

Appendix F – Application for Site Plan Review

Chester Planning Board

Map # 2 Lot # 91

To be completed by the Applicant:

1. Owner of Record: Patrick + Daniela Connelly
Address 522 Haverhill RD

Telephone Number 603 [REDACTED]

2. Applicant if different than owner: N/A
Address _____

Telephone Number _____

3. List professionals directly involved in the plan preparation:
Name N/A
Address _____

Telephone Number _____

Name N/A
Address _____

Telephone Number _____

4. List owners with 10% or more interest. Include Deed Reference
Name Patrick + Daniela Connelly

Address

522 Haverhill RD
Chester

Telephone Number

603 548 4331

Name

Address

Telephone Number

5. Location of proposed plan:

Road Name

Haverhill RD (Rte 121)

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.


Signature of Owner of Record

10-6-2020
Date

NA
Representative of Owner of Record

Date

Appendix G – CPB Site Plan Review Checklist

Map # 2 Lot # 91

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: N/A
2. Owner of Record: Patrick and Daniela Connelly
3. Applicant: Patrick and Daniela Connelly
4. Authorized Representative: _____
5. Street / Road Location: Haverhill Road
6. Is the property located in a Commercial Zone? C-1: _____ C-2: _____ No: ☒

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.	X
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.	X
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.	✓
2.	Photographs.	✓
3.	Witnessed test pit locations and results.	X
4.	Soil types and soil boundaries.	X

D. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – PROPOSED

1.	New grades, topographic contours	X
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

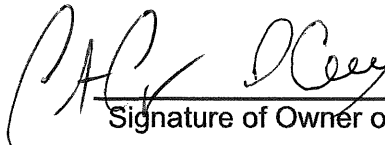
1.	Drainage calculations	X
2.	Legal descriptions of easements, Condominium Assoc. Documents	
3.	Community facilities impact studies (specify areas of study)	
4.	Environmental Impact Statement (specify areas of study)	
5.	Agreement for land conveyance to Town	
6.	Other (specify)	↓

Chester Planning Board
Site Plan Review Checklist

F. APPROVALS

<u>Required</u>	<u>Date of Approval</u>
Local Excavation Permit	X
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

10-6-2020

Date

N/A

Authorized Representative of Owner of Record

N/A

Date

(Revised 10/3/2018)

To the Chester Planning Board

From Patrick and Daniela Connelly Map 2 Lot 91

Written description of the intent of this project.

After establishing Field to Fork Farm in 2005, we have raised a variety of agricultural products including beef, maple, cow's milk, honey, chicken, pork, goat etc. We have enjoyed serving our community as farmers and providing local healthy food for families in Chester and the surrounding area. In order to continue in farming, we have decided it is necessary to expand our operations to include a more reliable stream of income. We would like to expand what we offer to the community to include agritourism.

Agritourism is defined by RSA 21:34-a Farm, Agriculture, Farming. –

(5) Marketing or selling at wholesale or retail, regardless of the manner or form of the transaction, any livestock or products derived principally from the production of the farm, including, but not limited to items listed in subparagraph (a), whether on-site or off-site, provided that marketing such products is not specifically prohibited by local regulations. ***For the purposes of this section marketing shall include agritourism, which means attracting visitors to a farm to attend events or activities that are accessory uses to the primary farm operation, including, but not limited to, being provided a meal, making overnight stays, enjoyment of the farm environment, education which shall be instruction or learning about the farm's operations, or active involvement in the activities of the farm.***

