



Chester Planning Board

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

Notice of Public Hearing

The Chester Planning Board will hold a Public Hearing on Wednesday, March 23rd, 2022 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 of Erika and Erwan De Beckers (owners) for a commercial veterinary practice (Ark Animal Homecare, PLLC) located at the property located at 10 Edwards Mill Road / 206 Raymond Road (Map 5 Lot 45) 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 20, 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 3/1/22

Appendix F – Application for Site Plan Review

Chester Planning Board

Map # 5 Lot # 45

To be completed by the Applicant:

1. Owner of Record: Erika & Erwan DeBeckers
Address 10 Edwards Mill Road
Chester, NH 03036
Telephone Number (603) 552-8375
2. Applicant if different than owner: Same
Address _____

Telephone Number _____
3. List professionals directly involved in the plan preparation:
Name Daniel Koravos, P.E.
Address 59 Granite Lane
Chester, NH 03036
Telephone Number (603) 505-5226

Name Hugo P. Findeisen, LLS
Address P.O. Box 612
Sandown, NH
Telephone Number (603) 505-1931
4. List owners with 10% or more interest. Include Deed Reference
Name Erika & Erwan DeBeckers (Bk 6342 Pg 221)

Address 10 Edwards Mill Road
Chester, NH 03036
Telephone Number (603) 552-8375
Name _____
Address _____
Telephone Number _____

5. Location of proposed plan:

Road Name Raymond Road (Route 102) / Edwards Mill Road

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.
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. (SEE FOLLOWING PAGE)

Signature of Owner of Record

Date

Representative of Owner of Record

Date

Intended use of 10 Edwards Mill Road Chester NH:

The intended use of the property is our residence in the white portion of the building and the operation of a veterinary clinic consisting of approximately 1,200 square feet on two floors in the remaining portion of the main building. The clinic will comprise of two (2) exam rooms with a total of six (6) employees on site. No patients will be hospitalized overnight. Interior renovations will be required to make the clinic functional for the business. Our three (3) mobile veterinary vans will be parked adjacent to the garage/outbuilding at the rear of the property. Other on-site improvements will be as shown on the accompanying site plan.

List of Professionals Involved in the project:

Daniel Koravos, P.E.
DK Engineering LLC
59 Granite Lane
Chester, NH 03036

Hugo Findeisen, LLS
Findeisen Survey & Design LLC
P.O. Box 612
Sandown, NH 03873
(603) 505-1931

Mike Steitzer, Architect
448 Foreside Rd
Topsham ME 04086
(207) 504-0991

Steve White
Excavation/Septic/Parking
Towle Road
Chester NH 03036
(978) 265-7590

Joseph M. Griffin
Tri-State Home Inspections LLC
NH Home Inspectors License #05
Chair, Licensing Board of NH
Office Phone: (603) 432-1649

Kent Clean Septic
4B Crane Way
Hooksett, NH 03106
(603) 668-5368

Appendix G – CPB Site Plan Review Checklist

Map # 5 Lot # 45

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: Site Layout Plan
2. Owner of Record: Erica & Erwan DeBeckers
3. Applicant: Erica DeBeckers
4. Authorized Representative: _____
5. Street / Road Location: 10 Edwards Mill Road
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.	✓
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.	✓

Chester Planning Board
Site Plan Review Checklist

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

C. SUBMISSION ITEMS – EXISTING

1.	Supplemental sketch plan.	<input type="checkbox"/>
2.	Photographs.	<input type="checkbox"/>
3.	Witnessed test pit locations and results.	<input checked="" type="checkbox"/>
4.	Soil types and soil boundaries.	<input type="checkbox"/>

D. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – PROPOSED

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

E. SUBMISSION ITEMS – PROPOSED

1.	Drainage calculations	<input type="checkbox"/>
2.	Legal descriptions of easements, Condominium Assoc. Documents	<input type="checkbox"/>
3.	Community facilities impact studies (specify areas of study)	<input type="checkbox"/>
4.	Environmental Impact Statement (specify areas of study)	<input type="checkbox"/>
5.	Agreement for land conveyance to Town	<input type="checkbox"/>
6.	Other (specify)	<input type="checkbox"/>

Chester Planning Board
Site Plan Review Checklist

F. APPROVALS

<u>Required</u>		<u>Date of Approval</u>
No	Local Excavation Permit	✗
No	NHDES Alteration of Terrain Permit	✗
No	NHDES Water Resource Board Approval	✗
Yes	ZBA Notices of Decisions – Variances or Special Exceptions	Pending
Yes	ZBA Meeting Minutes for Variances or Special Exceptions	Pending
No	Conservation Commission - Meeting Minutes	✗
No	NHDES Dredge and Fill Approval	✗
No	NHDES Approval for Sewage Disposal System – Design	✗
Yes	NHDES Approval for Sewage Disposal System – Construction	Pending
No	NHDES Approval for Sewage Disposal System – Operation	✗
No	NHDES Community Water Supply Approval	✗
No	NHDES Underground Storage Tank Notification	✗
Yes	Department of Transportation Permit	Pending
na	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)

