

March 22, 2021

Diane Crespo proposes to lease at 15 Chester Street, Chester, New Hampshire as 'D C Hair Design'. This is a 2 station/chair hair salon with one shampoo sink. The proposed hours of the hair salon are Monday through Friday 10:00-8:00 and Saturday 10:00-3:00 with Sundays closed.

My hours will be Monday and Tuesday 10:00-8:00 and the second chair will be rented out for Wednesday through Saturday with the second hair stylist working within the parameters of the proposed hours. There will only be one stylist/operator working at one time so the impact will be minimal.

Diane Crespo
[REDACTED]

Appendix F – Application for Site Plan Review

Chester Planning Board

Map # 16 Lot # 9

To be completed by the Applicant:

1. Owner of Record: Francis Gesel Revocable Trust of '09 (Mary Gesel, Trustee)
Address 49 Chester Street
Chester NH 03036
Telephone Number _____
2. Applicant if different than owner: Diane Crespo
Address 466 Bartlett St. #2
Manchester, NH 03102
Telephone Number [REDACTED]
3. List professionals directly involved in the plan preparation:
Name na
Address _____
Telephone Number _____

Name na
Address _____
Telephone Number _____
4. List owners with 10% or more interest. Include Deed Reference
Name na

Address

Telephone Number

Name

na

Address

Telephone Number

5. Location of proposed plan:

Road Name

15 Chester Street

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 Attachment
Signature of Owner of Record

Date


Representative of Owner of Record

March 22, 2021
Date

Appendix G – CPB Site Plan Review Checklist

Map # 16 Lot # 9

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: Tax Map 16 Lot 9 by Eric Mitchell & Associates, Inc. August 29, 2018
2. Owner of Record: Francis Gesel Revocable Trust of '09 (Mary Gesel, Trustee)
3. Applicant: Diane Crespo
4. Authorized Representative: Diane Crespo
5. Street / Road Location: 15 Chester Street
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.	✓
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.	✓
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.	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.



See Attachment
Signature of Owner of Record

Date

[Redacted Signature]
Authorized Representative of Owner of Record

March 22, 2021
Date

(Revised 10/3/2018)

Crespo SPR Application



NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW ADDITIONAL PARKING FOR AN EXISTING MULTI TENANT COMMERCIAL AND RESIDENTIAL BUILDING.
- THIS SITE IS ZONED R-1. THE EXISTING USES ARE PRE-EXISTING.
- A. THE FOLLOWING VARIANCES WERE APPROVED ON FEBRUARY 20, 2018 BY THE CHESTER ZONING BOARD:
 - TO SECTION 5.3.2: TO ALLOW CONTINUED OPERATION OF THE ICE-CREAM SHOP, TO OPERATE ON A SEASONAL BASIS WITH THE FOLLOWING CONDITIONS:
 - SITE PLAN REVIEW WITH THE PLANNING BOARD TO CONCENTRATE ON PARKING ISSUES;
 - CONTINUE LIFE SAFETY UPGRADES TO THE SATISFACTION OF THE OFFICIALS;
 - IMPROVEMENTS TO BE COMPLETED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND FIRE BEFORE ISSUANCE OF AND TEMPORARY CERTIFICATE OF OCCUPANCY.
 - TO SECTION 4.4.2.2, 4.4.3.3 AND 4.4.3.4 TO ALLOW THE EXISTING SIGNS TO REMAIN AND MOVABLE SIGN NOT TO BE PUT ON PUBLIC PROPERTY.

B. A VARIANCE WAS GRANTED ON OCTOBER 20, 1999 TO PERMIT THE 3 APARTMENTS ON THE SECOND FLOOR, HOWEVER, THE CONDITIONS WERE NOT MET.

C. A VARIANCE WAS GRANTED ON MARCH 20, 2018 TO SECTION 5.3.2 PERMITTED USES TO ALLOW THE PRE EXISTING NON CONFORMING HARDWARE STORE TO BE A REAL ESTATE OFFICE.

