



Chester Planning Board

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

Notice of Public Hearing

The Chester Planning Board will hold the following Public Hearing in the main conference room at the Municipal Offices at 84 Chester Street on Wednesday, **August 11th, 2021**, at 7:15 P.M. The meeting will 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".

1. Site Plan Review application of Robert Swanson (owner) for short-term rentals of a pre-existing, detached seasonal dwelling, at the property located at 504 Haverhill Road (Map 2 Lot 88).

These documents can be viewed online or during regular business hours in the Planning Board's Office and the Town Clerk's Office at the Municipal Office Building. Questions and/or comments should be directed to the Planning Board Office.

Brian Sullivan
Chairman

Posted: ALH 7/30/21

Appendix F – Application for Site Plan Review

Chester Planning Board

Map # 2 Lot # 88

To be completed by the Applicant:

1. Owner of Record: Robert G Swanson
Address 504 Haverhill Road
Chester NH 03036
Telephone Number [REDACTED]

2. Applicant if different than owner: Kenneth C Walsh
Address 21 Armstrong Road
Windham NH 03087
Telephone Number 603-401-8211

3. List professionals directly involved in the plan preparation:
Name Kenneth C Walsh
Address _____

Telephone Number _____

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 Haverhill Road & Jack Road

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. To use an existing seasonal cottage as a Bed & Breakfast.


Signature of Owner of Record

7/28/21

Date


Representative of Owner of Record

7/28/21

Date

Appendix G – CPB Site Plan Review Checklist

Map # 2 Lot # 88

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: Proposed Plan of Land for Bed & Breakfast
2. Owner of Record: Robert G Swanson
3. Applicant: Kenneth C Walsh
4. Authorized Representative: _____
5. Street / Road Location: 504 Haverhill Road
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.	Y
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.	Y
13.	Services and Utilities.	X
14.	Boundaries, Rights-of-Way, Easements.	Y

Chester Planning Board
Site Plan Review Checklist

15.	Total acreage and square footage of lot.	Y
16.	Individual acreage and square footage of each lot.	Y
17.	Location and description of all permanent lot boundary markers inclusive of easement markers, if required.	X
18.	Reference to any Variance/s or Special Exceptions from the ZBA.	X

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

E. SUBMISSION ITEMS – PROPOSED

1.	Drainage calculations	NA
2.	Legal descriptions of easements, Condominium Assoc. Documents	NA
3.	Community facilities impact studies (specify areas of study)	NA
4.	Environmental Impact Statement (specify areas of study)	NA
5.	Agreement for land conveyance to Town	NA
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	July 20 2021
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

7/28/21

Date



Authorized Representative of Owner of Record

7/28/21

Date

(Revised 10/3/2018)

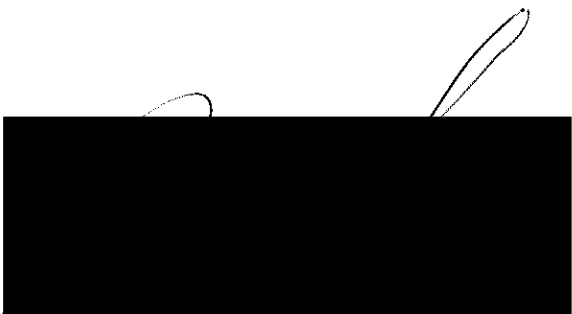
Letter of Authorization

July 28, 2021

RE 19 Armstrong Rd

To Whom It May Concern

That I, the undersigned Robert G Swanson of 504 Haverhill Rd Chester NH authorize Kenneth Walsh of Ken Walsh Design Build 21 Armstrong Rd Windham NH to represent me at the August, 2021 Windham Planning Board Meeting.



Robert G Swanson



Ken Walsh Design/Build

21 Armstrong Rd Windham NH 03087 Tel (603) 401-8211

Subdivision / Site Plan Requirement - Waiver Request Form

Name of Subdivision / Site Plan: Proposed Plan Of Land for Bed & Breakfast

Street Address: 504 Haverhill Road

I Kenneth C Walsh hereby request that the Planning Board
waive the requirements of item D & E of the Subdivision / Site Plan
checklists or regulations in reference to a plan presented by Kenneth Walsh

(name of surveyor and engineer) dated July 28 2021

for property tax map(s) and lot(s) Map 2 Lot 88

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):

A pre existing lawfull detached seasonal dwelling to
be used as a bed & breackfast. There will be no expansion of the existing structure.

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):

A Variance Has been granted to operate a Bed & Breakfast
with site plan review and adherence to the provisions of a special exception.