LEGEND

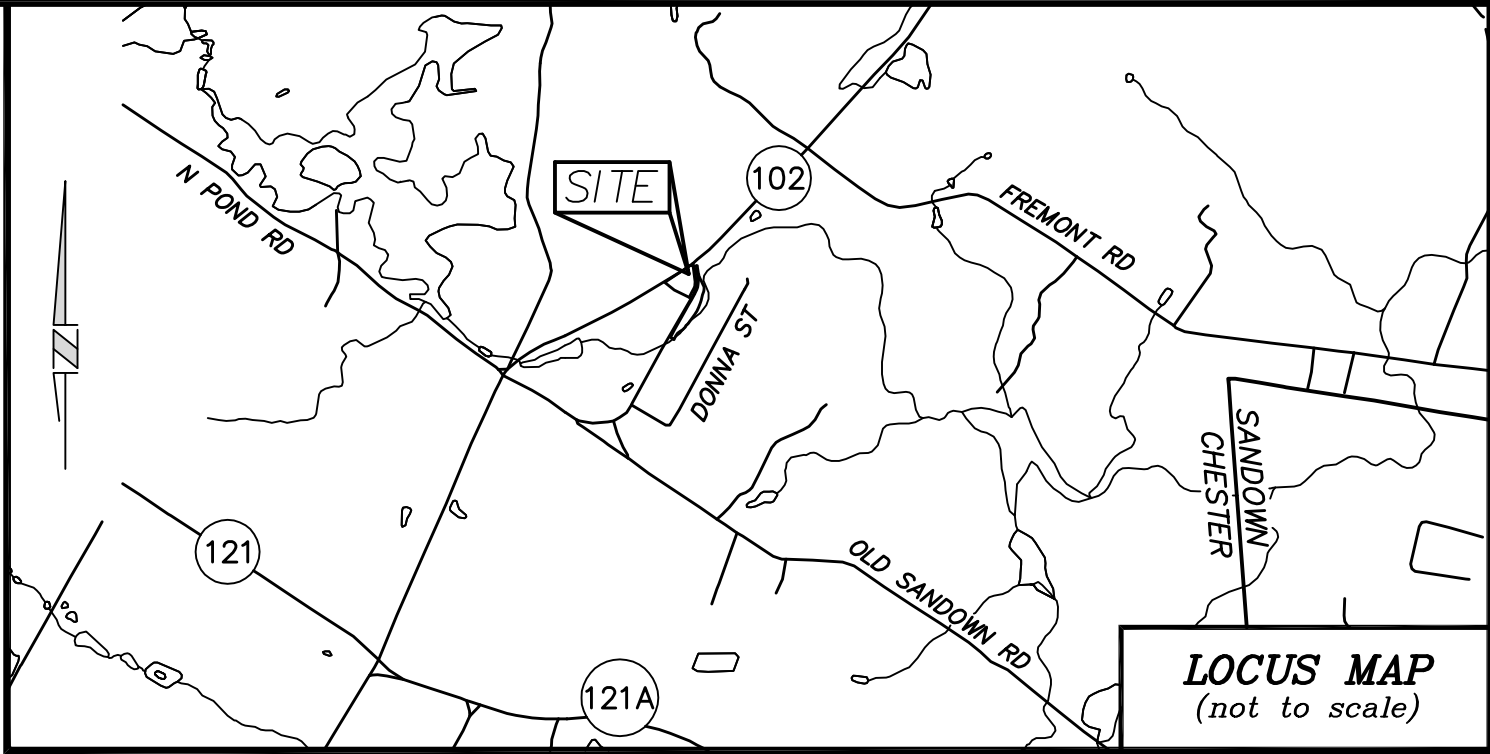
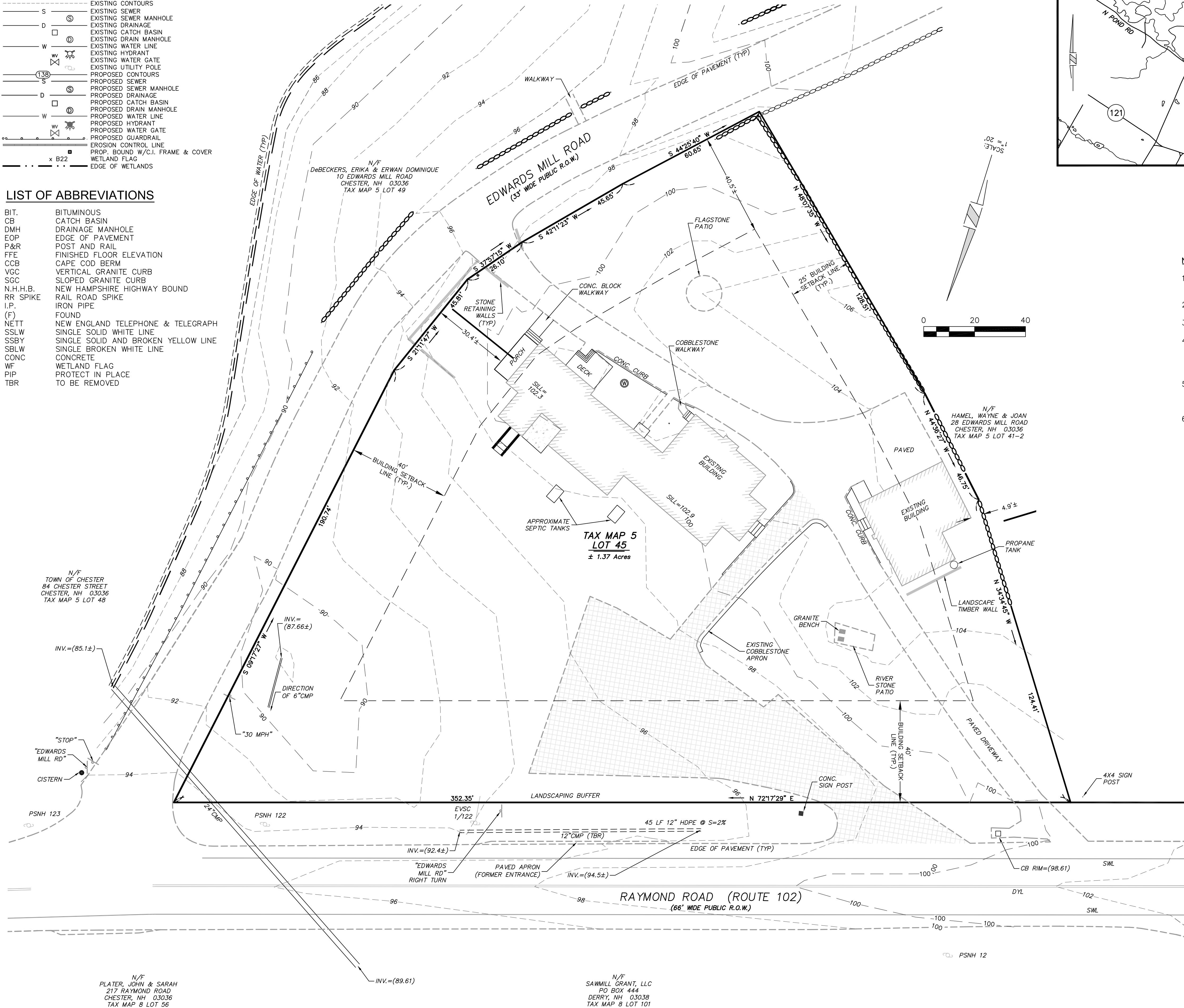
PROPOSED RETAINING WALL
EXISTING CONTOURS
S
EXISTING SEWER
D
EXISTING SEWER MANHOLE
EXISTING DRAINAGE
W
EXISTING CATCH BASIN
EXISTING DRAIN MANHOLE
EXISTING WATER LINE
EXISTING HYDRANT
EXISTING WATER GATE
EXISTING UTILITY POLE
PROPOSED CONTOURS
PROPOSED SEWER
PROPOSED SEWER MANHOLE
PROPOSED DRAINAGE
PROPOSED CATCH BASIN
PROPOSED DRAIN MANHOLE
PROPOSED WATER LINE
PROPOSED HYDRANT
PROPOSED WATER GATE
PROPOSED GUARDRAIL
EROSION CONTROL LINE
PROP. BOUND W/C.I. FRAME & COVER
WETLAND FLAG
EDGE OF WETLANDS

