



# Chester Planning Board

84 Chester Street  
Chester, NH 03036  
Tel. (603) 887-3636 Ext. 105  
E-Mail: [Planning@ChesterNH.org](mailto:Planning@ChesterNH.org)

## Notice of Public Hearing

**October 4, 2023**

The Chester Planning Board will hold a Public Hearing on Wednesday, October 4<sup>th</sup>, 2023 at 7:15 P.M. in the main meeting room at the Municipal Office Building, 84 Chester Street to act on the following:

1. Site Plan Review application (**click here**) of Adam & Deborah Houston (owners) for Advanced Trade School, LLC, a small private school teaching basic welding, located at 16 Hale True Road (Map & Lot 009-001-003) in Chester, NH.

The application document may be viewed during regular business hours in the Town Clerk's Office and the Planning Board Office at the Municipal Office Building. The documents are also available online on the Planning Board's webpages. Questions and/or comments should be directed to the Planning Board Office.

The meeting will also be broadcast live on Channel 6, and available on the Town's cable TV streaming service - go to <http://www.vod.chesterctv.com> and click "Watch Now".

Brian Sullivan  
Chairman

Posted: ALH 9/20/23

## Appendix F – Application for Site Plan Review

### Chester Planning Board

Map # 009 Lot # 601-003

To be completed by the Applicant:

1. Owner of Record: Adam Houston  
Address 16 Hale Trve Rd.  
Chester N.H. 03036  
Telephone Number [REDACTED] / email: Houstonwelding90@gmail.com
2. Applicant if different than owner: N/A  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number \_\_\_\_\_
3. List professionals directly involved in the plan preparation:  
Name SAME AS OWNER  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number \_\_\_\_\_  
  
Name N/A  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number \_\_\_\_\_
4. List owners with 10% or more interest. Include Deed Reference  
Name N/A

Address

Telephone Number

Name

Address

Telephone Number

5. Location of proposed plan:

Road Name

16 Hale Tree Rd. Chester N.H.

6. Attach an abutters list and include the applicant's name. This list should state the names and addresses, as well as their Tax Map and Lot numbers.

website w/ GIS Function Assessor Page.

Include myself + Town of Chester.

7. Attach a sheet with the names and addresses of any additional professionals directly involved in the plan preparation.

8. Provide a written description of your intent for this project. A separate sheet may be used for this purpose. Consult the Regulations and Ordinances, Town of Chester, for more detailed information.

Signature of Owner of Record

Date

8/8/23

Representative of Owner of Record

Date

## Information for permitting of Advanced Trade School (Welding Devision)

Address Location:

16 Hale True Rd.

Chester NH 03036

Questions from email dated August 23,2023

### **Provide a brief description/narrative of what you are proposing to do.**

Advanced Trade School (Welding Devision) will teach basic welding classes for Students Ages 16 and up. The classes are designed to provide students with the basic welding instruction so they can enter the welding trades or enjoy welding as a hobby.

Classes are 20 hours in length and are done over a 4 week period. Evenings mostly, but occasionally on a Saturday.

The class consists of small bench work and no large structures are built or assembled in the classes.

The instructor and one adjunct instructor are OSHA 10 trained and follow safety standards.

The school is fully insured.

Advanced Trade School (Welding Devision) also provides camps (Periodically)for Students ages 13-17. Camps allow younger students to come and experience welding in a safe, friendly environment. Camps run mostly during the summer for 12 hours. Sometimes there is a morning and afternoon camp.

Each class or camp have 6-7 students in attendance. In reality most have 6 with the occasional 7.

### **Is it a "Welding Fabrication School"?**

See the above description. I believe it answers the question.

### **Is there a company or LLC name associated with the school?**

Yes, we are under Advanced Trade School LLC you can find more information about the school at the website: [www.Advancedtradeschool.com](http://www.Advancedtradeschool.com)

### **Is there any teaching within the home, or is it all in the detached workshop?**

No all lessons and lab work is conducted in the shop.

**What are the hours & days of the week of operation of the school?**

Monthly: Monday through Thursday 5:00PM until 7:30PM Class hours

Summer: Monday through Thursday 9:00pm until 3:00pm Camp Hours

Some Saturdays to all for make up classes 8:00am – 12:00pm Class hours

**What is the maximum number of employees? Do you have any assistant teachers?**

I have one adjunct welding instructor and one assistant camp counselor. Most times it is the same person.