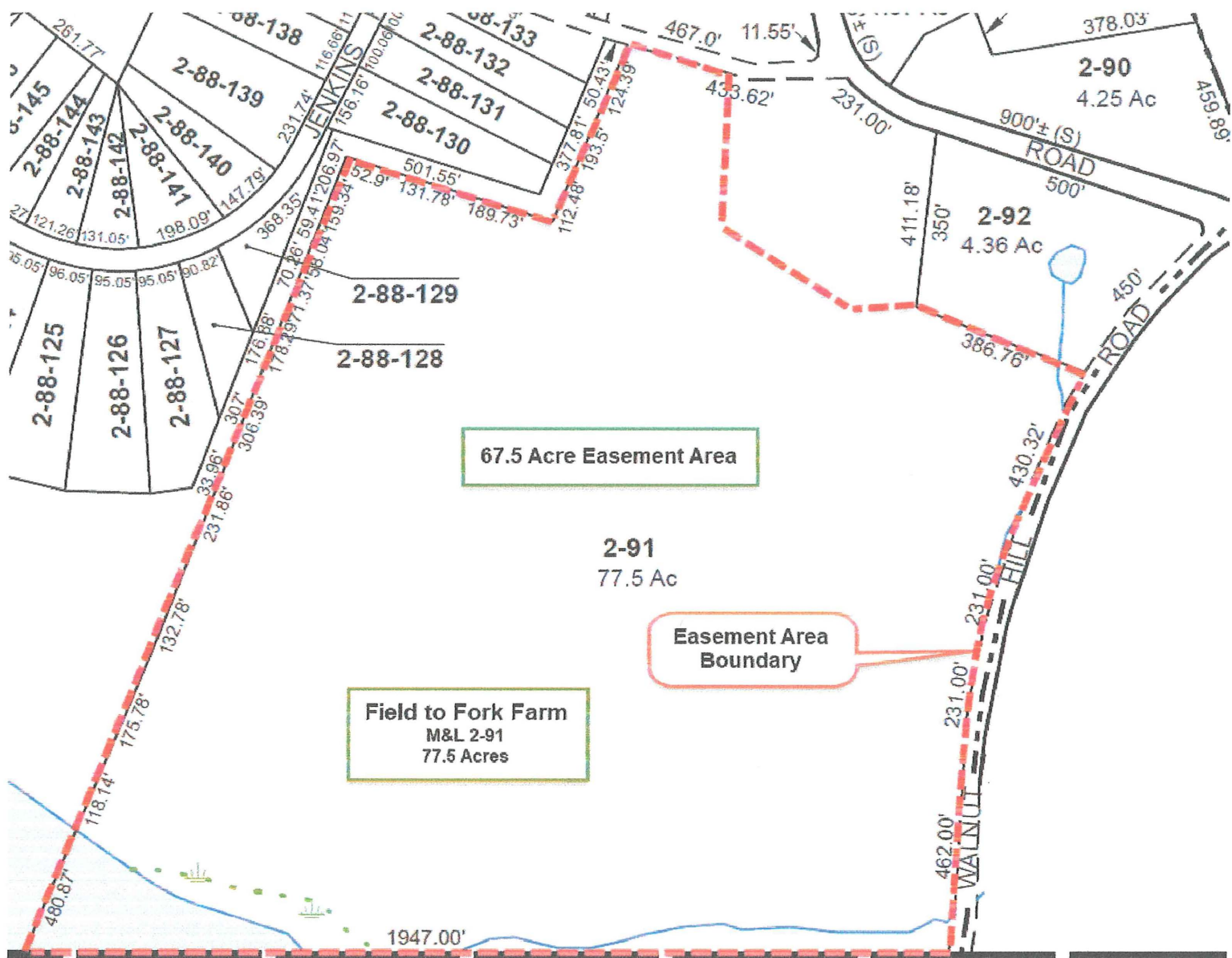
More specifically, we intend to host farm related education, health and wellness seminars, farm to table dinners, retreats and weddings with an option for overnight "glamping". These events are to be held outdoors and/or under rental tents (tents not owned or erected by us). Portable toilets would be rented.

No existing toilets, house or barn would be used for these events. Parking will be directed off the main street to a large flat surface already present at our farm (see map attached).

Six glamping tents would be set up seasonally on non-permanent wood platforms in scenic areas (see map). These platforms will be located in the existing Schneebaum conservation easement area. We will approach the Chester Conservation Commission to seek their approval.

We look forward to discussing our plans with you.