x B22
..

LIST OF ABBREVIATIONS

BIT.
CB
DMH
EOP
P&R
FFE
CCB
VGC
SGC
N.H.H.B.
RR SPIKE
I.P.
(F)
NETT
SSLW
SSBY
SBLW
CONC
WF
PIP
TBR

BITUMINOUS
CATCH BASIN
DRAINAGE MANHOLE
EDGE OF PAVEMENT
POST AND RAIL
FINISHED FLOOR ELEVATION
CAPE COD BERM
VERTICAL GRANITE CURB
SLOPED GRANITE CURB
NEW HAMPSHIRE HIGHWAY BOUND
RAIL ROAD SPIKE
IRON PIPE
FOUND
NEW ENGLAND TELEPHONE & TELEGRAPH
SINGLE SOLID WHITE LINE
SINGLE SOLID AND BROKEN YELLOW LINE
SINGLE BROKEN WHITE LINE
CONCRETE
WETLAND FLAG
PROTECT IN PLACE
TO BE REMOVED



- NOTES:
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 5, LOT 45.
 - 2) TOTAL LOT AREA: ± 59,478 S.F. (± 1.37 ACRES)
 - 3) THE PROPERTY IS ZONED: R1 – RESIDENTIAL
 - 4) MINIMUM BUILDING SETBACKS: FRONT – 40 FEET
SIDE – 25 FEET
REAR – 25 FEET
WETLANDS – 75 FEET
 - 5) OWNER OF RECORD: ERIKA & ERWAN DEBECKERS
10 EDWARDS MILL ROAD
CHESTER, NEW HAMPSHIRE
 - 6) DEED REFERENCE: BOOK 6342, PAGE 0221