## Appendix G – CPB Site Plan Review Checklist

Map # 009 Lot # 001-003

### A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: Welding School
2. Owner of Record: Adam Houston
3. Applicant: Adam Houston
4. Authorized Representative: N/A
5. Street / Road Location: 16 Hale Trve Rd. Chester NH.
6. Is the property located in a Commercial Zone? C-1: \_\_\_\_\_ C-2: \_\_\_\_\_ No: X

#### **Instructions:**

- Mark each item with a "✓" (check) when submitted or with an "X" if it does not apply.
- Mark with an "\*" (asterisk) those items requiring review by the Town's consulting engineer.
- Note: All items listed are subject to review by the Town's engineer and may require additional information to be submitted during the review process.
- Note: Acceptance of this application by the Planning Board does not constitute agreement whether an item marked inapplicable is actually inapplicable. The Board shall make the final determination of which items are applicable for each specific plan.

### B. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – EXISTING

1.	Names of and Map & Lot Numbers for all abutters.	<u>X</u>
2.	Locus drawn to an adequate scale.	
3.	3" X 5" Signature block for Planning Board Chairperson and Coordinator.	
4.	Name of Proposed Business or Site Plan.	
5.	Name and Address of the Owner of Record with signature.	
6.	Name and Address of the Licensed Civil Engineer and/or Land Surveyor.	
7.	Name and Address of the Wetland and Soil Scientists and their seal.	
8.	Title, scale, north arrow, date and surveyor's seal.	
9.	Error of Closure Statement and Signature.	
10.	Certificate of Title (Deed Reference).	
11.	Streets and Street Names.	
12.	Existing structures, wells, septic and leach field on property, if applicable.	
13.	Services and Utilities.	
14.	Boundaries, Rights-of-Way, Easements.	

\* SEE WAIVER REQUEST.



Chester Planning Board  
Site Plan Review Checklist

15.	Total acreage and square footage of lot.	✓
16.	Individual acreage and square footage of each lot.	✓
17.	Location and description of all permanent lot boundary markers inclusive of easement markers, if required.	✓
18.	Reference to any Variance/s or Special Exceptions from the ZBA.	

**C. SUBMISSION ITEMS – EXISTING**

1.	Supplemental sketch plan.	NA
2.	Photographs.	NA
3.	Witnessed test pit locations and results.	NA
4.	Soil types and soil boundaries.	NA

**D. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – PROPOSED**

1.	New grades, topographic contours	NA
2.	Structures; size, height	
3.	Streets, drives, parking spaces, sidewalks, dimensions and number	
4.	Loading spaces, facilities	
5.	Public and private utilities	
6.	Landscaping; type, size and spacing	
7.	Exterior lighting and signs	
8.	Storm drainage plan, including snow removal plans	
9.	Circulation plan showing vehicular and pedestrian circulation	
10.	Access plan; required public street changes, sight distance	
11.	Dimensions between structures and property lines	
12.	Stamp of NH Licensed Professional Engineer	
13.	Stamp of NH Licensed Land Surveyor	
14.	Stamp of NH Licensed Soil Scientist	
15.	Public Land or Common Area	✓

**E. SUBMISSION ITEMS – PROPOSED**

1.	Drainage calculations	NA
2.	Legal descriptions of easements, Condominium Assoc. Documents	
3.	Community facilities impact studies (specify areas of study)	
4.	Environmental Impact Statement (specify areas of study)	
5.	Agreement for land conveyance to Town	
6.	Other (specify)	✓

Chester Planning Board  
Site Plan Review Checklist

**F. APPROVALS**

<u>Required</u>	<u>Date of Approval</u>
Local Excavation Permit	NA
NHDES Alteration of Terrain Permit	
NHDES Water Resource Board Approval	
ZBA Notices of Decisions – Variances or Special Exceptions	
ZBA Meeting Minutes for Variances or Special Exceptions	
Conservation Commission - Meeting Minutes	
NHDES Dredge and Fill Approval	
NHDES Approval for Sewage Disposal System – Design	
NHDES Approval for Sewage Disposal System – Construction	
NHDES Approval for Sewage Disposal System – Operation	
NHDES Community Water Supply Approval	
NHDES Underground Storage Tank Notification	
Department of Transportation Permit	
Other (specify)	

Please submit full-size six hard copies and a .pdf file of the plan set.