Patrick and Daniela Connelly



Field to Fork Farm



DERRY 13-12
TOWN SHINGOIL TRUSTEE
24 LAMON ROAD
DERRY, NH 03008

DERRY, NH
N 82 1/4 W
1880.5
CHESTER, NH

EASEMENT AREA
71.6 GROSS PARCEL ACRES ±
67.5 ACRES ± UNDER EASEMENT

WALNUT HILL ROAD

No.	Section	Distance
1.0	S 40 3/4 E	200.00'
1.1	S 87 57 30 E	200.00'
1.2	S 87 57 30 E	135.45'
1.3	S 87 57 30 E	131.02'
1.4	S 87 57 30 E	212.94'

3-0
TOWN OF DERRY
204 MI
DERRY, NH 03008

2-02
TOWN OF DERRY
204 MI
DERRY, NH 03008

2-05-1
TOWN OF DERRY
204 MI
DERRY, NH 03008

EXCLUDED AREA
178,090 Sq. Ft. ±
4.1 Ac. ±

2-02
TOWN OF DERRY
204 MI
DERRY, NH 03008

2-05
TOWN OF DERRY
204 MI
DERRY, NH 03008

D-29833

JACK ROAD

ROUTE

WALNUT HILL R

S 55 1/4 W 433.5' 232.5' S 39 W 232.5' S 49 W 232.5'

No.	Bearing	Distance
L1	S 46 3/4 E	208'
L2	S 31 31' 02" E	220.92'
L3	S 29 19' 51" E	155.43'
L4	S 63 09' 33" E	121.07'
L5	S 51 05' 12" E	212.97'

TON
I. 03036

2-42
FREDRICK + DIANE BLAKE
522 HAVERHILL RD.
CHESTER, N.H. 03036

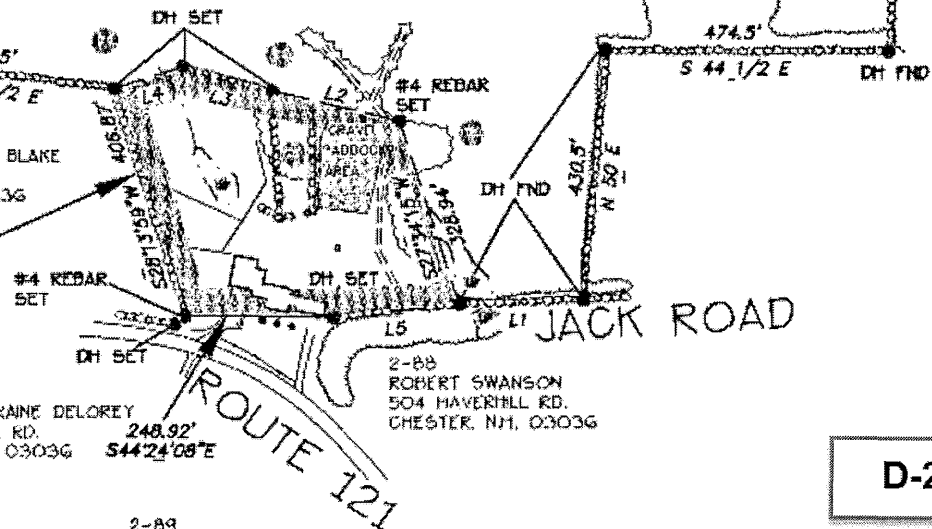
REA

2-90
PHILLIP + LORRAINE DELOREY
527 HAVERHILL RD.
CHESTER, N.H. 03036

2-89
CHRISTOPHER + VALERIE HARPER
515 HAVERHILL RD.
CHESTER, N.H. 03036

2-88
ROBERT SWANSON
504 HAVERHILL RD.
CHESTER, N.H. 03036

2-88-1
YAMEEN, ET. AL. TRUSTEES
WKEET NOMNEE REALTY TRUST
1077 OSGOOD STREET
N. ANDOVER, MASS. 01845



D-29833

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