PLAN REFERENCES:

- 1) C-2715
- 2) D-12304
- 3) D-19243
- 4) D-40636

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRMAN: _____

SECRETARY: _____

Engineer / Surveyor:

OK Engineering LLC
Office: 47 Enterprise Drive, #7, Windham, NH
Mailing Address: 59 Granite Lane, Chester, NH 03036
Tel. (603) 605-6226 E-mail: Dan.Koravos@gmail.com

FINDENSEN SURVEY & DESIGN, LLC
67 Indian Rock Road, Windham, New Hampshire
P.O. Box 612, Sandown, NH 03873
Tel. (603) 888-8516 / Fax (603) 888-8497

Engineer:

STATE OF NEW HAMPSHIRE
DANIEL KORAVOS
No. 8795
LICENSED PROFESSIONAL ENGINEER

Surveyor:

STATE OF NEW HAMPSHIRE
No. 870
HUGO P. FINDEISEN
LICENSED SURVEYOR

Applicant:

ERIKA & ERWIN DEBECKERS
10 Edwards Mill Road
Chester, NH 03036

Owner(s):

ERIKA & ERWIN DEBECKERS
10 Edwards Mill Road
Chester, NH 03036

Signature(s)

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1			

Assessor's Map & Lot:
Map 5 / Lot 45

Project No.: 42116 Drawing Scale: 1"= 20'

Plan Date: 02/20/2022 Revised Date:

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.: 1

Total No. of Sheets: 2

	PROPOSED RETAINING WALL
	EXISTING CONTOURS
S	EXISTING SEWER
	EXISTING SEWER MANHOLE
	EXISTING DRAINAGE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
W	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING WATER GATE
	EXISTING UTILITY POLE
	PROPOSED CONTOURS
	PROPOSED SEWER
D	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
W	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED WATER GATE
	PROPOSED GUARDRAIL
	EROSION CONTROL LINE
PROF. EROD' W/C/L. FRAME & COVER	
	WETLAND FLAG
x B22	
	EDGE OF WETLANDS

BIT.	BITUMINOUS
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
P&R	POST AND RAIL
FFE	FINISHED FLOOR ELEVATION
CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
S/G	SLOPED GRANITE CURB
N.H.H.B.	NEW HAMPSHIRE HIGHWAY BOUND
RR SPIKE	RAIL ROAD SPIKE
IR.	IRON PIPE
(F)	FOUND
NETT	NEW ENGLAND TELEPHONE & TELEGRAPH
SSW	SINGLE SOLID WHITE LINE
SSBY	SINGLE SOLID AND BROKEN YELLOW LINE
SBWL	SINGLE BROKEN WHITE LINE
CONC	CONCRETE
WF	WETLAND FLAG
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED



- 1) C-2715
- 2) D-12304
- 3) D-19243
- 4) D-40636

THE FOLLOWING VARIANCES HAVE BEEN REQUESTED:

1. ARTICLE 5 SECTION 5.3.5 AND TABLE 1 TO PERMIT THE IMPERVIOUS AREA COVERAGE OF 33.7%.
2. ARTICLE 4 SECTION 4.2.1 TO PERMIT A NON-CONFORMING USE TO BE ENLARGED OR EXTENDED TO INCREASE THE IMPERVIOUS AREA.
3. ARTICLE 4 SECTION 4.2.1 TO PERMIT A NON-CONFORMING USE TO BE ENLARGED OR EXTENDED FOR THE CONSTRUCTION OF A POOL.
4. ARTICLE 4 SECTION 4.2.1 TO PERMIT A NON-CONFORMING USE ENLARGED FOR THE PARKING LOT RECONSTRUCTION.
5. ARTICLE 4 SECTION 4.2.1 TO PERMIT THE ENLARGEMENT/EXTENSION OF A NON-CONFORMING USE FOR THE INSTALLATION OF A WALK, ADA RAMP AND LANDING AREA.
6. ARTICLE 4 SECTION 4.2.1 TO PERMIT A NON-CONFORMING USE TO BE ENLARGED OR EXTENDED TO ADD A GRAVEL AREA ADJACENT TO THE PAVED PARKING AREA NEAR THE OUTBUILDING.
7. ARTICLE 5 SECTION 5.3.5 AND TABLE 1 TO PERMIT A PORTION OF THE PARKING LOT TO BE LOCATED WITHIN THE FRONT SETBACK.
8. ARTICLE 4 SECTION 4.2.1 TO PERMIT A NON-CONFORMING USE TO BE ENLARGED OR EXTENDED TO ALLOW PARKING WITHIN THE SIDE SETBACK NEAR THE OUTBUILDING.
9. ARTICLE 5 SECTION 5.3.5 AND TABLE 1 TO PERMIT PARKING WITHIN THE 25 FOOT SIDE YARD SETBACK NEAR THE OUTBUILDING.
10. ARTICLE 4 SECTION 4.3.4 TO PERMIT THE LEACH BARRIER TO BE WITHIN THE 40 FOOT FRONT YARD SETBACK.
11. ARTICLE 4 SECTION 4.5.2 TO PERMIT THE ELIMINATION OF THE REQUIRED EIGHT FOOT WIDE STRIP AROUND THREE SIDE OF THE PARKING LOT FOR SNOW STORAGE.
12. ARTICLE 4 SECTION 4.4.3 & 4.4.3.1 TO PERMIT A 7.9 S.F. SIGN ON AN EXISTING POST LOCATED APPROXIMATELY FIVE FEET INTO THE RIGHT-OF-WAY.

