



Chester Planning Board

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

Notice of Public Hearing

August 10, 2022

The Chester Planning Board will hold a Public Hearing on Wednesday, August 10th, 2022 at 7:15 P.M. in the main meeting room at the Municipal Office Building, 84 Chester Street to act on the following:

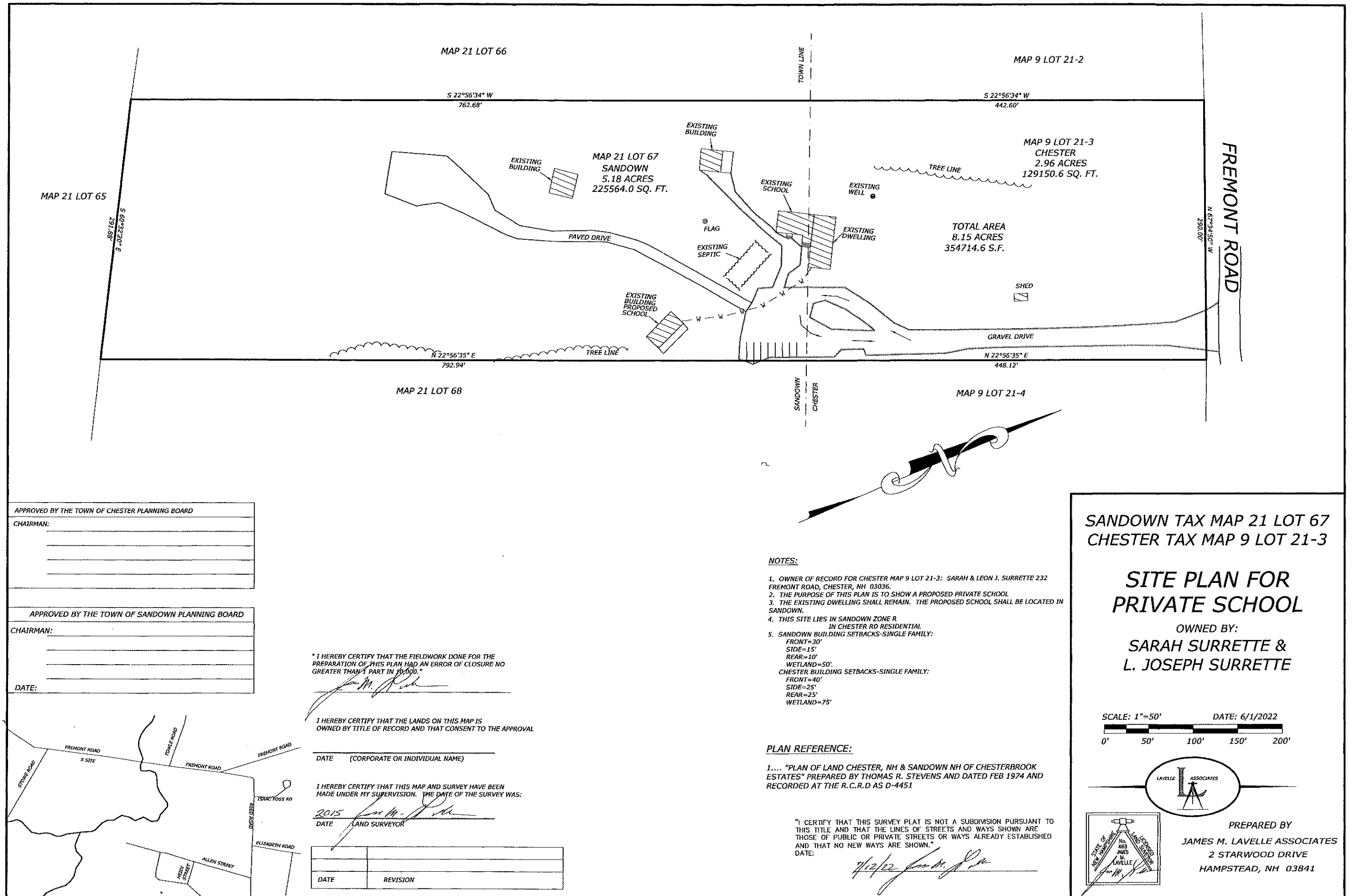
1. Site Plan Review application of Sarah & Leon Surette (owners) for a private school, located at 232 Fremont Road (Map & Lot 009-021-003 in Chester, and Map & Lot 21-67 in Sandown).

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 7/29/22



APPROVED BY THE TOWN OF CHESTER PLANNING BOARD

CHAIRMAN:

APPROVED BY THE TOWN OF SANDOWN PLANNING BOARD

CHAIRMAN:

DATE:

"I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000."