\_\_\_\_\_  
Signature of Owner of Record

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative of Owner of Record

\_\_\_\_\_  
Date

(Revised 10/3/2018)



## Subdivision / Site Plan Requirement - Waiver Request Form

Name of Subdivision / Site Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_

I \_\_\_\_\_ hereby request that the Planning Board  
waive the requirements of item \_\_\_\_\_ of the Subdivision / Site Plan  
checklists or regulations in reference to a plan presented by \_\_\_\_\_

\_\_\_\_\_ (name of surveyor and engineer) dated \_\_\_\_\_

for property tax map(s) and lot(s) \_\_\_\_\_

in the Town of Chester, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in  
accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board  
granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and; due to  
specific circumstances relative to the subdivision, or conditions of the land in such subdivision,  
the granting of this waiver would not be contrary to the spirit and intent of the Subdivision / Site  
Plan regulations

Hardship reason(s) for granting this waiver (if additional space is needed, please attach the  
appropriate documentation hereto):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the  
Subdivision / Site Plan regulations: (if additional space is needed, please attach the appropriate  
documentation hereto):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: \_\_\_\_\_

Waiver Not Granted: \_\_\_\_\_

**674:36 Subdivision Regulations. –**

*I. Before the planning board exercises its powers under RSA 674:35, the planning board shall adopt subdivision regulations according to the procedures required by RSA 675:6.*