D. THE FOLLOWING VARIANCES ARE BEING APPLIED FOR:

 - TO SECTION 4.5.2.3: TO PERMIT PARKING SPACES TO SHARE MORE THAN ONE USE.
 - TO SECTION 4.5.2.6: TO PERMIT PROPOSED PARKING SPACES ALONG CHESTER STREET TO NOT HAVE 8 FOOT SNOW STORAGE AREAS.
 - TO SECTION 5.3.5 (TABLE 1) TABLE OF THE DIMENSIONAL REQUIREMENTS AND ARTICLE 4, SECTION 4.2, SUBSECTION 4.2.1 TO ALLOW EXPANSION OF PARKING WITHIN THE FORTY (40') FOOT FRONT YARD SETBACK REQUIREMENT AND WITHIN THE TWENTY-FIVE (25') FOOT SIDE SETBACK REQUIREMENT.
 - TO SECTION 5.3.5 (TABLE 1) TABLE OF DIMENSIONAL REQUIREMENTS AND ARTICLE 16.9 SECTION 16.9.2 AND ARTICLE 4, SECTION 4.2, SUBSECTION 4.2.1 FOR EXPANSION OF A NON-CONFORMING USE TO PERMIT AN INCREASE IN THE MAXIMUM ALLOWED IMPERVIOUS SURFACE, EXCEEDING 15% IN R1 DISTRICT, CURRENT CONFIGURATION HAS 42% OF IMPERVIOUS SURFACE, APPLICATION REQUESTS 48%; AND
 - TO SECTION 5.3.4 PROHIBITED USES, A SINGLE FAMILY OR TWO-FAMILY DWELLING SHALL BE PERMITTED PER LOT: TO PERMIT TWO ADDITIONAL APARTMENTS (3 TOTAL).

D. THE FOLLOWING CONDITIONAL USE PERMIT IS BEING APPLIED FOR:

 - TO PERMIT MORE THAN 15%, OR 10,000 SQUARE FEET, WHICHEVER IS GREATER, OF IMPERVIOUS AREA IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT.

E. THE FOLLOWING WAIVERS FROM THE SITE PLAN REVIEW REGULATIONS ARE BEING APPLIED FOR:

 - TO SECTION 7.3: TO NOT REQUIRE A STORMWATER MANAGEMENT PLAN WHERE 15% OR 10,000 SQUARE FEET, WHICHEVER IS GREATER, OF THE SITE IS IMPERVIOUS.
 - TO SECTION 7.10.6: TO PERMIT LESS THAN 8 FEET STRIPS FOR SNOW STORAGE (SEE ALSO VARIANCES LISTED ABOVE, B2).
 - SECTION 7.10.3.3 TO ALLOW PARKING SPACES TO BE SHARED (SEE ALSO VARIANCE LISTED ABOVE, B1).
- TOTAL PARCEL AREA OF LOT 9 = 40,107 S.F. (0.92 ACRES) AND IS SERVICED BY ON SITE SEPTIC AND ON SITE WATER.
- PARKING:

	MORNING	AFTERNOON
RESTAURANT: 35 SEATS @ 1 SPACE/ 3 SEATS 3 EMPLOYEES	= 12 = 3	
HOURS OF OPERATION 7:00 AM TO 1:00 PM		
ICE CREAM SHOP: 15 OUTSIDE SEATS @ 1 SPACE/ 3 SEATS 2 EMPLOYEES	= 5 = 2	
HOURS OF OPERATION 12:00 PM TO 9:00 PM		
REAL ESTATE OFFICE: 1500 S.F. 2 EMPLOYEES + 2 VISITORS	= 4	= 4
UNOCCUPIED SPACE: 1200 S.F. 3/1000 S.F. = 1200/3	= 3	= 3
HOBBY SHOP	= 1	= 1
3 UPSTAIRS APARTMENT UNITS: 2 SPACES PER UNIT, 2 x 3	= 6	= 6
TOTAL SPACES PROPOSED	= 29	= 21
- STANDARD PARKING SPACE DIMENSIONS ARE 9 x 20. FOR HANDICAPPED PARKING SPACE DIMENSIONS SEE SHEET 3. ALL HANDICAPPED SPACES TO BE STRIPED AND SIGNED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT STANDARDS.
- THE PROPOSED PARKING DOES NOT INCREASE THE IMPERVIOUS AREA BY MORE THAN 10,000 S.F. AND A STORMWATER MANAGEMENT PLAN IS NOT REQUIRED.
EXISTING IMPERVIOUS AREA = 16,800 S.F. (41.9% OF TOTAL LOT AREA)
PROPOSED IMPERVIOUS = 19,000 S.F. (2,200 S.F. INCREASE) (47.4% OF TOTAL LOT AREA)
- SNOW BEYOND WHAT CAN BE PLACED IN THE SNOW STORAGE AREAS SHALL BE DISPOSED OF OFFSITE. NO PARKING IS ALLOWED IN PARKING SPACES NUMBERED "1" & "29" DURING WINTER MONTHS AS THEY ARE TO BE RESERVED FOR SNOW STORAGE. TALL STAKES ARE TO BE PLACED NEXT TO THESE SPACES DURING THE PLOWING SEASON.
- THIS PLAN SET CONTAINS A TOTAL OF 5 SHEETS, SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AND THE ENTIRE PLAN SET IS ON FILE AT THE TOWN OF CHESTER PLANNING DEPARTMENT.
- THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE PER FEMA MAP 33015C0335E DATED MAY 17, 2005.
- THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DR. WILMINGTON, MA (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- NHDOT PERMIT No. PENDING

