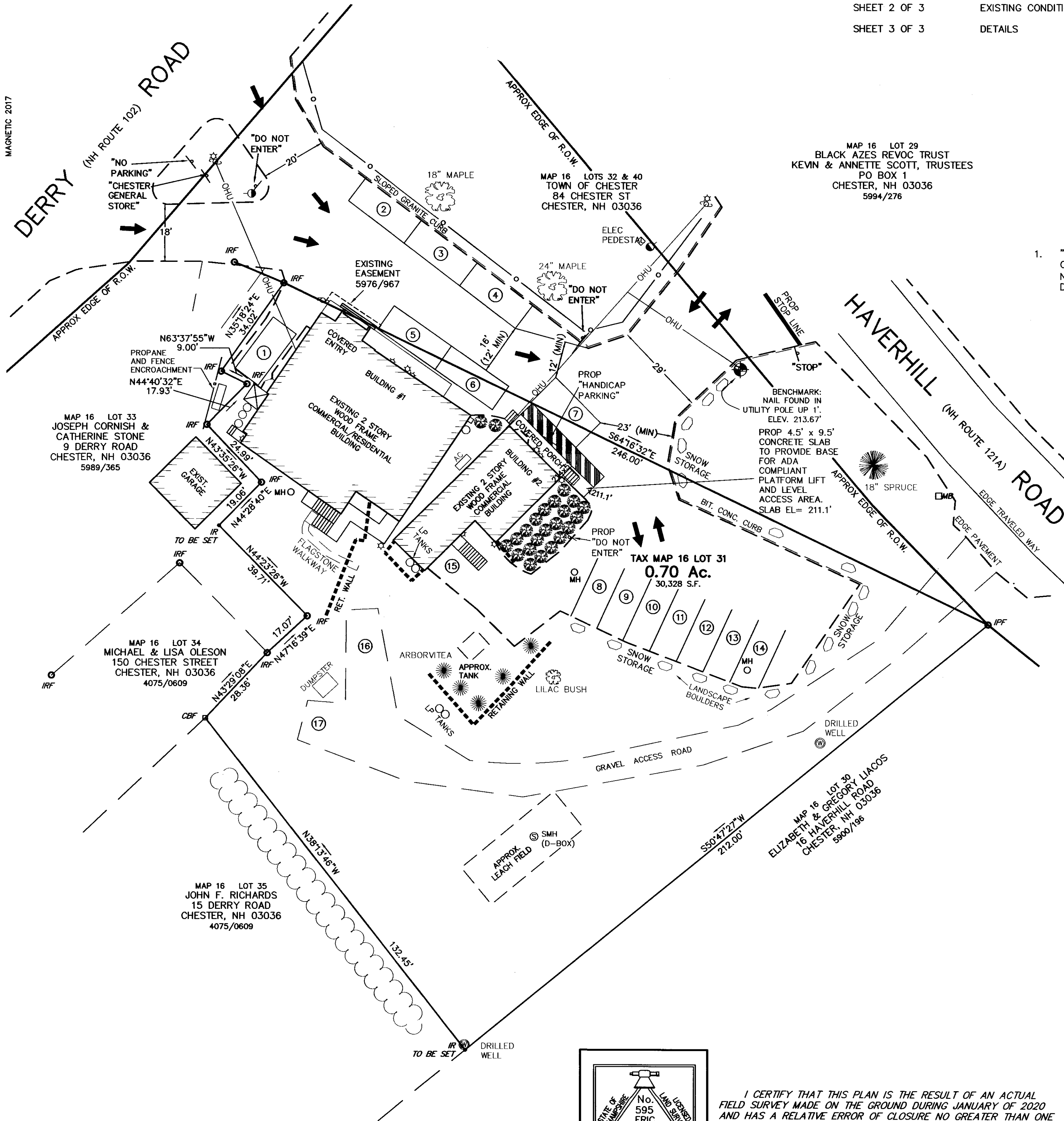


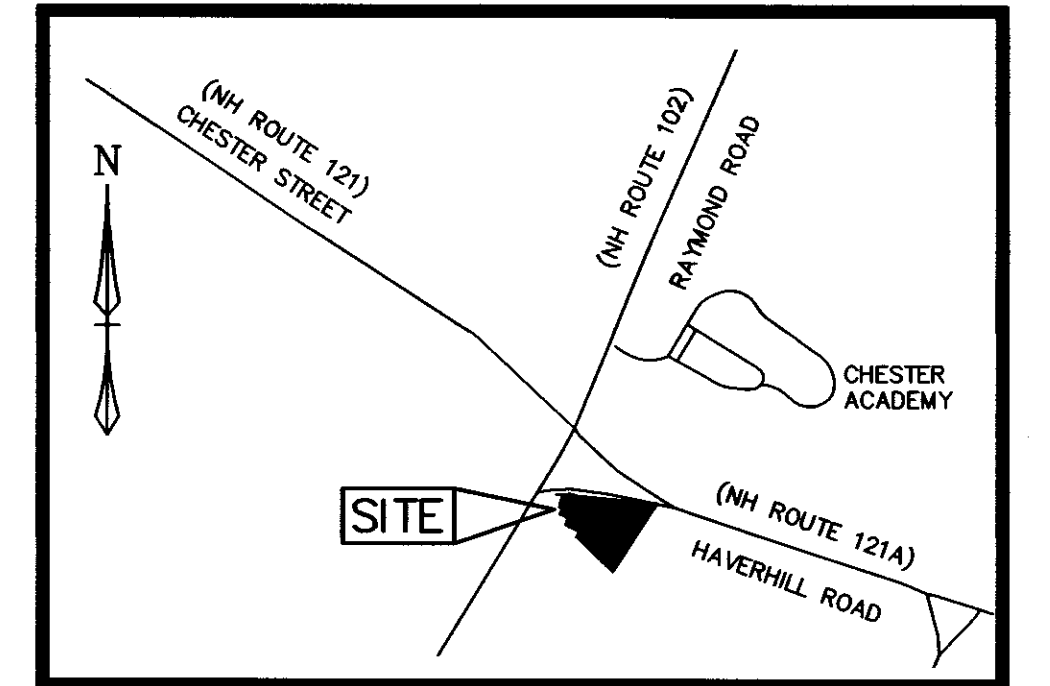
# NOTES

- THE PURPOSE OF THIS SITE PLAN IS TO SHOW AVAILABLE PARKING FOR TWO EXISTING MULTI-TENANT COMMERCIAL BUILDINGS, A PROPOSED WHEELCHAIR LIFT, AND PROPOSED PAVEMENT STRIPING FOR PARKING SPACES.
- THIS SITE IS ZONED R-1. THE EXISTING USES ARE PRE-EXISTING. BUILDING #1 (2 HAVERHILL RD) CONTAINS A 600 S.F. SALES AREA GENERAL STORE AND 2 APARTMENTS. BUILDING #2 (4 HAVERHILL RD) CONTAINS AN OFFICE SPACE ON THE FIRST FLOOR AND OWNER USED SPACE ON THE SECOND FLOOR.
- PRESENT ZONING: R-1  
MINIMUM LOT AREA: 2 ACRES  
MAX. IMPERVIOUS SURFACE: 15%  
MAX. BLDG. WIDTH: N/A  
MAX. BLDG. HEIGHT: 2.5 STORIES / 33 FT.  
MINIMUM FRONTAGE: 290 FT.  
MINIMUM FRONT SETBACK: 40 FT.  
MINIMUM SIDE SETBACK: 25 FT.  
MINIMUM REAR SETBACK: 25 FT.
- TOTAL PARCEL AREA OF LOT 31 = 30,328 S.F. (0.70 ACRES) AND IS SERVICED BY ON SITE SEPTIC AND ON SITE WATER.
- PARKING:  
BUILDING #1  
GENERAL STORE: 5 SPACES + 1 SPACE/ 400 S.F. OF SELLING AREA  
5 + 600 / 400 = 7  
HOURS OF OPERATION 5:00 AM TO 8:00 PM  
2 UPSTAIRS APARTMENT UNITS:  
2 SPACES PER UNIT, 2 x 2 = 4  
BUILDING #2  
OFFICE SPACE: 861 S.F.  
2 EMPLOYEES + 2 VISITORS = 4  
HOURS OF OPERATION M-F 8:00 AM TO 5:00 PM,  
PRIVATE UNOCCUPIED SPACE: 433 S.F.  
EXISTING OWNER = 1  
TOTAL SPACES REQUIRED = 16 (17 PROVIDED)
- STANDARD PARKING SPACE DIMENSIONS ARE 9 x 20 (9 x 22 FOR PARALLEL SPACES). HANDICAPPED PARKING SPACE DIMENSIONS SEE SHEET 3. HANDICAPPED SPACE TO BE STRIPED AND SIGNED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT STANDARDS.
- NO INCREASE IN THE IMPERVIOUS AREA AND A STORMWATER MANAGEMENT PLAN IS NOT REQUIRED.  
EXISTING & PROPOSED IMPERVIOUS AREA = 12,907 S.F. (42.6% OF TOTAL LOT AREA).
