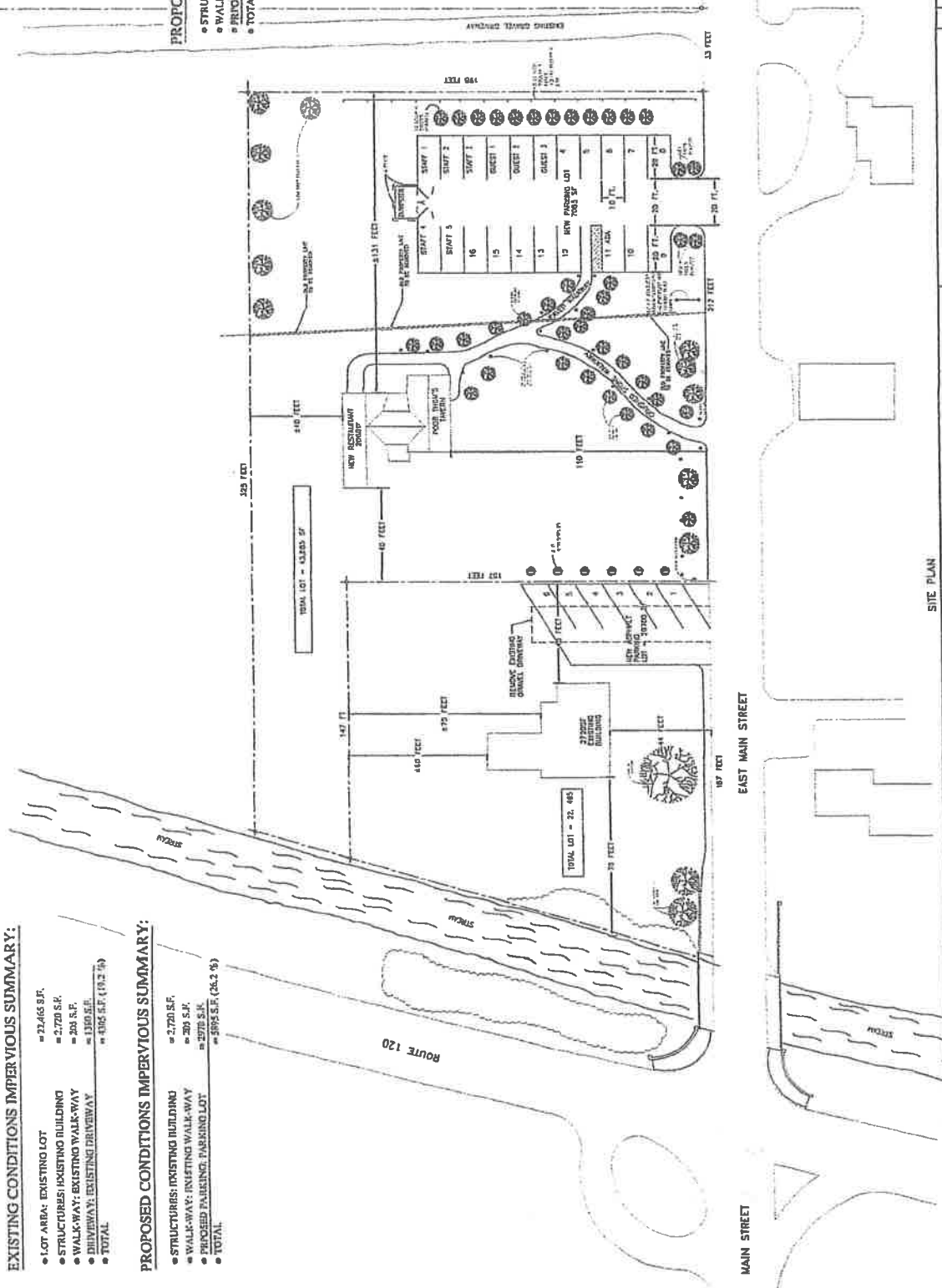
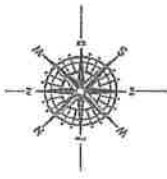
- LOT AREA: EXISTING LOT = 22,465 S.F.
- STRUCTURES: EXISTING BUILDING = 2,720 S.F.
- WALKWAY: EXISTING WALK-WAY = 204 S.F.
- DRIVEWAY: EXISTING DRIVEWAY = 1,350 S.F.
- TOTAL = 4,894 S.F. (21.8 %)


PROPOSED CONDITIONS IMPERVIOUS SUMMARY:

- STRUCTURES: EXISTING BUILDING = 2,720 S.F.
- WALKWAY: EXISTING WALK-WAY = 204 S.F.
- PROPOSED PARKING, PARKING LOT = 5,993 S.F. (26.2 %)
- TOTAL = 8,917 S.F. (39.6 %)

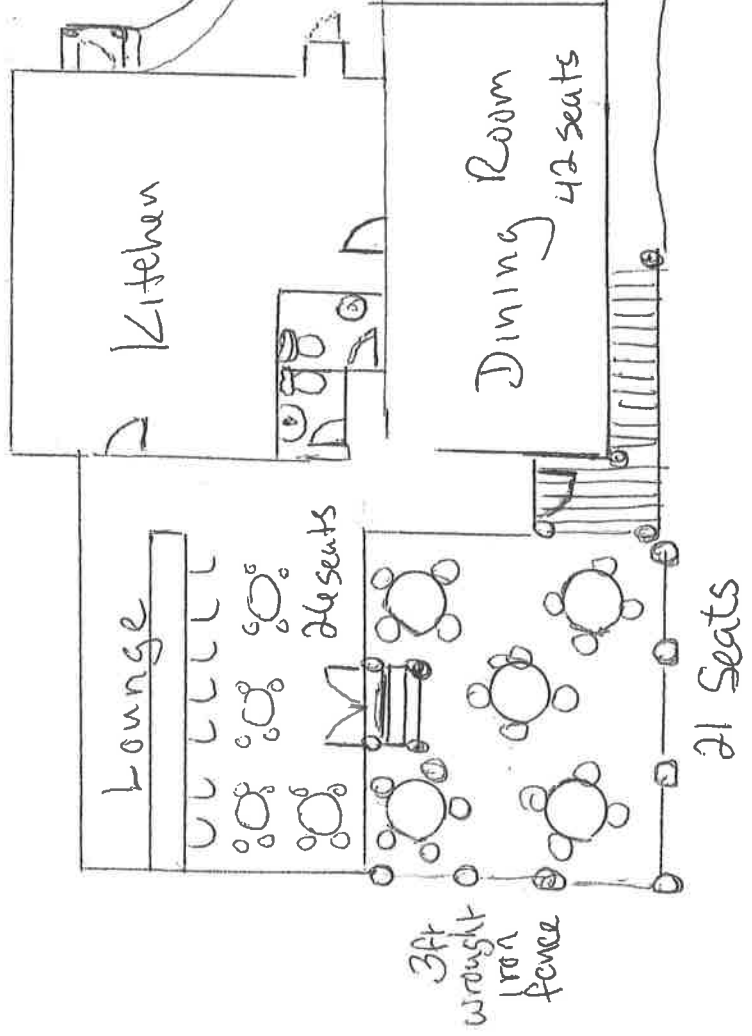
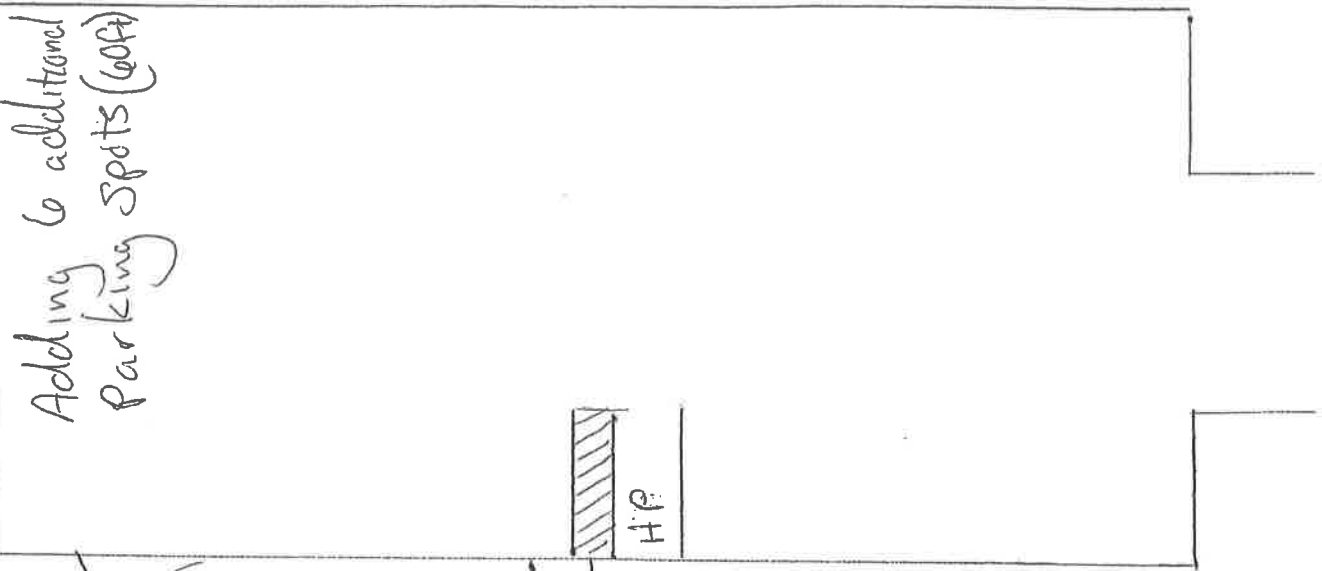
PROPOSED CONDITIONS IMPERVIOUS SUMMARY:

- STRUCTURES: PROPOSED TAVERN = 2,800 S.F.
- WALKWAY: PROPOSED WALK-WAY = 1,500 S.F.
- PROPOSED PARKING: PARKING LOT = 7,745 S.F.
- TOTAL = 12,045 S.F. (53.5 %)



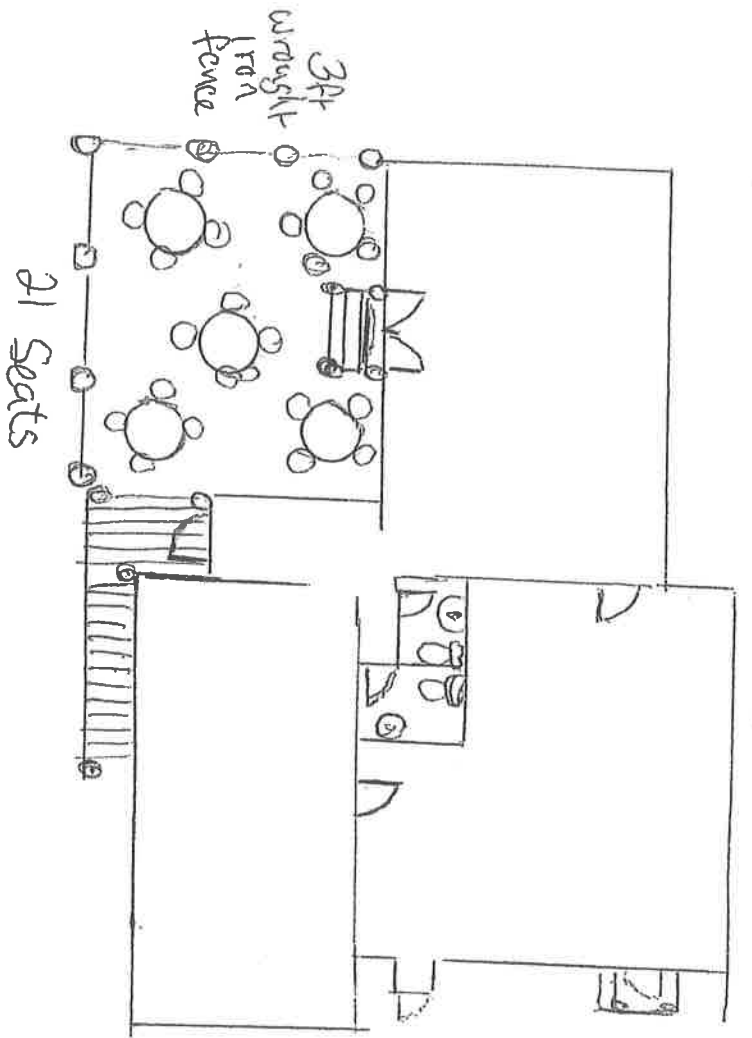
<p>STRAIGHT EDGE ARCHITECTURE 452 OLD COUNTRY ROAD PLANNING AND DESIGN SERVICES PHONE: 703-222-1111</p>	 <p>BTH DESIGN L.L.C. Architectural Design, AutoCAD Drafting Services, CAD Consulting (603) 445-1078</p>	<p>SITE PLAN PROPOSED BETTE PLAIN FARM</p> <p>POOR THOM'S TAVERN MERIDEN, NEW HAMPSHIRE</p>	<p>SITE PLAN 10'-0" x 20'-0" PARKING SPACE SIZE</p>	<p>DATE: 21 OCT. 2014 SHEET: S1</p>
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15' setback



total seating 93
 parking 36 plus 1 HP
 (31 customer, 5 employee 1 HP)