REV.	DATE	DESCRIPTION	BY
C	1/09/19	REVISE NOTES & PAVEMENT ALONG ROUTE 121	CJM
B	12/10/18	ADDRESS DUBOIS & KING REVIEW	CJM
A	9/17/18	REVISE VARIANCE NOTE	CJM

REVISIONS



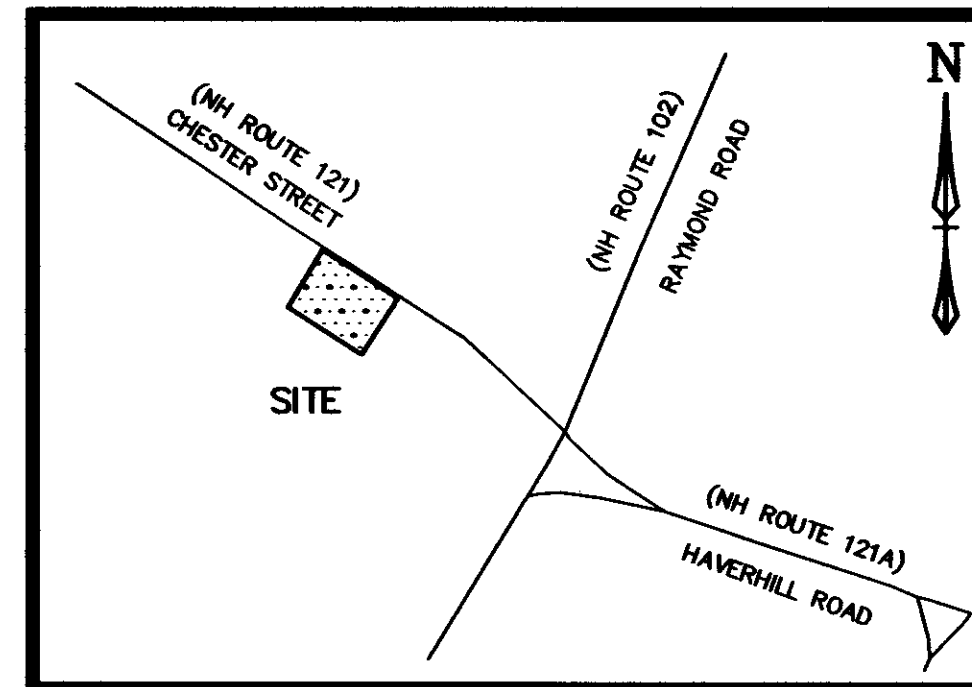
LEGEND

- IRON ROD FOUND
- UTILITY POLE
- GUY WIRE
- EDGE OF PAVEMENT
- STONE WALL
- CONCRETE
- APPROXIMATE SEPTIC PIPE



SHEET INDEX

- | | |
|--------------|--------------------------------|
| SHEET 1 OF 5 | SITE PLAN |
| SHEET 2 OF 5 | EXISTING CONDITIONS |
| SHEET 3 OF 5 | GRADING PLAN |
| SHEET 4 OF 5 | SIGHT DISTANCE PLAN & PROFILES |
| SHEET 5 OF 5 | DETAILS |



VICINITY PLAN

SCALE: 1" = 500'

PLAN REFERENCES

- "CHESTER HARDWARE CHESTER STREET MAP 16 LOT 9 CHESTER, NH PREPARED FOR FRANCIS GESEL SITE PLAN 1" = 20' NOVEMBER, 2000" PREPARED BY THE CIVIL ENGINEERS, INC., MANCHESTER, NH (NOT RECORDED)
- "AS BUILT SITE PLAN CHESTER HARDWARE CHESTER, NEW HAMPSHIRE" SCALE: 1" = 20' DATE: 07-29-08 PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. CONCORD, NH (NOT RECORDED)
- "A SUBDIVISION OF LAND FOR RUTH MONISH, CHESTER, ROCKINGHAM COUNTY NEW HAMPSHIRE" SCALE: 1" = 50' LAST REVISED 4-18-80 PREPARED BY ROLAND P. THERRIAN CO. MANCHESTER, NH R.C.R.D. PLAN #C-9674.
- "TAX MAP 16, LOT 9 SITE PLAN OF CHESTER HARDWARE DRAWN FOR GEROME GESEL SCALE: 1" = 20' DATE: 10-31-89" PREPARED BY FAIRVIEW LAND SERVICES E. HAMPSTEAD N.H. R.C.R.D. PLAN #D-20225.