- SNOW BEYOND WHAT CAN BE PLACED IN THE SNOW STORAGE AREAS SHALL BE DISPOSED OF OFFSITE.
- THIS PLAN SET CONTAINS A TOTAL OF 3 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.
- SOIL INFORMATION TAKEN FROM THE WEB SOIL SURVEY. PREDOMINANT SOIL TYPE ON THIS PROPERTY IS 446B, SCITUATE-NEWFIELDS COMPLEX, 3 - 8 PERCENT SLOPES. A SMALL PORTION OF THE SITE ALSO INCLUDES 44C, MONTAUK FINE SANDY LOAM, 8 - 15 PERCENT SLOPES.
- BUILDINGS ARE EXISTING, NO EXPANSION TOWARDS THE PROPERTY LINES IS PROPOSED WITH THIS PLAN.
- THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DR, WILMINGTON, MA (811 or 888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- THE FOLLOWING WAIVERS FROM THE SITE PLAN REVIEW REGULATIONS ARE REQUESTED:  
a) TO 7.1.15: TO NOT REQUIRE ALL PHYSICAL FEATURES AND USES OF ABUTTING WITHIN 300 FEET OF THE SITE.  
b) TO 7.1.16: TO NOT REQUIRE THE SHAPE, SIZE, HEIGHT, LOCATION, AND USES OF STRUCTURES LOCATED WITHIN 300 FEET OF THE SITE.  
c) TO 7.2.2: TO NOT SHOW THE GRADES AND PROFILES OR CENTERLINES OF THE ADJACENT EXISTING STREETS.  
d) 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.  
e) TO SECTION 7.4: EROSION AND SEDIMENT CONTROL PLAN.  
f) TO SECTION 7.5: SEPTIC SYSTEM REQUIREMENTS.  
g) TO SECTION 7.8: TRAFFIC IMPACT ANALYSIS.  
h) TO SECTION 7.10.6: TO PERMIT LESS THAN 8 FEET STRIPS FOR SNOW STORAGE.  
i) TO CHECKLIST ITEM D-10: ACCESS PLAN WITH SIGHT DISTANCE.



# SHEET INDEX

SHEET 1 OF 3	SITE PLAN
SHEET 2 OF 3	EXISTING CONDITIONS
SHEET 3 OF 3	DETAILS



VICINITY PLAN  
SCALE: 1" = 500'

# PLAN REFERENCES

- "TAX MAP 16, LOT 31 & 32, EASEMENT PLAN, PREPARED FOR & LAND OF MARY A. GESEL & TOWN OF CHESTER, 2 HAVERHILL ROAD, CHESTER, NEW HAMPSHIRE." SCALE: 1"=20', DATED 7 JUNE, 2007, BY BEDFORD DESIGN CONSULTANTS. RECORDED R.C.R.D. PLAN D-41282.