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 5, LOT 45.
- 2) TOTAL LOT AREA: \pm 59,478 S.F. (\pm 1.37 ACRES)
- 3) THE PROPERTY IS ZONED: R1 - RESIDENTIAL
- 4) MINIMUM BUILDING SETBACKS: FRONT - 40 FEET
SIDE - 25 FEET
REAR - 25 FEET
WETLANDS - 75 FEET
- 5) OWNER OF RECORD: ERIKA & ERWAN DEBECKERS
10 EDWARDS MILL ROAD
CHESTER, NEW HAMPSHIRE
- 6) DEED REFERENCE: BOOK 6342, PAGE 0221

PARKING REQUIREMENTS PER ARTICLE 4
THE TOWN OF CHESTER ZONING ORDINANCE

OFFICE ESTABLISHMENTS (11 SPACES)

RESIDENTS	= 2 SPACES
3 DOCTORS AND 5 ASSISTANTS	= 8 SPACES
PLUS 10 PERCENT	= 1 SPACE

TOTAL REQUIRED = 11 SPACES

TOTAL PARKING SPACES PROVIDED = 15 SPACES
(INCLUDING 1 VAN ACCESSIBLE HC SPACE)

IMPERVIOUS AREA CALCULATIONS

	EXISTING (SF)	PROPOSED (SF)
MAIN BUILDING	3,125	3,125
OUTBUILDING	1,192	1,192
PARKING/DRIVE	11,003	12,305
POOL/DECK	---	1,768
GRAVEL @ PARKING	---	806
MISC	965	934
TOTAL	16,285	20,130
PERCENTAGE	27.3%	33.8%