[Signature]

I HEREBY CERTIFY THAT THE LANDS ON THIS MAP IS OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL

DATE (CORPORATE OR INDIVIDUAL NAME)

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAVE BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS:

2015 *[Signature]*
DATE LAND SURVEYOR

DATE	REVISION

NOTES:

- OWNER OF RECORD FOR CHESTER MAP 9 LOT 21-3: SARAH & LEON J. SURRETTE 232 FREMONT ROAD, CHESTER, NH 03036.
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED PRIVATE SCHOOL.
- THE EXISTING DWELLING SHALL REMAIN. THE PROPOSED SCHOOL SHALL BE LOCATED IN SANDOWN.
- THIS SITE LIES IN SANDOWN ZONE R IN CHESTER RD RESIDENTIAL.
- SANDOWN BUILDING SETBACKS-SINGLE FAMILY:
FRONT=30'
SIDE=15'
REAR=10'
WETLAND=50'.
CHESTER BUILDING SETBACKS-SINGLE FAMILY:
FRONT=40'
SIDE=25'
REAR=25'
WETLAND=75'

PLAN REFERENCE:

1.... "PLAN OF LAND CHESTER, NH & SANDOWN NH OF CHESTERBROOK ESTATES" PREPARED BY THOMAS R. STEVENS AND DATED FEB 1974 AND RECORDED AT THE R.C.R.D AS D-4451

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

DATE: 7/12/22 *[Signature]*

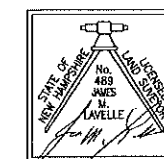
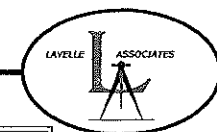
SANDOWN TAX MAP 21 LOT 67
CHESTER TAX MAP 9 LOT 21-3

SITE PLAN FOR
PRIVATE SCHOOL

OWNED BY:
SARAH SURRETTE &
L. JOSEPH SURRETTE

SCALE: 1"=50' DATE: 6/1/2022

0' 50' 100' 150' 200'



PREPARED BY
JAMES M. LAVELLE ASSOCIATES
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841

Appendix F – Application for Site Plan Review

Chester Planning Board

Map # 9 Lot # 21-3

To be completed by the Applicant:

1. Owner of Record: L. Joseph + Sarah Surette
Address 232 Fremont Rd. Chester NH 03036

Telephone Number 603 489 9776

2. Applicant if different than owner: same
Address _____

Telephone Number _____

3. List professionals directly involved in the plan preparation:
Name James M. Lavelle Associates
Address 2 Starwood Drive
Hampstead, NH 03841
Telephone Number 603-329-6851

Name _____
Address _____

Telephone Number _____

4. List owners with 10% or more interest. Include Deed Reference
Name _____

Address

Telephone Number

Name

Address

Telephone Number

5. Location of proposed plan:

Road Name

232 FREMONT RD

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

10/10/22
Date

Representative of Owner of Record

Date

Appendix G – CPB Site Plan Review Checklist

Map # 9 Lot # 21-3

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: SITE PLAN FOR PRIVATE SCHOOL
2. Owner of Record: L. Joseph + Sarah Surette
3. Applicant: _____
4. Authorized Representative: _____
5. Street / Road Location: 232 FREMONT 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.	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 Business or Site Plan.	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

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.	N/A
17.	Location and description of all permanent lot boundary markers inclusive of easement markers, if required.	N/A
18.	Reference to any Variance/s or Special Exceptions from the ZBA.	N/A

C. SUBMISSION ITEMS – EXISTING

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

D. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – PROPOSED

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

E. SUBMISSION ITEMS – PROPOSED

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

Chester Planning Board
Site Plan Review Checklist

F. APPROVALS

<u>Required</u>	<u>Date of Approval</u>
Local Excavation Permit	
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	N/A
NHDES Underground Storage Tank Notification	N/A
Department of Transportation Permit	N/A
Other (specify)	

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


Signature of Owner of Record

6/10/22
Date

Authorized Representative of Owner of Record

Date

(Revised 10/3/2018)

CHESTERBROOK SCHOOL OF NATURAL LEARNING

Chesterbrook School of Natural Learning is an Attendance Approved Kindergarten - grade 3 Nonpublic, private school with the NH Department of Education as well as a unique, fully licensed CCLU program. According to NH Child Care Licensing, our program is "paving the way" for forest schools in NH! Our nature-based program is centered on the principles of respect, responsibility, and community. This is a place where children can spend their days exploring and discovering the world around them with naturally integrated learning opportunities. We strongly believe that exploration and outdoor play is important to a child's growth, health, and development.

The child's interests and their natural surroundings guide the curriculum. Our unique "Reggio-inspired, Montessori-motivated, and wishfully-Waldorf" teaching philosophy is built on our core nature-based foundation. We are our own conglomeration and love it that way!

Our current enrollment is approximately 60 students. Nature preschool is capped at 24 students, Forest Kindergarten and Lower Elementary are typically 15 in each class (with a maximum of 30 by NHDOE regulations). Considering most of our families have siblings, we have approximately 30-35 cars/day spread out with alternating drop-off and pick-up times. We have approximately 6-8 educators parking out in back of the property and parents are asked to do a rolling drop-off/pick-up with 4 lanes at a time. Our hours of operation are 8:15-3:00 from Labor Day to Memorial Day. We are closed on weekends, holidays and follow a similar calendar to local public schools with vacations. Our summer program runs just for the month of July (4 weeks only) 9:00-12:00. Our goal is to house the program in school buildings only and not within my residence. In order to withdraw the operation out of my house we are required to have a toilet within the classroom which has prompted this process.

M&L 9-21-3 April 27, 2016 - Just after Home Business approval.



Imagery Date: 4/27/2016 42°57'52.86" N 71°13'17.88" W ele

M&L 9-21-3 October 10, 2020

