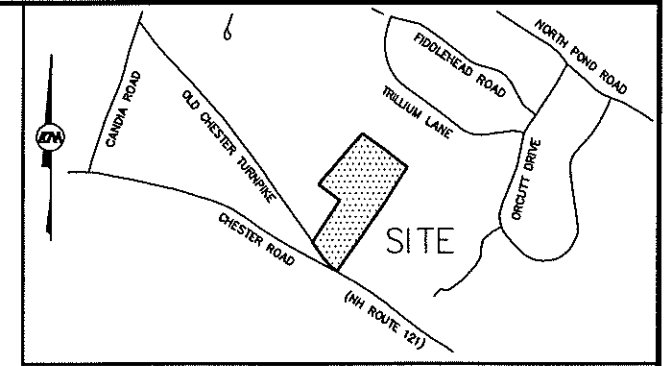


NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 2 LOT SUBDIVISION OF CHESTER TAX MAP 4 LOT 58. A VARIANCE IS REQUIRED FOR VACANT LOT TO ALLOW FOR LESS THAN 280 FEET OF FRONTAGE.
EXISTING LOT 58 HAS 455.05 FEET OF FRONTAGE
PROPOSED LOT 58 WILL HAVE 280.03 FEET OF FRONTAGE
PROPOSED LOT 58-1 WILL HAVE 165± FEET OF FRONTAGE
- CURRENT ZONING: R1-RESIDENTIAL
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA 2 Ac.
MINIMUM LOT FRONTAGE 290 FT
MINIMUM BUILDING SETBACKS:
- FRONT 40 FT
- SIDE 25 FT
- REAR 25 FT
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF CHESTER, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMMUNITY PANEL NUMBER 33015C0335 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING DECEMBER OF 2022 & JANUARY OF 2023.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. UTILITIES SHOWN HEREON ARE ONLY THOSE FOUND WITHIN THE AREA OF KNA FIELD SURVEY AND ARE SOLELY BASED UPON VISIBLE SURFACE EVIDENCE. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.



VICINITY PLAN

SCALE: 1" = 1,000'

REFERENCE PLANS:

- "SUBDIVISION PLAN OF LAND OF TAX MAP 4 LOT 67-20, LISA & MICHAEL OLESON AND MAP 4 LOT 64, SHERRY & EDWARD LUCIA, JR., NH ROUTE 121 AND ORCUTT DRIVE, CHESTER, NEW HAMPSHIRE" OCT. 10, 2005 SCALE: 1" = 50', LAST REVISED 1/06/06 R.C.R.D. PLAN D-33442.
- "BOUNDARY PLAN MAP 4 LOT 58, 192 CHESTER STREET (NH ROUTE 121) CHESTER, NEW HAMPSHIRE, ROCKINGHAM COUNTY" JANUARY 20, 2023, SCALE 1" = 50' PREPARED BY THIS OFFICE, R.C.R.D. PLAN D-43732.

TAX MAP 4 LOT 55
H. RAND REV. TRUST
2783 ELM STREET
MANCHESTER, NH 03104
BK. 4437, PG. 1355

TAX MAP 4 LOT 55
H. RAND REV. TRUST
2783 ELM STREET
MANCHESTER, NH 03104
BK. 4437, PG. 1355

TAX MAP 4 LOT 57
JOHN & KAREN AVERY
18 OLD CHESTER TPKE
CHESTER, NH 03036
BK. 6233, PG. 394

TAX MAP 4 LOT 52
WOODHOUSE REV. TRUST
220 CHESTER STREET
CHESTER, NH 03036
BK. 6035, PG. 592

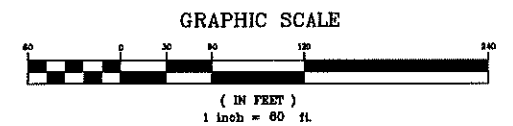
TAX MAP 4 LOT 54
RITA OLZEWSKI REV. TRUST
202 CHESTER STREET
CHESTER, NH 03036
BK. 6282, PG. 1167

TAX MAP 4 LOT 60-IRITA
DYLAN GROVER
191 CHESTER STREET
CHESTER, NH 03036
BK. 6367, PG. 2787

EXISTING
MAP 4 LOT 58
755,387 S.F.
17.34 Ac.
PROPOSED
MAP 4 LOT 58-1
650,237 S.F.±
14.93 Ac.±
(165'± FRONTAGE)

PROPOSED
MAP 4 LOT 58
105,150 S.F.±
2.41 Ac.±
(290.03' FRONTAGE)

TAX MAP 4 LOT 59
DENIS G. MALONEY
BILLIE L. CORSON
180 CHESTER STREET
CHESTER, NH 03036
BK. 2389, PG. 1794



LEGEND

- IRF IRON ROD FOUND
- DHS DRILL HOLE SET
- PROPERTY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- STONEWALL
- WELL
- UTILITY POLE

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



ZBA EXHIBIT PLAN

MAP 4 LOT 58
192 CHESTER STREET (NH ROUTE 121)
CHESTER, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER:

192 CHESTER, LLC
PO BOX 396
CHESTER, NH 03036
R.C.R.D. BK. 6373 PG. 2056



Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	6/28/23	EXISTING HOUSE CONFORMING	CJH

DATE: MARCH 28, 2023

SCALE: 1" = 60'

PROJECT NO: 22-1104-1

SHEET 1 OF 1

Appendix A - Subdivision & Lot-Line Adjustment Application

MAP # 4, LOT # 58

TO BE COMPLETED BY APPLICANT

1.