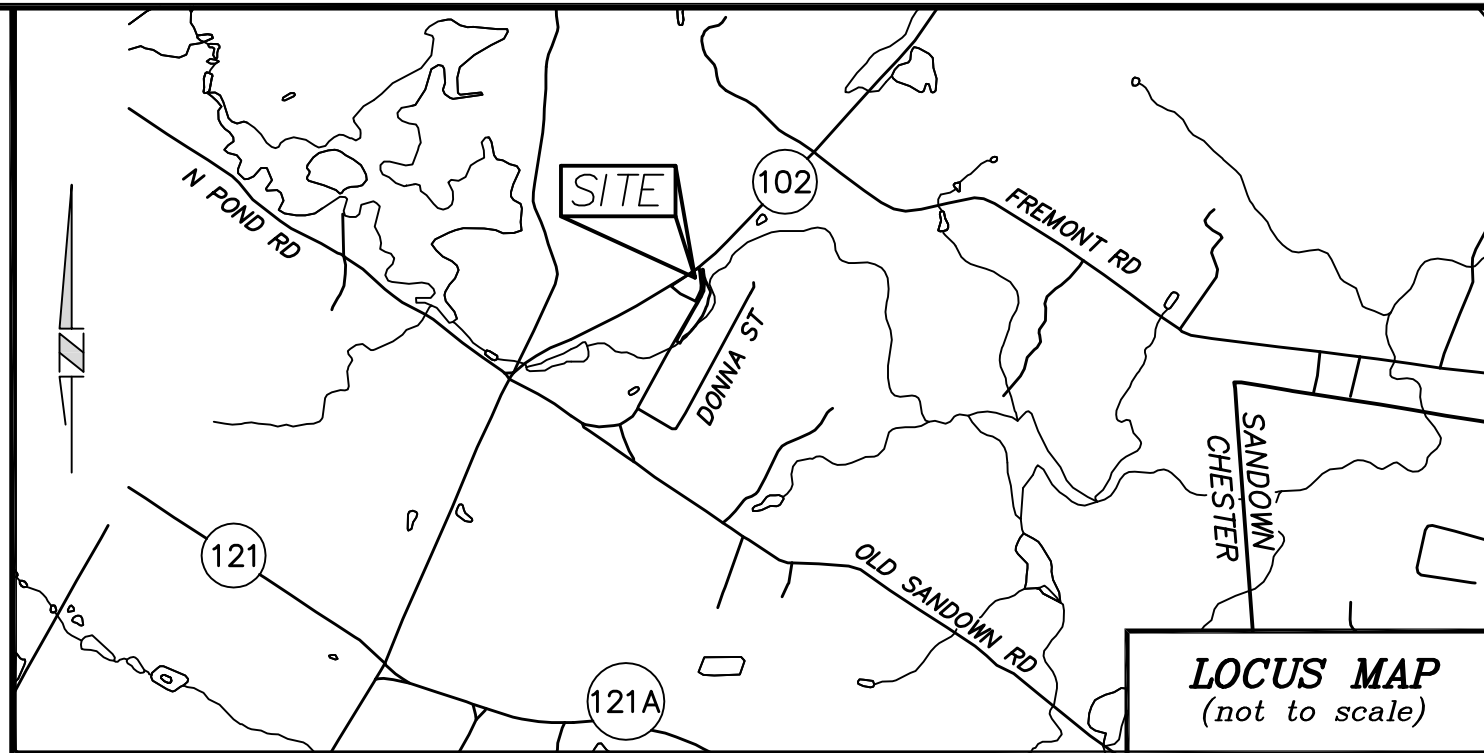
APPROVED BY THE CHESTER, NH

PLANNING BOARD ON:

CERTIFIED BY:

CHAIRMAN:

SECRETARY:



LOCUS MAP
(not to scale)

Engineer / Surveyor:

DK Engineering LLC

Office: 47 Enterprise Drive, #7, Windham, NH
Mailing Address: 59 Granite Lane, Chester, NH 03038
Tel. (603) 505-5226 E-mail: Dan.Koravos@gmail.com

FINDEISEN SURVEY & DESIGN, LLC

87 Indian Rock Road, Windham, New Hampshire
P.O. Box 612, Sandown, NH 03875
Tel. (603) 898-9516 / Fax (603) 898-9497

Engineer:

A circular professional engineer seal for the State of New Hampshire. The outer ring contains the text "STATE OF NEW HAMPSHIRE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by dashes. The inner circle contains the name "DANIEL KORAVOS" and the license number "No. 8795". Below the seal is a handwritten signature that appears to read "Daniel Koravos".

Surveyor:

STATE OF NEW HAMPSHIRE
 LICENSED LAND SURVEYOR
 No. 870
 HUGO P. FINDEISEN II
 SIGNATURE

Applicant:

ERIKA & ERWIN
DEBECKERS
10 Edwards Mill Road
Chester, NH 03036

Owner(s):

ERIKA & ERWIN
DEBECKERS
10 Edwards Mill Road
Chester, NH 03036

Signature(s)

NO.	DATE	BY	DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1			

NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:

Map 5 / Lot 45

Project No.: 42116 Drawing Scale: 1"=20'

Plan Date:
02/20/2022

Sheet Title:

SITE DEVELOPMENT PLAN

Sheet No.: 2

Total No. of Sheets: 2

Carlyle Tracy

Return to:
Erika DeBeckers and Erwan Dominique DeBeckers
10 Edwards Mill Road
Chester, NH 03036

LCHIP	ROA589752	25.00
TRANSFER TAX	RD110512	11,250.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Paul Faxon and Darlene J. Faxon, Husband and Wife, of 299 Battle Street Webster, NH 03303, for consideration paid grants) to Erika DeBeckers and Erwan Dominique DeBeckers, Wife and Husband, of 112 Towls Road, Chester, NH 03036, as joint tenants with rights of survivorship, with WARRANTY COVENANTS.

A certain tract of land, with the buildings thereon, situated in Chester, County of Rockingham, State of New Hampshire, aforesaid, bounded

Easterly by the road leading from the Edwards' Saw Mill to the House now or formerly of Bernard M. Sanborn;

Thence westerly by the road leading from Edwards Saw Mill to Chester Town House;

Thence southerly by land now or formerly of George W. Weeks heirs;

Also another tract of land situated in said Chester, bounded

Westerly by the road leading from Edwards' Saw Mill to the house now or formerly of the said Bernard M. Sanborn;

Thence easterly and southerly by land now or formerly of the said Bernard M. Sanborn, east of pond to high water mark.

Another parcel of land situated in said Chester on the easterly side of the highway leading from Chester to Raymond, bounded and described as follows, viz:

Northerly and easterly by land now or formerly of James A. Edwards;

Southerly by land now or formerly of Alvah G. Healey; and

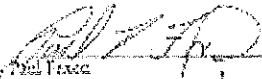

Westerly by the above-described highway.

Book: 6342 Page: 222

Meaning and intending to describe and convey the same premises conveyed to Paul Faxon and Darlene J. Faxon by virtue of a Quitclaim Deed from Paul Faxon, Dated January 17, 2003 and recorded in the Rockingham County Registry of Deeds at Book 3936, Page 0236.

We, Paul Faxon and Darlene J. Faxon, Husband and Wife, the grantors hereby release all rights of homestead in the above-described premises.


Executed this 14th day of October, 2021.

