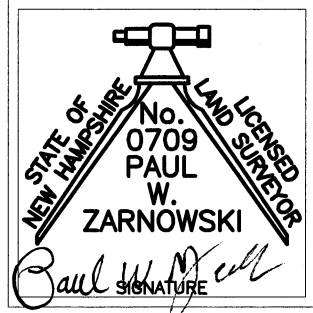


LAND SURVEYORS CERTIFICATION
THIS PLAN IS A CONDOMINIUM INSTRUMENT UNDER
R.S.A. CHAPTER 356-B AND IS NOT A SUBDIVISION OF LAND.

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
(R.S.A. 676:18).

RANGEWAY LAND SURVEY & DESIGN, LLC
PAUL ZARNOWSKI LLS #709



TAX MAP 006 LOT 017-006
N/F FAHEY IRREVOCABLE TRUST
C/O THOMAS & CHARLEEN FAHEY
319 SANDOWN ROAD
CHESTER, NEW HAMPSHIRE 03036
RCRD BOOK 5548/PAGE 2835

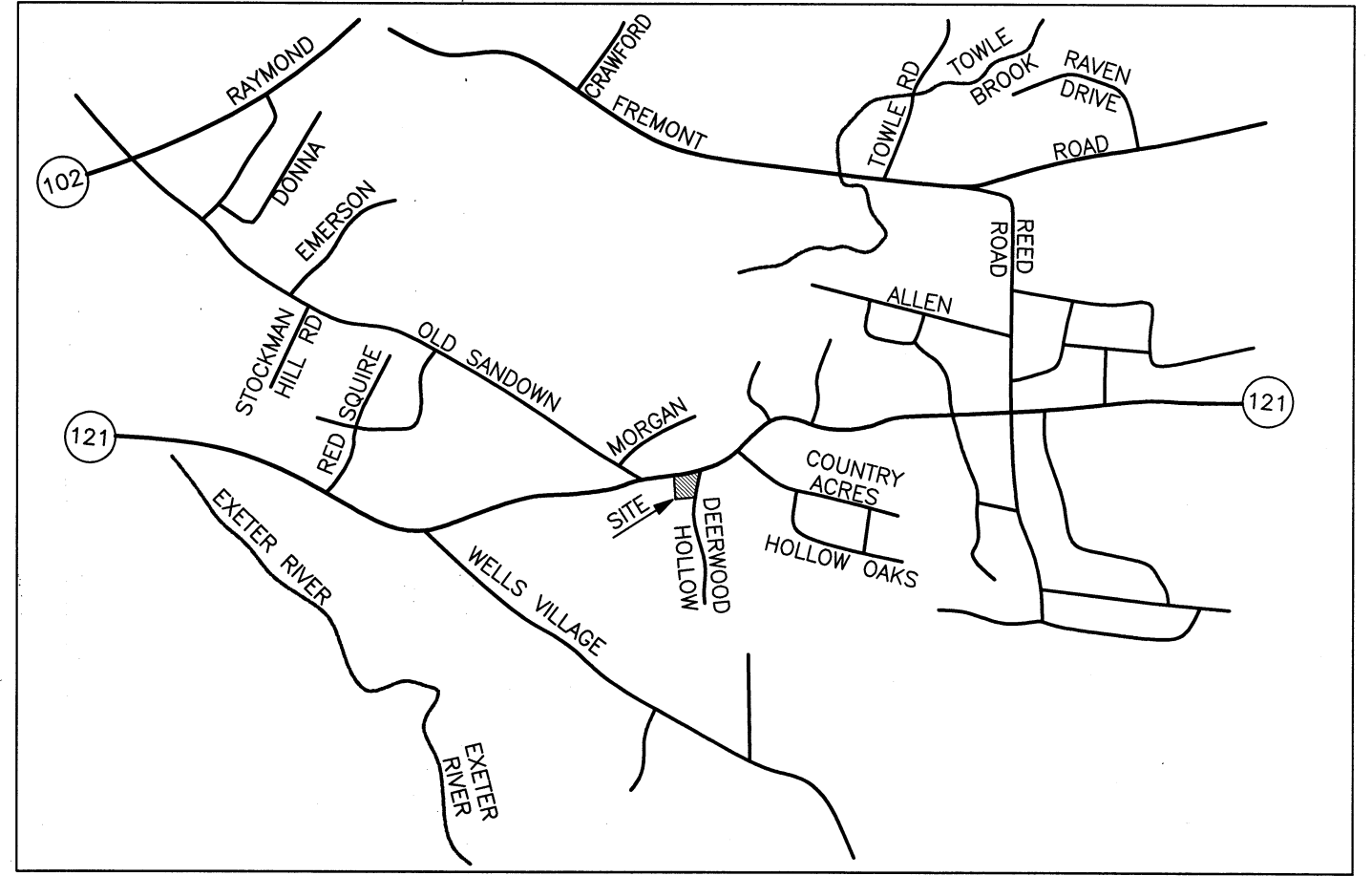
NH ROUTE 121A
242.63'