2. Owner of Record: 192 Chester, LLC
Address P.O. Box 396, Chester, NH 03036

Telephone # (603) 425-8495

Name of Applicant if different than owner:
(Attach a letter authorizing representation)

Address

Telephone #

3.

Name of Lien Holder if different than owner:

Address

Telephone #

4.

Name of licensed engineer and/or land surveyor:

Christopher J. Hickey
Address Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B, Bedford, NH 03110
Telephone # (603) 627-2881

5. Location of Subdivision (Street/Road Name):

192 Chester Street

6. Type of Subdivision?

 Major X Minor Open Space

 Re-subdivision Lot Line Adjustment

7. a. Total acreage of parcel: 17.34 Acres

b. Total acres of wetland: 0.13 Acres

c. Total acres of wetland impact: 0 Acres

d. Number of lots being created: 1 new

8. Zoning District: Residential (R-1) X Commercial (C)

9. Will there be further subdivision of this parcel within five (5) years of this approval?
 Yes X No

10. Is the road this subdivision is on paved X or gravel X ?

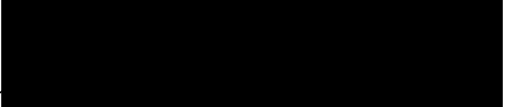
11. Was this property the subject of a variance from the Zoning Board of Adjustment at any point in time?

 X YES If Yes, Case #: 8/16/2023

 NO

DO YOU HAVE THE FOLLOWING ITEMS ATTACHED?

Application Fee	<u>Yes</u>
Completed Checklist	<u>Yes</u>
List of Abutters	<u>Yes</u>
Subdivision Plans X six (6)	<u>Yes</u>
Other Required Documents per Ordinance/Regulations/Checklist	<u>Yes</u>


Signature of Applicant

2-8-24
Date

Signature of Applicant

Date


Signature of Representative

2/7/24
Date


Signature of Owner of Record

192 Chester, LLC
2-8-24
Date

05/01/02

Appendix B - Checklist for Subdivision & Lot-Line Adjustment Application

MAP # 4, LOT # 58

Date: 02/07/2024

Plan Title: Residential Subdivision Plan Map 4 Lot 58

Owner of Record: 192 Chester, LLC

Applicant: 192 Chester, LLC

Authorized Representative: Keach-Nordstrom Associates, Inc

Street / Road Location: 192 Chester Street (NH Route 121)

Is this subdivision on a Class 5 or better road? yes

A. Show the following on your plot plan. Submit six full-size hard copies and a pdf of the plan set:

1.	Names of and Map & Lot Numbers for all abutters.	X
2.	Locus drawn to an adequate scale.	X
3.	3" X 5" Signature block for Planning Board Chairperson and Coordinator.	X
4.	Name of Proposed Subdivision or Lot Line Adjustment.	X
5.	Name and Address of the Owner of Record with signature.	X
6.	Name and Address of the Licensed Civil Engineer and/or Land Surveyor.	X
7.	Name and Address of the Wetland and Soil Scientists and their seal.	X
8.	Title, scale, north arrow, date and surveyor's seal.	X
9.	Error of Closure Statement and Signature.	X
10.	Certificate of Title (Deed Reference).	X
11.	Streets and Street Names.	X
12.	Existing structures, wells, septic and leach field on property, if applicable.	X
13.	Services and Utilities.	X
14.	Boundaries, Rights-of-Way, Easements.	X
15.	Total acreage and square footage of lot.	X
16.	Individual acreage and square footage of each lot.	X
17.	Location and description of all permanent lot boundary markers inclusive of easement markers, if required.	X
18.	Reference to any Variance/s or Special Exceptions from the ZBA.	X
19.	State Approvals:	

	Subdivision	pending
	Site Specific	n/a
	Wetland Board	n/a
	Natural Heritage	n/a

B. Detailed Information to be included in the Application for Subdivision Acceptance.

1. Wetlands:

a.	Water courses and watersheds.	n/a
b.	Open bodies of water.	n/a
c.	Hydric A and B soils.	X
d.	Application for Conditional Use Permit (If applying to NH DES Wetlands Board).	n/a

2. Soil Data:

a.	Topographic survey of entire parcel.	X
b.	Subsoil data on individual lots.	X
c.	Verification of subsoil testing from Building Inspector.	X
d.	Prime Farmland. Identify in area <u>0</u> sq. ft.	