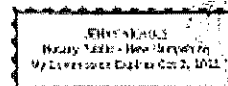

Paul Faxon

Darlene J. Faxon

State of New Hampshire

County of Rockingham

Then personally appeared before me on this 14th day of October, 2021, Paul Faxon and Darlene J. Faxon and acknowledged the foregoing to be their voluntary act and deed.


Notary Public, Office of the Peace
Commission expires: 03/31/23



FERWERDA MAPPING LLC

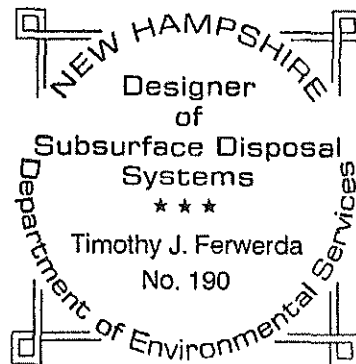
SOIL & WETLAND MAPPING

43 BARTLETT HILL ROAD, DEERING NH 03244

EMAIL - tjfwrda@gmail.com

PHONE - 603-554-0792

TEST PIT DATA



PROJECT 362

HK WHITE & SONS

10 EDWARDS MILL RD, CHESTER

TEST PIT 1

12/7/21



ROOTS NONE

SHWT 27

LEDGE 27

WATER NONE

HARDPAN NONE

PERCOLATION RATE MIN/INCH AT INCH DEPTH

TEST PIT 2

12/7/21



ROOTS NONE

SHWT 29

LEDGE 50

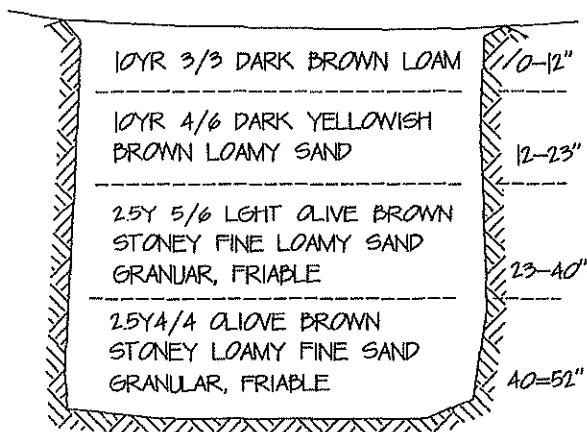
WATER NONE

HARDPAN NONE

PERCOLATION RATE 8 MIN/INCH AT 26 INCH DEPTH

TEST PIT 3

1/10/22



ROOTS NONE

SHWT 42

LEDGE NONE

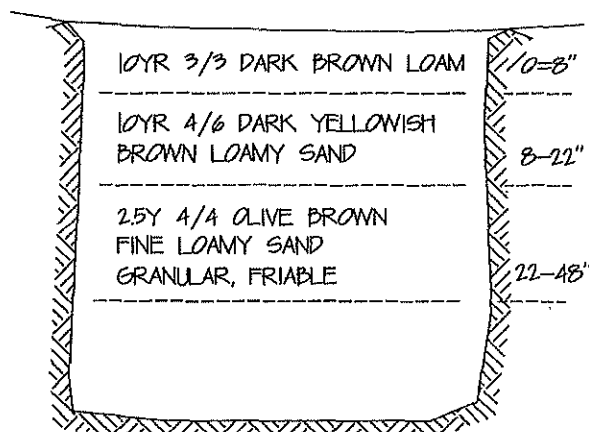
WATER NONE

HARDPAN NONE

PERCOLATION RATE 8 MIN/INCH AT 36 INCH DEPTH

TEST PIT 4

1/10/22



ROOTS NONE

SHWT 42

LEDGE 48

WATER 48

HARDPAN NONE

PERCOLATION RATE MIN/INCH AT INCH DEPTH

FERWERDA MAPPING

LLC

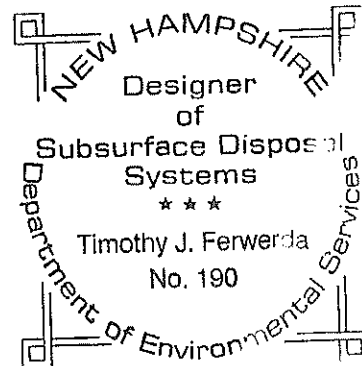
SOIL & WETLAND MAPPING

43 BARTLETT HILL ROAD, DEERING NH 03244

EMAIL - tjferwda@gmail.com

PHONE - 603-554-0792

TEST PIT DATA



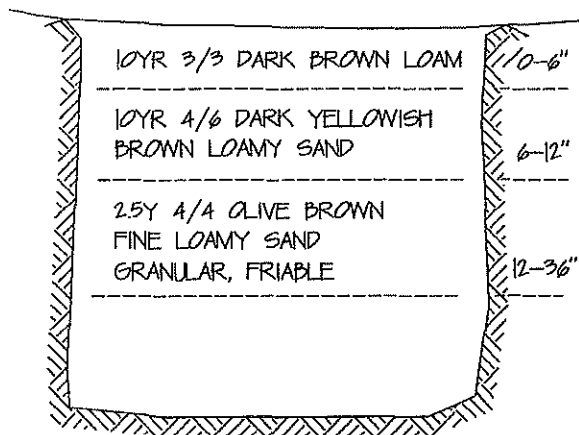
PROJECT 362

HK WHITE & SONS

10 EDWARDS MILL RD, CHESTER

TEST PIT 5

1/10/22



ROOTS NONE

SHWT 36"