*II. The subdivision regulations which the planning board adopts may:*

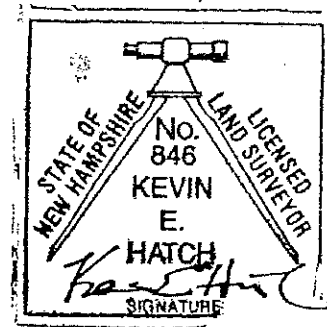
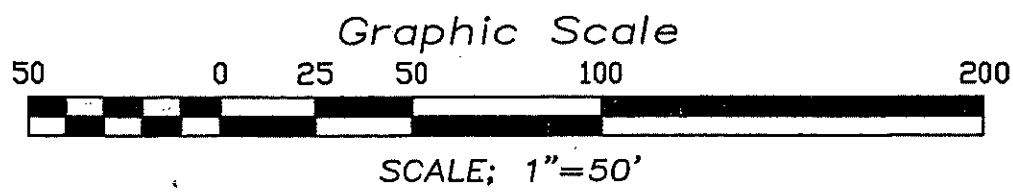
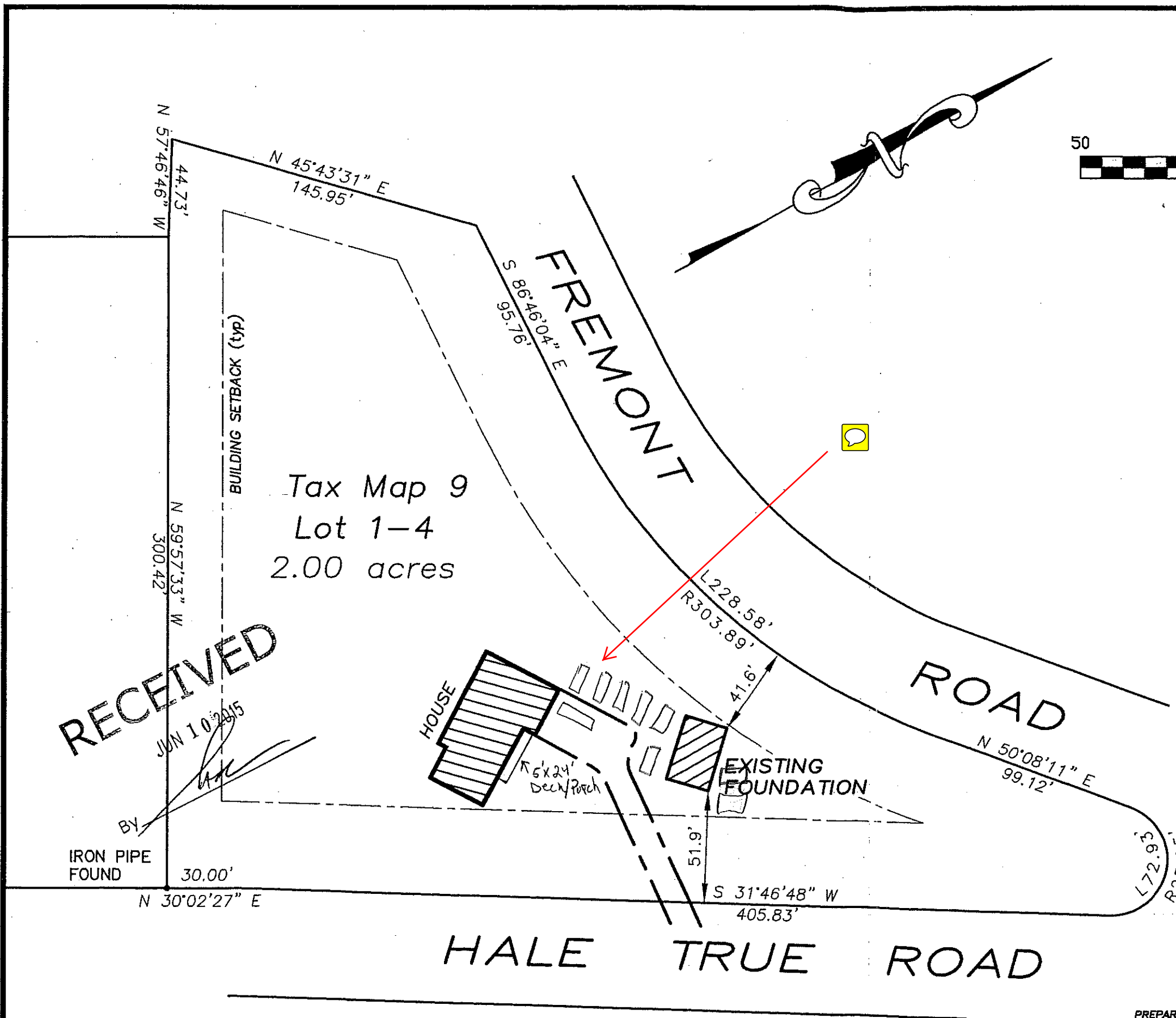
*(n) Include provision for waiver of any portion of the regulations. The basis for any waiver granted by the planning board shall be recorded in the minutes of the board.*

*The planning board may only grant a waiver if the board finds, by majority vote, that:*

*(1) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; or*

*(2) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.*

30-2015-029



THIS GARAGE FOUNDATION MEETS THE TOWN OF CHESTER'S SETBACK REQUIREMENTS.

DEED REFERENCE:

BOOK- 4999  
PAGE- 615  
PLAN- D-15635

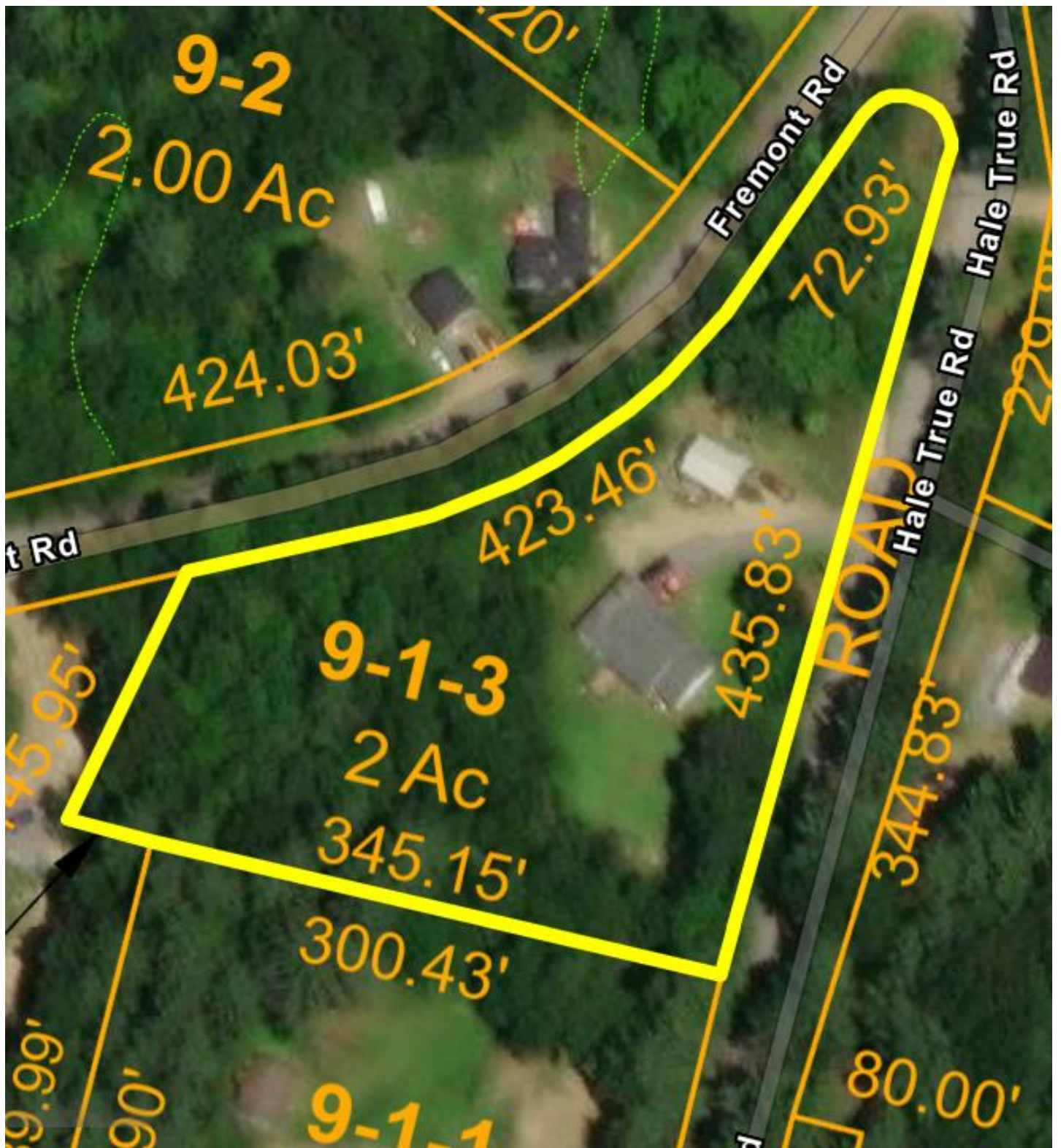
RECEIVED  
JUN 10 2015

FOUNDATION CERTIFICATION

Adam Houston  
Tax Map 9 Lot 1-3  
Hale True Road  
Chester, NH

PREPARED BY:  
CORNERSTONE SURVEY ASSOCIATES INC.  
25 WHITETAIL LANE CHESTER, N.H. 03036  
PHONE/FAX (603) 887-6647

June xx, 2015





Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name
009-001-001	009-001-001-000	009-001-001-000	30 HALE TRUE RD	BORDONARO, CHRISTOPHE R & STEPH	
009-001-002	009-001-002-000	009-001-002-000	442 FREMONT RD	MENARD, GERALD R	MENARD, CANDY L.
009-002-000	009-002-000-000	009-002-000-000	455 FREMONT RD	HAUGHT, MICHAEL & VERONA	
009-004-000	009-004-000-000	009-004-000-000	473 FREMONT RD	SULLIVAN JR, FREDERICK C	
009-099-000	009-099-000-000	009-099-000-000	31 HALE TRUE RD	RUSO, ROSEMARY	RUSO, JOHN L
009-099-001	009-099-001-000	009-099-001-000	7 HALE TRUE RD	COMEAU, JOHN A	
009-099-004	009-099-004-000	009-099-004-000	19 HALE TRUE RD	CORMIER, DAVID	CORMIER, JANET

84 Chester St

Town of Chester

009-001-003

16 Hale True Rd.

Houston, Adam

Houston, Deborah.