3. Roads:

a.	Drainage Calculations.	n/a
b.	Calculate water velocity.	n/a
c.	Road Name Application/s.	n/a
d.	Road Plans with Road Profile.	n/a
e.	Traffic Impact Study (for four or more lots).	n/a
f.	Total length of pavement from last point of multiple access (includes distance/s around cul-de-sac/s).	n/a

4. Additional Information:

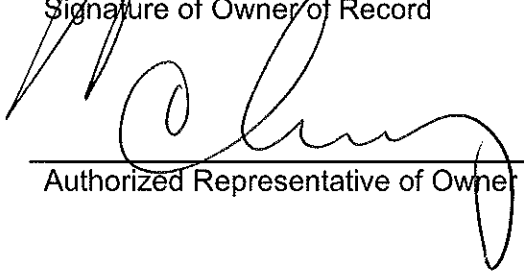
a.	Open Space Unit Density Calculation.	n/a
b.	*Copy of Notification Letter to Utility (see attached).	n/a
c.	Application for Conditional Use Permit.	n/a
d.	*Authorization of Representation Letter.	X
e.	*Drainage Calculations on all subdivisions.	X

*** Must be provided**

For more detailed information regarding wetlands, soils and roads, refer to the Chester Zoning Ordinance and Subdivision Regulations. Both may be obtained from the Planning Board Office during regular business hours or online from the Board's webpage on the Town's website. Should the Board have any concerns about the soils, they may choose to involve a consultant. This is done at the expense of the applicant.


Signature of Owner of Record

2-8-24
Date


Authorized Representative of Owner of Record

2/7/24
Date

(Revised 10/25/2018)

Owner Affidavit

I, Amber Bell Ragnarsson, authorized representative of 192 Chester, LLC owner of the property referenced on Tax Map 4 as Lot 58, located at 192 Chester, Chester, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:

A black rectangular box redacting the signature of the owner.

Printed Name of Owner:

Amber Ragnarsson, Mgr
192 Chester, LLC

Address of Owner:

PO Box 396

Chester, NH 03036

Date:

2/8/24

February 6, 2024

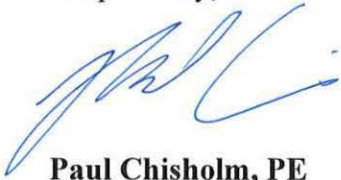
Town of Chester
Planning Department
84 Chester Street
Chester, New Hampshire 03036

Re: Stormwater Management Memorandum
192 Chester Street Subdivision
192 Chester Street, Chester, New Hampshire
KNA Project # 22-1104-1

To Whom it May Concern:

The proposed project subdivision will create one additional parcel with the intent of the eventual construction of a new single-family home. The existing parcel is 17.34-acres in total area has an existing single-family home on the property. The property is oversized relative to the required lot area and it is expected that the vast majority of the new parcel will remain undeveloped. The additional impervious area from a future additional single-family home is not anticipated to cause any adverse impacts to adjacent properties or alter the characteristics of how runoff is directed and discharged from the property.

Respectfully,



Paul Chisholm, PE
Vice President, Engineering
Keach Nordstrom Associates
10 Commerce Park North, Suite 3
Bedford, NH 03110

Subdivision & Lot-Line Adjustment Schedule of Charges

Subdivisions

Abutters Fee	\$ 10.00 (domestic)	10 Abutters
	\$ 20.00 (international)	100
Application for Major/Minor Subdivision, Cluster or Re-Subdivision	\$ 300.00 Per lot	\$ 300
Lot Line Adjustment	\$ 150.00	

Additional Documents

Recording Fees (mylar)	\$ 40.00	\$ 40
Recording Fees (Conditions of Approval)	\$ 35.00	\$ 35
Noticing (Newspaper)	\$ 150.00	\$ 150
Postage for Re-mailing	\$ 5.00	

Engineering Review costs

\$ 625.00

Open Space Subdivision

Pre-Application Review \$500.00

(Billed at a flat hourly rate, any remaining funds from the \$500.00 will be credited to subsequent reviews)

(Make check payable to DuBois & King, Inc.
and submit with Application)

Design Review Per Contract
Acceptance/Approval Per Contract

Conventional Subdivision

Review Per Contract

Effective May 9, 2006, a fee of \$25.00 will be charged for all returned checks.

Abutter's List
192 Chester Street (NH Route 121)
Chester, NH
KNA#22-1104-1
Updated 02/07/2024

Tax Map	Lot	Owner
4	58	192 Chester, LLC P.O. Box 396 Chester, NH 03036
Tax Map	Lot	Abutters
4	52	Woodhouse Rev. Trust 220 Chester Street Chester, NH 03036
4	54	Rita Olzewski Rev. Trust 202 Chester Street Chester, NH 03036
4	55	H. Rand Rev Trust 2783 Elm Street Manchester, NH 03104
4	57	John & Karen Avery 18 Old Chester TPKE Chester, NH 03036
4	59	Denis G. Maloney Billie L. Corson 180 Chester Street Chester, NH 03036
4	60-1	Dylan Grover 191 Chester Street Chester, NH 03036
4	53	Robert W. Goldsmith Miriam E. Goldsmith 5210 Big Ship Goldsmith Declaration of TRT Osage Beach, MO 65065

Professionals to be notified:

Engineer/Surveyor

Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Town of Chester
84 Chester Street
Chester, NH 03036