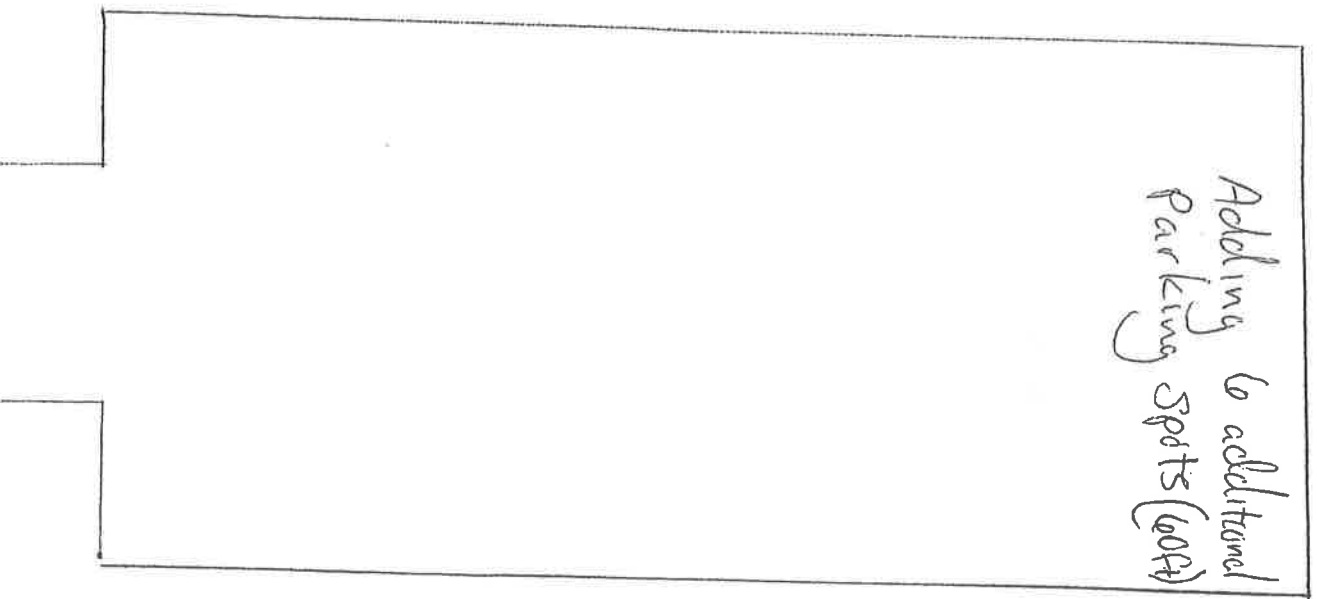
Bean Road



total seating 93
 parking 36 plus 1 HD
 (31 customer, 5 employee 1 HD)

15' setback
 I

Adding to additional
 parking spots (60ft)



COPY

Case 2014-06

PLAINFIELD ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

Joe Backman and Thomas Lappin
#19 Bean Road
Meriden, NH 03770

You are hereby notified that the appeal by **Thomas Lappin and Joseph Backman**, for special exception #17 restaurant, to operate a 48 seat tavern at #19 Bean Road has been **granted** by the affirmative vote of at least three members of the Zoning Board of Adjustment. In reaching this decision the Zoning Board has relied on the representation made in the application and testimony received at the September 22nd public hearing.

As part of its review of this application the board made the following findings:

- 1) The application generally satisfies the criteria for the granting of special exceptions found in section 5.6 of the ordinance.
- 2) The proposed off street parking consisting of 21 spaces meets the requirements of the ordinance.
- 3) Based on available data, the application materially meets the lot coverage requirements of the zoning ordinance.
- 4) As described the use is compatible with the neighborhood which consists of residential structures, a telephone company facility, a grange, a library and a museum.
- 5) Restaurant hours of operation are Sunday thru Thursday 3:30pm to 10pm. Friday and Saturday 3:30pm to 11pm.
- 6) From the Buildings Inspector and Fire Chief the uses on this lot and at this location can be done in compliance with appropriate life safety codes.
- 7) The lot is served by both municipal water and sewer and the water district has confirmed that the restaurant use is acceptable to them and has permission to connect to their system.

Approval Conditions include:

1. The proposed land annexation must be completed with the Planning Board and be materially as represented at this meeting (one half acre to be transferred from lot 104-04 to 104-05).
2. The applicant must obtain an approved site plan review by the Planning Board.
3. Life Safety Code Compliance review by a fire protection engineer service or an equivalent acceptable to the fire chief.
4. The restaurant will be operated as described in the application, including the stated hours of operation. Any material changes, as determined by the Zoning Administrator, will require approval by the zoning board.
5. This approval does not include any provisions for either amplified music or outside seating or functions.
6. The survey of the property reveals, as determined by the Zoning Administrator, the lots and development layout are materially like what has been represented to the Zoning Board at its hearing.