# LEGEND

○ IRF	IRON PIPE FOUND
○ SSF	STEEL STAKE FOUND
□ CBF	CONCRETE BOUND FOUND
● DHF	IRON ROD TO BE SET
● DHS	DRILL HOLE FOUND
○ UPL	DRILL HOLE SET
○ UPL	UTILITY POLE
○ UPL	GUY WIRE
---	EDGE OF PAVEMENT
---	STONEWALL
---	SIGN
○	EXTERIOR FLOOD LIGHT
○	EXTERIOR DOOR LIGHT
○	EVERGREEN SHRUB

PRESENT OWNER OF RECORD:  
TAX MAP 16, LOT 31  
RCRD VOL 5980, PG 0081  
NASR ENTERPRISES, LLC  
97 JENKINS FARM ROAD  
CHESTER, NH 03036

AUTHORIZED SIGNATURE

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

# SITE PLAN

TAX MAP 16 LOT 31  
2-4 HAVERHILL ROAD  
CHESTER, NH

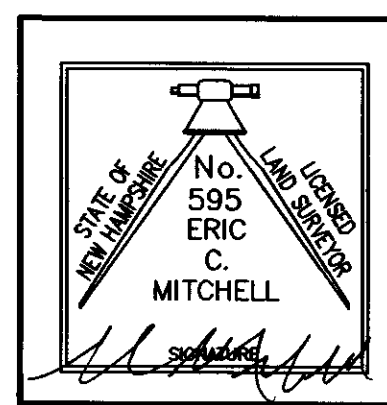
OWNER OF RECORD:

NASR ENTERPRISES, LLC  
97 JENKINS FARM ROAD, CHESTER, NH 03036

APRIL 9 2020

SCALE: 1" = 20'

PREPARED BY  
ERIC C. MITCHELL & ASSOC. INC.  
PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298  
PH. (603) 627-1181



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING JANUARY OF 2020 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

ERIC C. MITCHELL L.L.S. 595

4/09/2020  
DATE

SHEET 1 OF 3

REV: DWG: D19069WA/FLD. BK/PG: 561 JOB NO.: 19-69



REV.	DATE	DESCRIPTION	BY



SCALE: 1" = 500'

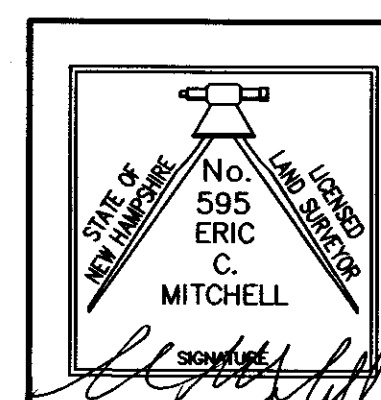
1. "TAX MAP 16, LOT 31 & 32, EASEMENT PLAN, PREPARED FOR & LAND OF MARY A. GESEL & TOWN OF CHESTER, 2 HAVERHILL ROAD, CHESTER, NEW HAMPSHIRE." SCALE: 1"=20', DATED 7 JUNE, 2007, BY BEDFORD DESIGN CONSULTANTS. RECORDED R.C.R.D. PLAN D-41282.

1. SOIL INFORMATION TAKEN FROM THE WEB SOIL SURVEY. PREDOMINANT SOIL TYPE ON THIS PROPERTY IS 446B, SCITUATE-NEWFIELDS COMPLEX, 3 - 8 PERCENT SLOPES. A SMALL PORTION OF THE SITE ALSO INCLUDES 44C, MONTAUK FINE SANDY LOAM, 8 - 15 PERCENT SLOPES.



REV.	DATE	DESCRIPTION	BY
<b><i>REVISIONS</i></b>			



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL  
FIELD SURVEY MADE ON THE GROUND DURING JANUARY OF 2020  
AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE  
PART IN TEN THOUSAND.

ERIC S. MITCHELL U.S. 59

4/09/2020  
DATE

SHEET 2 OF 3

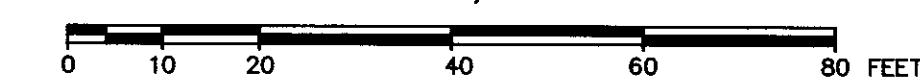
### EXISTING CONDITIONS

TAX MAP 16 LOT 31  
2-4 HAVERHILL ROAD  
CHESTER, NH

OWNER OF RECORD:

**NASR ENTERPRISES, LLC**  
97 JENKINS FARM ROAD, CHESTER, NH 03036

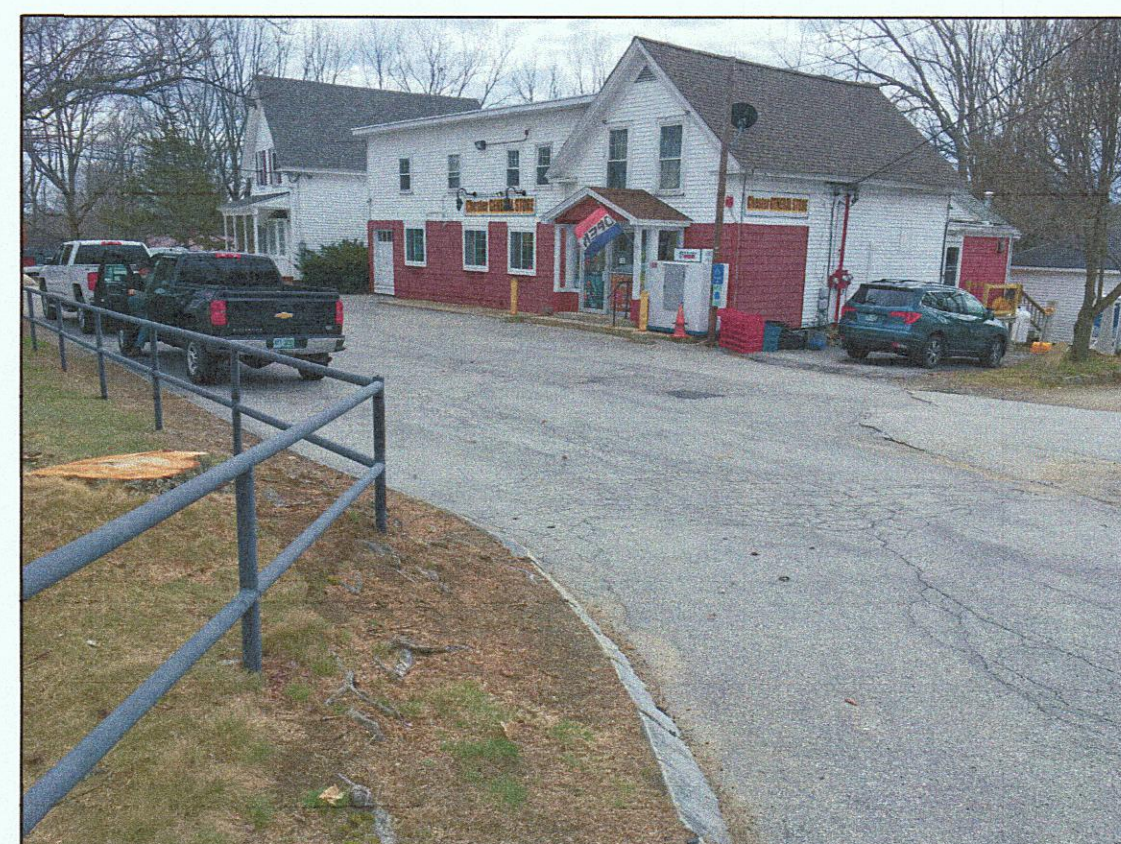
APRIL 9, 2020



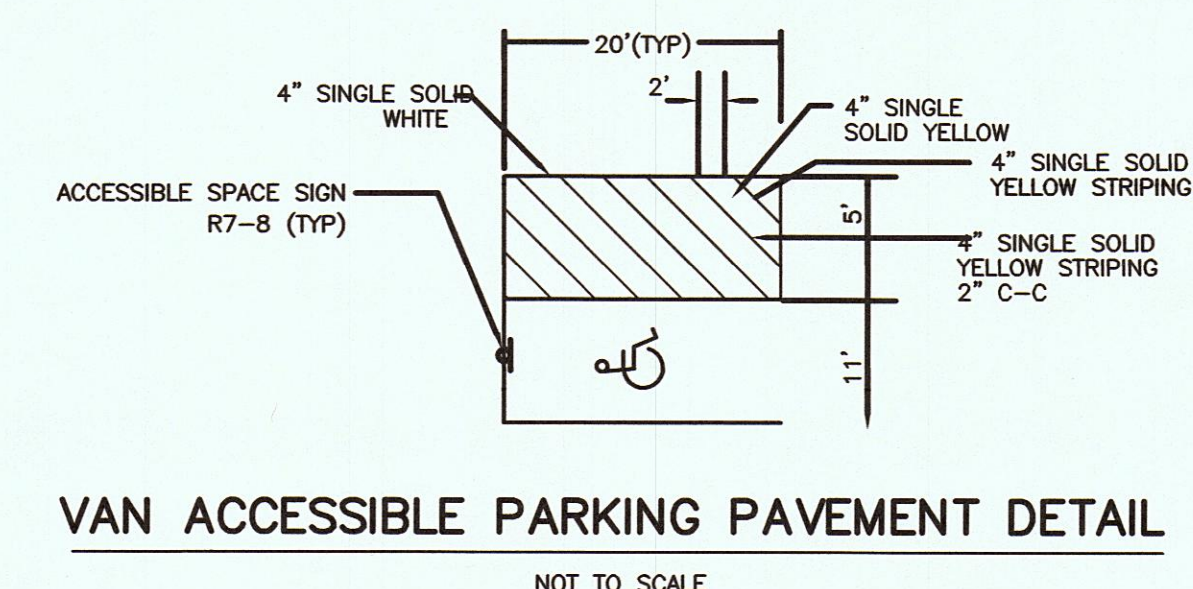
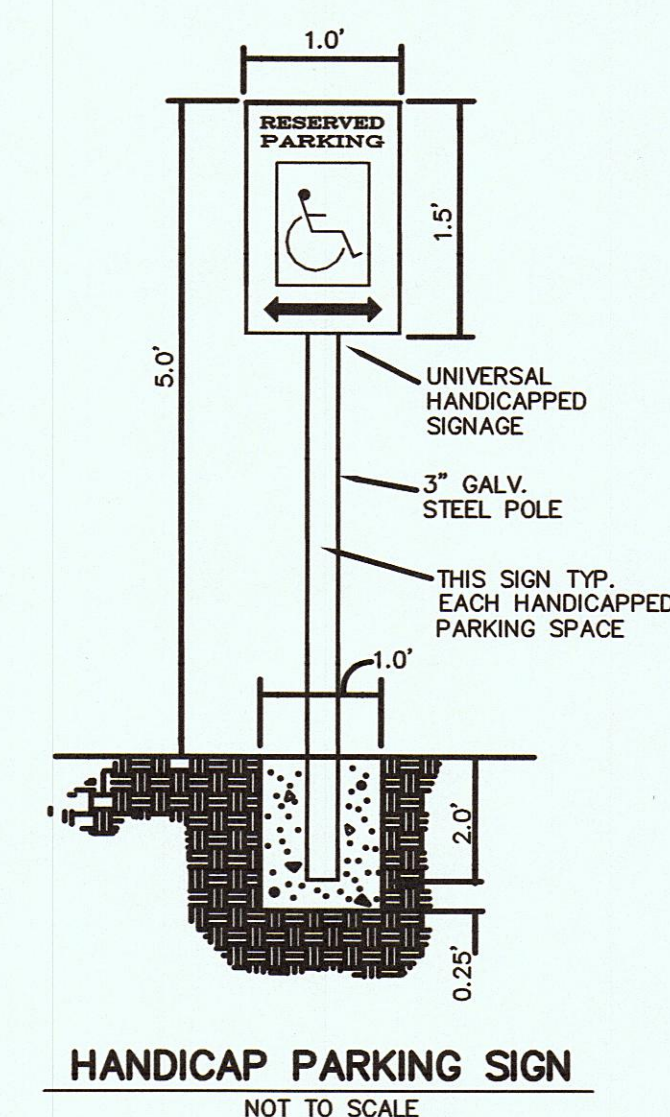
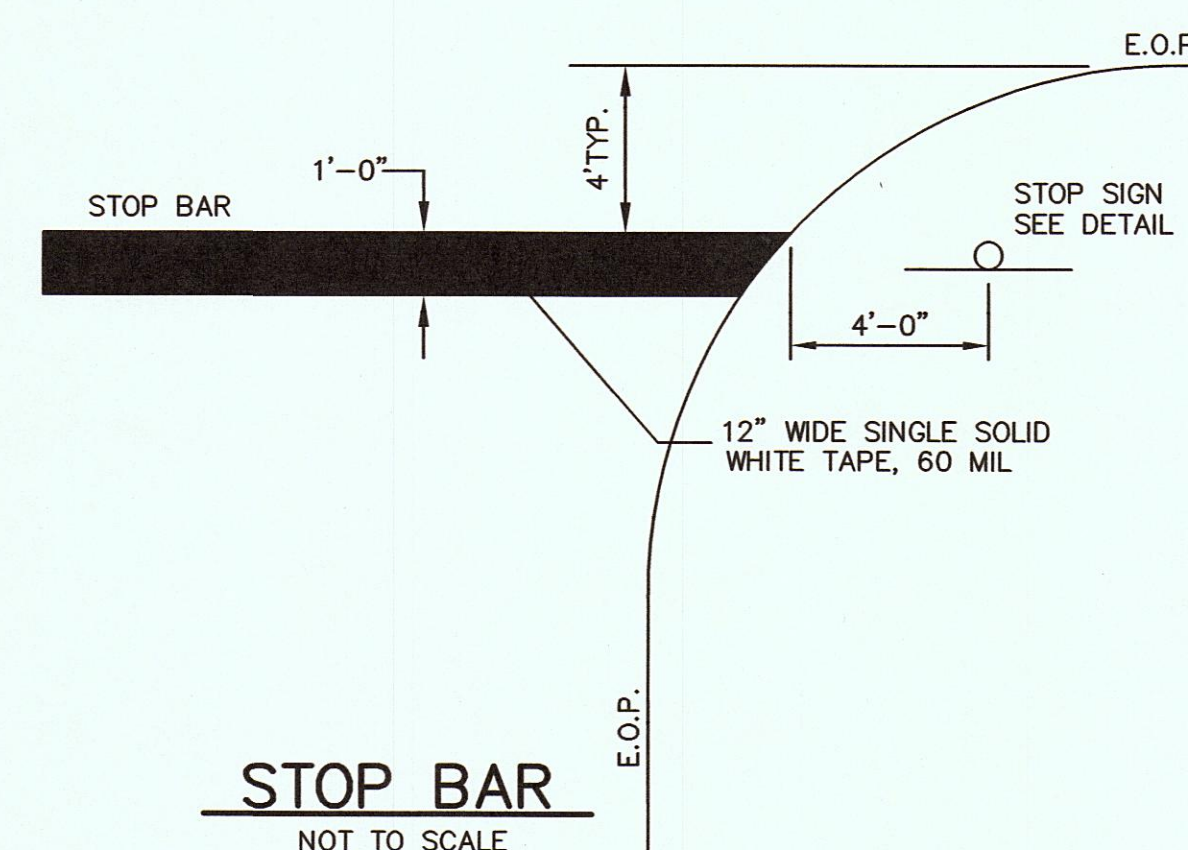
SCALE: 1" = 20'

PREPARED BY  
*ERIC C. MITCHELL & ASSOC. INC.*  
PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298  
PH. (603) 627-1181

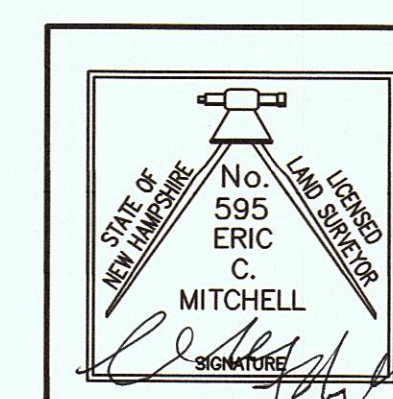




SEE PHOTO LOCATIONS ON SHEET 2



REV.	DATE	DESCRIPTION	BY
<i>REVISIONS</i>			



*DETAIL SHEET*

---

TAX MAP 16 LOT 31  
2-4 HAVERHILL ROAD  
CHESTER, NH

TAX MAP 16 LOT 31  
2-4 HAVERHILL ROAD  
CHESTER, NH

2-4 HAVERHILL ROAD

CHESTER, NH

OWNER OF RECORD:  
**NASR ENTERPRISES, LLC**  
97 JENKINS FARM ROAD, CHESTER, NH 03036

**NASR ENTERPRISES, LLC**  
97 JENKINS FARM ROAD, CHESTER, NH 03036

97 JENKINS FARM ROAD, CHESTER, NH 03036

APRIL 9, 2020

PREPARED BY  
*ERIC C. MITCHELL & ASSOC. INC.*  
PLANNING - SURVEYING - ENVIRONMENTAL  
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298  
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P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298  
PH. (603) 627-1181