PRESENT OWNER OF RECORD:

LOT 9, TAX MAP 16
RCRD VOL 5054, PG 1178
FRANCIS GESEL REV. TRUST OF 2009
49 CHESTER STREET
CHESTER, NH 03036

AUTHORIZED SIGNATURE

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: _____

CERTIFIED BY: _____

CHAIRMAN: _____

SECRETARY: _____

PARKING SITE PLAN

TAX MAP 16 LOT 9
CHESTER STREET (NH ROUTE 121)
CHESTER, NH

OWNER OF RECORD:

FRANCIS GESEL REV. TRUST OF 2009
MARY GESEL, TRUSTEE
49 CHESTER STREET, CHESTER, NH 03036
(R.C.R.D. BOOK 5054 PAGE 1178)

AUGUST 29, 2018

SCALE: 1" = 20'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 1 OF 5

REV. C DWG. D18007WA FLD. BK/Pg. 549/42 JOB NO. 18-07

ERIC C. MITCHELL

LLS. NO. 595

DATE

I CERTIFY THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING MARCH 2018 BY THIS OFFICE AND AS SHOWN ON PLAN REFERENCE #1 WHICH HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.



BERKSHIRE
HATHAWAY
HomeServices
Verani Realty
COMMERCIAL DIVISION

Date: February 3, 2021

Diane Crespo

DC Hair Design

Re: 15 Chester Street, Chester, NH

Dear Mary:

The following Non-Binding Proposal is for discussion purposes to outline the basic business terms of a potential deal between the parties to include, but not limited to, the following terms and conditions.

Tenant:	DC Hair Design or its assigns
Address:	466 Bartlett Street #2, Manchester, NH 03102
Telephone:	603-493-1677
EMAIL:	dianecrespofineart1@gmail.com
Signatory:	Diane Crespo
Guaranty:	Personal
Premises:	Side unit, side of building, approx. 225 +/- SF
Parking:	Ample, On-site
Intended Use:	Salon/Beauty
Date of Lease Commencement:	Upon execution and delivery of a mutually acceptable lease between the parties by April 1, 2021
Base Lease Term:	Three (3) years
Base Lease Rate:	Months 1-3 (fit-up period): No base rent, utilities only Months 4-36: \$500 per month plus utilities
Option Years	One (1) Three (3)-year option.

	Tenant has a right to extend the additional lease terms upon notifying Landlord of her desire to extend the lease with a ninety (90)-day written notice before the original Base Term expiration.
Option Lease Rate	Year 4 @\$525 per month plus utilities. Year 5 @ \$550 per month plus utilities Year 6 @ \$575 per month plus utilities
Triple Net Costs (CAM & TAX)	N/A * included in monthly rent.
Rent Commencement Date:	Upon the day the business is first Open to the public. Tenant needs 30 days to make any necessary changes to the premises for its intended use. No base rent is required, but Tenant will pay the utilities within this fit-up period.
Utilities:	Tenant's responsibility: Electric.
Permits & Occupancy Certificate	<p>Tenant will obtain all licenses, health department, state and local municipalities, etc. as required to operate the business. Tenant will obtain a Certificate of Occupancy from the Town of Chester including ZBA "Variance" and Planning Board "Change of Use" approval, a sign off from the Fire Department on Life Safety devices, etc.</p> <p>In the event such approvals are denied by the applicable authorities, Landlord will have the opportunity to attain necessary permits on behalf of Tenant within 60 days of Tenant being denied or terminate the lease. In the event, both Landlord and Tenant are unable to obtain approvals/permits, Tenant's security deposits and prepaid rent, if any, shall be completely refundable within ten (10) days written notice from Tenant.</p>
Insurance:	Tenant will provide Landlord with proof of adequate insurance for leased premises prior to occupancy (as per the lease).
Security Deposit:	Upon execution of Lease, Tenant will pay a security deposit equal to One (1) month base rent in addition to the first month's rent.
Delivery of Premises and	<ul style="list-style-type: none"> • Roof and structural (exterior) • Trash removal


It is understood that this proposal is non-binding, and that neither party will be obligated to the other unless and until the parties execute a mutually satisfactory Lease.

If this Letter of Intent is not executed by both parties on or before 5:00 pm on February 10, 2021, said offer shall become null and void.

Sincerely,



Shelly Weeks, ADVISOR
BHHS Verani Realty Commercial Division

FOR TENANT:

 2/4/21
Diane Crespo DATE
Duly Authorized

Agreed and Acknowledged:

FOR LANDLORD:

 2/8/21
Mary Gesel DATE