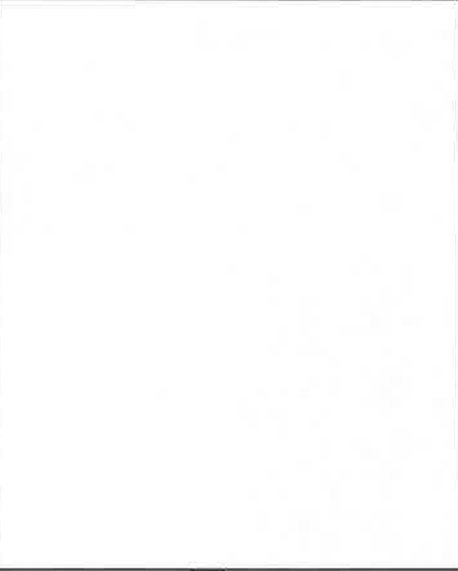
OWNER INFORMATION

19 BEAN ROAD ASSOCIATES LLC
 PO BOX 423
 MERIDEN, NH 03770

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/10/2015	1954	0078	U V 24	53,000	BACHMAN, JOSEPH
07/24/2014	1919	746	Q V	45,000	TOWNSEND, IRA P REV TR

PICTURE



LISTING HISTORY

04/25/16 GWH LLA
 04/21/16 GHML
 11/16/12 DMVL
 07/12/02 KCRL

NOTES

NATURAL/RED, POOR THOM'S TAVERN; WAS 13 8300; 2016 LOT SIZE INCREASED DUE TO LOT LLA WITH 104-4, 72 SEAT RESTAURANT ADDED, CEDAR SHINGLE & VERTICAL PINE EXTERIOR, HEAT PUMP FOR HEATING & COOLING, FFF WET SPRINKLERED, 10 PLUMBING FIXTURES (2 2PC BATHS, 2 SINKS IN BAR, 4 SINKS IN KITCHEN)

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SPRINKLERS-WET-SQ FT	2,364		100	1.50	100	3,546	FFF ONLY
COLD STORAGE	96	8 x 12	227	45.00	25	2,452	IBMU/OWNER BLT
FENCE COMMERCIAL/FT	176		151	15.00	50	1,993	2015/7' HI WOOD
LIGHTS-PARKING LOT	6		100	1,500.00	50	4,500	SINGLE LIGHT
						12,500	

MUNICIPAL SOFTWARE BY AVITAR

PLAINFIELD ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2015	\$ 0	\$ 0	\$ 53,100
	Parcel Total: \$ 53,100		
2016	\$ 243,200	\$ 12,500	\$ 91,300
	Parcel Total: \$ 347,000		
2017	\$ 243,200	\$ 12,500	\$ 91,300
	Parcel Total: \$ 347,000		

LAND VALUATION

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/TND	0.460 ac	52,000	G	120	100	100	95	100 -- LEVEL	150	88,900	0	N	88,900	USE
COM/TND	0.560 ac	x 3,000	X	100				95 -- MILD	150	2,400	0	N	2,400	USE
	1.020 ac												91,300	

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



PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

19 BEAN ROAD ASSOCIATES LLC
 PO BOX 423
 MERIDEN, NH 03770

District Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

Model: 1 STORY FRAME RESTAURANT
Roof: GABLE OR HIP/ASPHALT
Ext: AVERAGE/CEDAR/REDWD
Int: DRYWALL
Floor: LINOLEUM OR SIM/HARD TILE
Heat: ELECTRIC/FA NO DUCTS
Bedrooms: Baths: AVERAGE
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators:
Quality: A0 AVERAGE
Com. Wall: WOOD, 8 FT.
Size Adj: 1.0443 Base Rate: CIR 90.00
 Bldg. Rate: 1.0339
 Sq. Foot Cost: \$93.05

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect
FFF	FST FLR FIN	2364	1.00	2364
CRL	CRAWL SPACE	1404	0.05	70
BMU	BSMNT	960	0.15	144
DEK	DECK/ENTRANCE	191	0.10	19
EPU	COVERED BSMT	48	0.35	17
GLA:	2,364	4,967		2,614

2013 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 243,233
 Year Built: 2015
 Condition For Age: AVERAGE
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation:
 Building Value: \$ 243,200