LEDGE 36"

WATER NONE

HARDFAN NONE

PERCOLATION RATE _____ MIN/INCH AT _____ INCH DEPTH



Zoning Board of Adjustment

NOTICE OF DECISION – GRANTED

Map/Lot #005-045-000

Address: 10 Edwards Mill Road

Date: September 21, 2021

You are hereby notified that the appeal of Erika De Beckers and Erwan De Beckers d/b/a Ark Animal Homecare, PLLC on behalf of Paul Faxon and Darlene J. Faxon

For a Variance

From Article 5, Section 5.3.4 (Prohibited Uses in the R-1 zoning district)

Of the zoning ordinance


To permit operation of a commercial veterinary practice on the premises in addition to their mobile veterinary vans which will be parked on site and utilized as part of the veterinary practice

Has been GRANTED, subject to the conditions listed below:

Conditions: None.

By the affirmative vote of a majority of the Zoning Board of Adjustment.

Dated: September 22, 2021



Nancy J. Hojer,
Administrative Assistant

This approval shall be valid if exercised within the timeframe provided by local ordinance from the date of final approval and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

Notice of Appeal Rights: The selectmen, any party to this action, or any person directly affected has a right to move for a rehearing within 30 days from the date of the original hearing which resulted in this decision in accord with NH RSA 677:2 and RSA 679:5. Subsequent appeal rights to the Superior Court are governed by NH RSA 677:4 and appeals to the Housing Appeals Board are governed by RSA 679:6. See New Hampshire Revised Statutes Annotated, Chapters 677 and 679.



100 foot Abutters List Report

Chester, NH
February 06, 2022

Subject Property:

Parcel Number: 005-045-000
CAMA Number: 005-045-000-000
Property Address: 10 EDWARDS MILL RD

Mailing Address: DEBECKERS, ERIKA & ERWAN
10 EDWARDS MILL RD
CHESTER, NH 03036

Abutters:

Parcel Number: 005-041-002
CAMA Number: 005-041-002-000
Property Address: 28 EDWARDS MILL RD

Mailing Address: HAMEL, WAYNE & JOAN
28 EDWARDS MILL RD
CHESTER, NH 03036

Parcel Number: 005-044-000
CAMA Number: 005-044-000-000
Property Address: 198 RAYMOND RD

Mailing Address: MARSH, ALEXANDER MARSH, PAMELA
198 RAYMOND RD
CHESTER, NH 03036

Parcel Number: 005-048-000
CAMA Number: 005-048-000-000
Property Address: 224 RAYMOND RD

Mailing Address: CHESTER, TOWN OF
84 CHESTER ST
CHESTER, NH 03036

Parcel Number: 005-049-000
CAMA Number: 005-049-000-000
Property Address: EDWARDS MILL RD

Mailing Address: DEBECKERS, ERIKA & ERWAN
10 EDWARDS MILL RD
CHESTER, NH 03036

Parcel Number: 008-008-101
CAMA Number: 008-008-101-000
Property Address: 16 HEMLOCK LN

Mailing Address: CONANT, MARK & LILLIAN
16 HEMLOCK LN
CHESTER, NH 03036

Parcel Number: 008-056-000
CAMA Number: 008-056-000-000
Property Address: 217 RAYMOND RD

Mailing Address: PLATER, JOHN PLATER, SARAH
217 RAYMOND RD
CHESTER, NH 03036



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Letter of Transmittal

To:

Town of Chester
Planning Board
84 Chester Street
Chester, NH 03036

Job Number: 42116 Date: 02/22/2022

Attention: Andrew Hadik

RE: 10 Edwards Mill Rd/206 Raymond Rd

We are sending you the following items:

Item	Date	Copies	Description
1	02/02/22	6	Existing Conditions Plan & Site Development Plan
2	02/14/22	1	Septic System Design for TM 5/Lot 45
3	02/06/22	1	Abutters List Report
4	n/a	3	Mailing Labels on one (1) sheet
5	n/a	1	Appendix F - Application for Site Plan Review
6	n/a	1	Appendix G - CPB Site Plan Review Checklist
7	10/18/21	1	Deed - Bk 6342 Pg 221
8	n/a	1	Test Pit Data - Ferwerda Mapping LLC
9	09/21/21	1	ZBA Notice of Decision - Granted

Comments:

From: Daniel Koravos, P.E.

Please let me know if you have any question or need additional information.