## Appendix F – Application for Site Plan Review

### Chester Planning Board

Map # 16 Lot # 31

To be completed by the Applicant:

1. Owner of Record: NASR Enterprises, LLC  
Address 97 Jenkins Farm Road  
Chester, NH 03036  
Telephone Number 1- 339- 227- 2270 Sam Nasr
  
2. Applicant if different than owner:  
Address  
  
Telephone Number
  
3. List professionals directly involved in the plan preparation:  
Name Eric C. Mitchell & Assoc. Inc  
Address PO Box 10298, 38 South River Rd  
Bedford, NH 03110  
Telephone Number 627- 1181  
  
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:

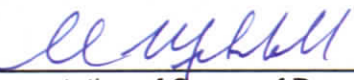
Road Name

2 + 4 Haverhill 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

4-16-2020  
Date

  
Representative of Owner of Record

4/16/2020  
Date

## Appendix G – CPB Site Plan Review Checklist

Map # 16 Lot # 31

### A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: Site Plan
2. Owner of Record: NASR Enterprises, LLC
3. Applicant: owner
4. Authorized Representative: Eric C. Mitchell + Assoc, Inc
5. Street / Road Location: 2 - 4 Haverhill Rd
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. <u>applic. signed</u>	✓
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.	X
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.	X

**C. SUBMISSION ITEMS – EXISTING**

1.	Supplemental sketch plan.	X
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	X
3.	Streets, drives, parking spaces, sidewalks, dimensions and number	✓
4.	Loading spaces, facilities	X
5.	Public and private utilities	X
6.	Landscaping; type, size and spacing	X
7.	Exterior lighting and signs	X
8.	Storm drainage plan, including snow removal plans	X
9.	Circulation plan showing vehicular and pedestrian circulation	✓
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	X
13.	Stamp of NH Licensed Land Surveyor	✓
14.	Stamp of NH Licensed Soil Scientist	X
15.	Public Land or Common Area	✓

**E. SUBMISSION ITEMS – PROPOSED**

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



Chester Planning Board  
Site Plan Review Checklist

**F. APPROVALS**

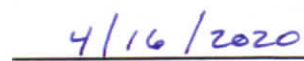
<u>Required</u>		<u>Date of Approval</u>
X	Local Excavation Permit	
X	NHDES Alteration of Terrain Permit	
X	NHDES Water Resource Board Approval	
X	ZBA Notices of Decisions – Variances or Special Exceptions	
X	ZBA Meeting Minutes for Variances or Special Exceptions	
X	Conservation Commission - Meeting Minutes	
X	NHDES Dredge and Fill Approval	
X	NHDES Approval for Sewage Disposal System – Design	
X	NHDES Approval for Sewage Disposal System – Construction	
X	NHDES Approval for Sewage Disposal System – Operation	
X	NHDES Community Water Supply Approval	
X	NHDES Underground Storage Tank Notification	
X	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

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Authorized Representative of Owner of Record

  
\_\_\_\_\_  
Date

(Revised 10/3/2018)



### AUTHORIZATION

I give my permission for employees and subcontractors of **Eric C. Mitchell & Associates, Inc.** to:

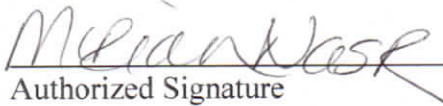
1. Enter on my property as their work requires. I understand that said employees and subcontractors will disturb the site as little as possible.
2. Act on my behalf on the preparation and submission of plans to Municipal, State and Federal agencies as required.
3. Represent me at any meeting or hearing necessary.

Owner: NASR Enterprises, LLC

Property Location: 2 - 4 Haverhill Road

Chester, New Hampshire

Signature:

  
Authorized Signature

Date:

4-16-2020



Kevin & Annette Scott, Trustees  
Black Azes Revoc. Trust  
P.O. Box 1  
Chester, NH 03036

Kevin & Annette Scott, Trustees  
Black Azes Revoc. Trust  
P.O. Box 1  
Chester, NH 03036

Kevin & Annette Scott, Trustees  
Black Azes Revoc. Trust  
P.O. Box 1  
Chester, NH 03036

Elizabeth & Gregory Liacos  
16 Haverhill Road  
Chester, NH 03036

Elizabeth & Gregory Liacos  
16 Haverhill Road  
Chester, NH 03036

Elizabeth & Gregory Liacos  
16 Haverhill Road  
Chester, NH 03036

NASR Enterprises, LLC  
97 Jenkins Farm Road  
Chester, NH 03036

NASR Enterprises, LLC  
97 Jenkins Farm Road  
Chester, NH 03036

NASR Enterprises, LLC  
97 Jenkins Farm Road  
Chester, NH 03036

Town of Chester  
84 Chester Street  
Chester, NH 03036

Town of Chester  
84 Chester Street  
Chester, NH 03036

Town of Chester  
84 Chester Street  
Chester, NH 03036

Joseph Cornish  
Catherine Stone  
9 Derry Road  
Chester, NH 03036

Joseph Cornish  
Catherine Stone  
9 Derry Road  
Chester, NH 03036

Joseph Cornish  
Catherine Stone  
9 Derry Road  
Chester, NH 03036

Michael & Lisa Oleson  
150 Chester Street  
Chester, NH 03036

Michael & Lisa Oleson  
150 Chester Street  
Chester, NH 03036

Michael & Lisa Oleson  
150 Chester Street  
Chester, NH 03036

John F. Richards  
15 Derry Road  
Chester, NH 03036

John F. Richards  
15 Derry Road  
Chester, NH 03036

John F. Richards  
15 Derry Road  
Chester, NH 03036

Eric C. Mitchell & Associates, Inc.  
38 So River Road  
Bedford, NH 03110

Eric C. Mitchell & Associates, Inc.  
38 So River Road  
Bedford, NH 03110

Eric C. Mitchell & Associates, Inc.  
38 So River Road  
Bedford, NH 03110





# 100 foot Abutters List Report

Chester, NH  
April 15, 2020

## Subject Properties:

Parcel Number: 016-031-000  
CAMA Number: 016-031-000-000  
Property Address: 4 HAVERHILL RD