S01°06'35"E
(FROM PLAN REFERENCES)

R=25.00'
L=40.00'
=91°41'02"

PLAN REFERENCES:

- 1) RCRD PLAN #D-16382
- 2) NHDES CONSTRUCTION APPROVAL: 197637
NHDES SUBDIVISION APPROVAL 23647
- 3) GOOGLE EARTH IMAGE 2020



NOTES:

1. PURPOSED OF THIS PLAN IS TO SHOW THE EXISTING SITE IMPROVEMENTS OF
THE PROPERTY LOCATED AT 8 DEERWOOD HOLLOW FOR THE PURPOSES OF
UPDATING SITE PLAN APPROVAL FOR THE DANCE/YOGA STUDIO
2. TOTAL PARCEL AREA=2.15 ACRES (FROM PLAN REFERENCES)
3. PERMITS
NHDES CONSTRUCTION APPROVAL NUMBER: CA2009097569
PREVIOUS NHDES CONSTRUCTION APPROVAL: 197637
NHDES SUBDIVISION APPROVAL 23647
4. EXISTING USE
4 BEDROOM SINGLE FAMILY DWELLING
DANCE STUDIO (1 FULL TIME EMPLOYEE/4 PART TIME EMPLOYEES)
5. EXISTING SEPTIC SYSTEM LOADING (1,050 GPD)
4 BEDROOM HOME = 600 GPD
DANCE STUDIO
1 FULL TIME/4 PART TIME EMPLOYEES
20 GPD/EMPLOYEE = 100 GPD
100 STUDENTS * 3 GPD/STUDENT = 300 GPD
TOTAL = 1,000 GPD
6. PARKING
EXISTING NUMBER OF PARKING SPACES FOR EXISTING DANCE/YOGA
STUDIO = 20 SPACES
EXISTING HOME HAS AMPLE PARKING ALONG
7. IMPERVIOUS CALCULATION
HOUSE/DECK = 2,500 SQ. FT.
BACK GARAGE/STUDIO = 1,000 SQ. FT.
SHED = 100 SQ. FT.
DRIVEWAY (PAVED AND GRAVEL) = 14,700 SQ. FT. +/-
PATIO BEHIND HOME (FROM GOOGLE PHOTO) = 500 SQ. FT. +/-
DECK @ POOL AREA (FROM GOOGLE PHOTO) = 300 SQ. FT. +/-
GRAVEL (FROM GOOGLE EARTH IMAGERY) = 900 SQ. FT. +/-
TOTAL EXISTING IMPERVIOUS COVERAGE = 20,000 SQ. FT. +/-
8. PLANNING BOARD WAIVERS
ARTICLE 7.3 STORMWATER MANAGEMENT & DESIGN
15% LIMITATION ON IMPERVIOUS SURFACES
APPROX. EXISTING IMPERVIOUS COVERAGE = 20,000 SQ. FT. +/-
= 21.4%
9. PREVIOUS VARIANCES
VARIANCE WAS REQUESTED FROM ARTICLE 5, SECTION 5.3.4 PERMITTED
USES IN THE R-1 ZONE TO PERMIT THE OPERATION OF A
DANCE/YOGA STUDIO
GRANTED FEBRUARY 18, 2020

OWNER OF RECORD

JENNIFER MORIN

PLANNING BOARD SITE PLAN
KERRY'S DANCE CENTER
TAX MAP 6 LOT 6-14
#8 DEERWOOD HOLLOW
CHESTER, NEW HAMPSHIRE

PREPARED FOR:
JENNIFER MORIN
8 DEERWOOD HOLLOW
CHESTER, NEW HAMPSHIRE 03036
RCRD BOOK 5841/PAGE 0729

SCALE: 1"=20'

SHEET 1 OF 1

JANUARY 12, 2020



OWNER INFO	04-29-2020
GOOGLE IMPERVIOUS AREAS	04-29-2020
ADD SETBACKS/IMPERVIOUS COVERAGE	04-27-2020
PB COMMENTS/ADD JOHN B INFO	04-25-2020
REVISIONS	DATE

BENCHMARK ENGINEERING, INC.
Consulting Engineers Land Planners
10 Commons Drive, Suite 17
Londonderry, New Hampshire 03053
Phone: (603) 437-5000
Fax: (603) 437-3078