Mailing Address: NASR ENTERPRISES, LLC  
97 JENKINS FARM RD  
CHESTER, NH 03036

Parcel Number: 016-031-000  
CAMA Number: 016-031-000-000  
Property Address: 4 HAVERHILL RD

Mailing Address: NASR ENTERPRISES, LLC  
97 JENKINS FARM RD  
CHESTER, NH 03036

Parcel Number: 016-031-000  
CAMA Number: 016-031-000-000  
Property Address: 4 HAVERHILL RD

Mailing Address: NASR ENTERPRISES, LLC  
97 JENKINS FARM RD  
CHESTER, NH 03036

Parcel Number: 016-031-000  
CAMA Number: 016-031-000-000  
Property Address: 4 HAVERHILL RD

Mailing Address: NASR ENTERPRISES, LLC  
97 JENKINS FARM RD  
CHESTER, NH 03036

---

## Abutters:

Parcel Number: 016-029-000  
CAMA Number: 016-029-000-000  
Property Address: 11 HAVERHILL RD

Mailing Address: SCOTT(TRUSTEES), KEVIN & ANNET  
PO BOX 1 BLACK AZES REVOC TRUST  
CHESTER, NH 03036

Parcel Number: 016-030-000  
CAMA Number: 016-030-000-000  
Property Address: 16 HAVERHILL RD

Mailing Address: LIACOS, ELIZABETH & GREGORY  
16 HAVERHILL RD  
CHESTER, NH 03036

Parcel Number: 016-032-000  
CAMA Number: 016-032-000-000  
Property Address: HAVERHILL RD

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

Parcel Number: 016-033-000  
CAMA Number: 016-033-000-000  
Property Address: 9 DERRY RD

Mailing Address: CORNISH, JOSEPH STONE, CATHERINE  
9 DERRY RD  
CHESTER, NH 03036

Parcel Number: 016-034-000  
CAMA Number: 016-034-000-000  
Property Address: 11 DERRY RD

Mailing Address: OLESON, MICHAEL & LISA  
150 CHESTER ST  
CHESTER, NH 03036

Parcel Number: 016-035-000  
CAMA Number: 016-035-000-000  
Property Address: 15 DERRY RD

Mailing Address: RICHARDS, JOHN F  
15 DERRY RD  
CHESTER, NH 03036



www.cai-tech.com

4/15/2020

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Page 1 of 2





# 100 foot Abutters List Report

Chester, NH  
April 15, 2020

Parcel Number: 016-040-000  
CAMA Number: 016-040-000-000  
Property Address: 12 RAYMOND RD

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



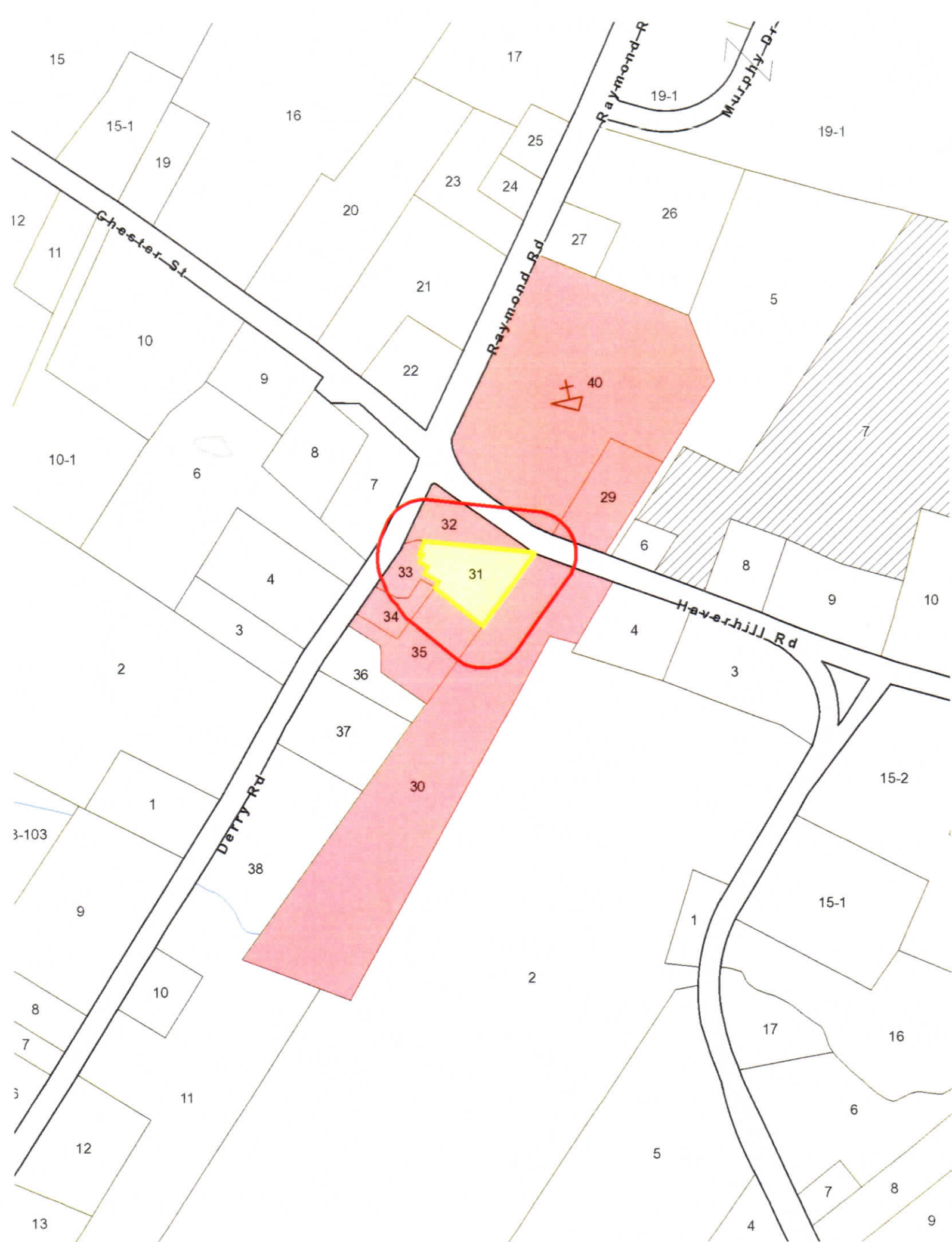
[www.cai-tech.com](http://www.cai-tech.com)