#816 - BACHELLER

TAX MAP 006 LOT 012-001
N/F BARRY C JENSEN SR
302 SANDOWN ROAD
CHESTER, NEW HAMPSHIRE 03036
RCRD BOOK 3510/PAGE 2044

TAX MAP 006 LOT 014-001
N/F SHARON LOESCH
9 DEERWOOD HOLLOW
CHESTER, NEW HAMPSHIRE 03036
RCRD BOOK 5598 PAGE 1873

TAX MAP 006 LOT 017-002
N/F JILL SCHAEFER
18 DEERWOOD HOLLOW
CHESTER, NEW HAMPSHIRE 03036
RCRD BOOK 5868/PAGE 2302

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

APPROVED BY THE TOWN OF CHESTER NEW
HAMPSHIRE PLANNING BOARD ON



Appendix F – Application for Site Plan Review

Chester Planning Board

Map # 006 Lot # 014-000

To be completed by the Applicant:

1. Owner of Record: Jennifer & Joshua Morin
Address 8 Deerwood Hollow
Telephone Number 603-887-3035

2. Applicant if different than owner: Kerry's Dance Center - Jennifer Morin
Address _____
Telephone Number 603-887-3035

3. List professionals directly involved in the plan preparation:
Name Joe Menard Benchmark Engineering
Address Londonderry Commons IF Commons Dr.
Suite 35 Londonderry, NH 03053
Telephone Number 603-437-5000 / 603-340-2284

Name _____
Address _____
Telephone Number _____

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

Name Jennifer & Joshua Morin 100% ownership interest

Address

Telephone Number

Name

Address

Telephone Number

5. Location of proposed plan:

Road Name

8 Deerwood Hollow

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

Date

Representative of Owner of Record

Date

Appendix G – CPB Site Plan Review Checklist

Map # 006 Lot # 014-000

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: Kerry's Dance Center
2. Owner of Record: Jennifer & Joshua Morin
3. Applicant: Kerry's Dance Center - Jennifer Morin
4. Authorized Representative: Jennifer Morin
5. Street / Road Location: 8 Deerwood Hollow
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.	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.	

C. SUBMISSION ITEMS – EXISTING

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

D. INFORMATION SHOWN ON SITE DEVELOPMENT PLAN – PROPOSED

1.	New grades, topographic contours	×
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	×
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	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	X
	Other (specify)	X


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



Signature of Owner of Record

4/20/20

Date



Authorized Representative of Owner of Record

4/20/20

Date

(Revised 10/3/2018)

Subdivision / Site Plan Requirement - Waiver Request Form

Name of Subdivision / Site Plan: Kerry's Dance Center / Deerwood Hollow

Street Address: 8 Deerwood Hollow

I Jennifer Morin hereby request that the Planning Board
waive the requirements of item See checklist of the Subdivision / Site Plan
checklists or regulations in reference to a plan presented by _____

_____ (name of surveyor and engineer) dated _____

for property tax map(s) and lot(s) 006 / 014 - 000

in the Town of Chester, NH.

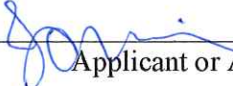
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and; due to specific circumstances 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.

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

See attached

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):

2) See attached

Signed: 
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

- 1) This business has operated in this location without incident or complaint since 1988. The ZBA unanimously granted a variance to Kerry's Dance Center to operate a commercial business in a residential zone. Rick Snyder was present at the ZBA meeting and was in agreement. All of this is unnecessary work to document an existing business that has been in operation for over 30 years.
- 2) The basic operation of Kerry's Dance Center has not changed for 30+ years and although its student enrollment has increased during that time it is still run as a small home business. Also, the ZBA unanimously suggested bypass of the subdivision/site plan requirement. Direct abutters all wrote letters of support. And each of the property owners on Deerwood Hollow signed a release of subdivision covenant #150 that this dance/yoga business be allowed to continue on this lot. Said release is now recorded at the Registry of Deeds and has become a permanent part of their Deed.



Zoning Board of Adjustment

NOTICE OF DECISION – GRANTED

Map/Lot #006-014-000
Address: 8 Deerwood Hollow
Date: February 18, 2020

You are hereby notified that the appeal of Benchmark Engineering, Inc. on behalf of Jennifer Morin d/b/a Kerry's Dance Center

For a Variance

From Article 5, Section 5.3.4 (prohibited uses in the R-1 zone)

Of the zoning ordinance

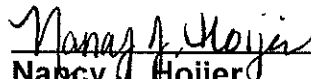
To permit operation of a dance/yoga studio

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: February 19, 2020



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.