4/15/2020

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Page 2 of 2







Subdivision Site Plan Requirement - Waiver Request Form

Name of Subdivision / Site Plan: Twp Map 16 Lot 31; 2-4 Haverhill Rd

Street Address: 2-4 Haverhill Rd

I Eric Mitchell hereby request that the Planning Board  
waive the requirements of item see attached list of the Subdivision / Site Plan

checklists or regulations in reference to a plan presented by Eric C. Mitchell

\* Assoc., Inc. (name of surveyor and engineer) dated 4/09/2020

for property tax map(s) and lot(s) TM 16 Lot 31

in the Town of Chester, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and: due to specific circumstances relative to the subdivision, or conditions of the land in such subdivision, the granting of this waiver would not be contrary to the spirit and intent of the Subdivision / Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed, please attach the appropriate documentation hereto):

The uses on the site are  
existing or historical and the changes are minimal. The  
information being asked to be waived is not necessary to the  
proposed site changes and would be an unnecessary use of time, paper  
and money.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision / Site Plan regulations: (if additional space is needed, please attach the appropriate documentation hereto):

The proposed changes are for showing paved  
stripping and a wheelchair lift and to grant the waivers  
would not be contrary to the spirit and intent of the site  
plan regulations

Signed: [Signature]  
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: \_\_\_\_\_

Waiver Not Granted: \_\_\_\_\_



**ECM**

**Eric C. Mitchell & Associates, Inc.**  
*Planning, Site Design, Surveying, Environmental*

April 16, 2020

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

Re: **Waiver Requests**  
Owner: NASR Enterprises, LLC  
Tax Map 16, Lot 31  
2-4 Haverhill Road, Chester New Hampshire  
**ECM Job #19-69**

Dear Board:

On behalf of my client, NASR Enterprises, LLC, I respectfully request the following Waivers from the Town of Chester Site Plan Regulations the above reference project.

**Waivers:**

To Section 7.1.15:

*To not require all physical features and uses of abutting within 300 feet of the site.*

To Section 7.1.16:

*To not require the shape, size, height, location and uses of structures located within 300 feet of the site.*

To Section 7.2.2:

*To not show the grades and profiles or centerlines of the adjacent existing streets.*

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 7.4:

*Erosion and sediment control plan.*

To Section 7.5:

*Septic Systems requirements.*

To Section 7.8:

*Traffic impact analysis.*

To Section 7.10.6:

*To permit less than 8 feet strips for snow storage.*



April 16, 2020  
Chester Planning Board  
Page 2

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Eric C. Mitchell". The signature is written in a cursive style with a large, stylized "M" at the end.

Eric C. Mitchell  
President



**ECM**

**Eric C. Mitchell & Associates, Inc.**  
*Planning, Site Design, Surveying, Environmental*

April 16, 2020

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

Re: Owner: NASR Enterprises, LLC  
Tax Map 16, Lot 31  
2-4 Haverhill Road, Chester New Hampshire  
**ECM Job #19-69**

Dear Board:

The purpose of this site plan is to show available parking for two existing multi-tenant commercial buildings and a proposed wheelchair lift.

Thank you for your consideration.

Sincerely,



Eric C. Mitchell  
President





## *Zoning Board of Adjustment*

### **NOTICE OF DECISION – GRANTED**

**Map/Lot #16-31**

**Address : 4 Haverhill Road, Chester, NH 03036**

**Date: November 19, 2019**

**You are hereby notified that the appeal of Angela Hayden, Sage Legal, LLC on behalf of Nasr Enterprises, LLC**

**For a Variance**

**From Article 5, Section 5.3.4 (use not permitted in the R-1 zone)**

**Of the zoning ordinance**

**To permit a professional office space, namely Edward Jones Financial Office to be located at 4 Haverhill Road, Chester, NH**

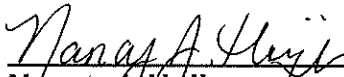
**Has been GRANTED, subject to the conditions listed below:**

**Conditions: None.**

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

**Dated:**

**NOV 25 2019**

  
**Nancy J. Hoijer,**  
**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.**

**Note: The Selectmen, any party to this action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Property Tax Assessor and will be recorded with any subdivision plan filed with the Registry of Deeds which is directly related to the decision.**



## Edward Jones Financial Services Office

Financial services are provided to businesses and families in a private and personalized setting, one family or business at a time.

The office team is made up of a Financial Advisor and a Branch Office Administrator.

Some of the services we offer are (but not limited to):

- [Intergenerational Planning](#)
- [Wealth Strategies](#)
- [Charitable Giving](#)
- [Retirement Income Strategies](#)
- [Socially Conscious Investing](#)
- [Insurance & Annuities](#)

Carla A. Beck, Financial Advisor  
603-378-2795