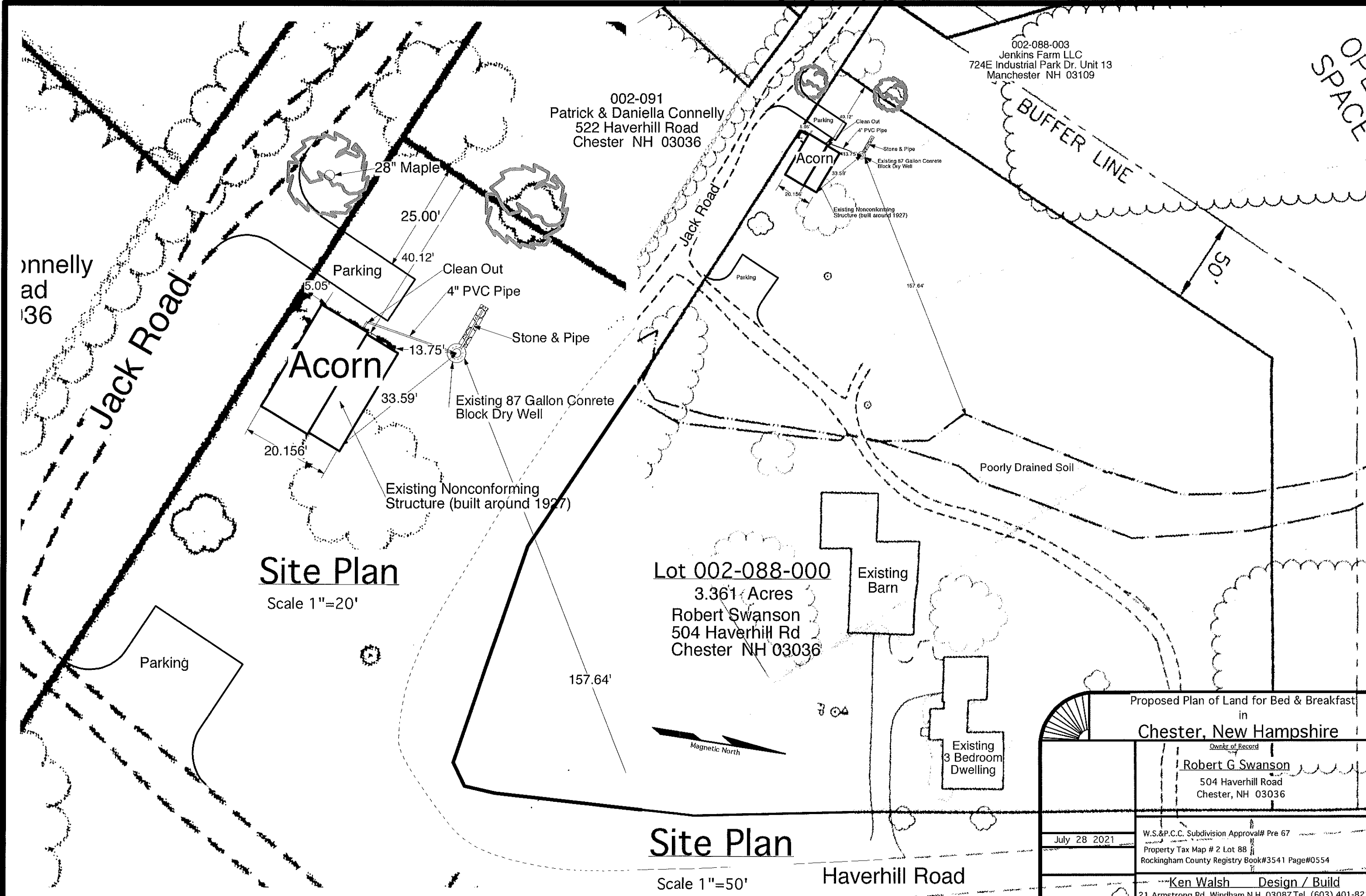
Signed: _____

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____


Waiver Not Granted: _____



Site Plan
Scale 1"=20'

Site Plan
Scale 1"=50'

Proposed Plan of Land for Bed & Breakfast in Chester, New Hampshire	
Owner of Record Robert G Swanson 504 Haverhill Road Chester, NH 03036	
July 28 2021	W.S.&P.C.C. Subdivision Approval# Pre 67 Property Tax Map # 2 Lot 88 Rockingham County Registry Book#3541 Page#0554
Ken Walsh Design / Build 21 Armstrong Rd Windham N.H. 03087, Tel. (603) 401-8211	

From: Bob Swanson swanboat2@yahoo.com 
Subject:
Date: July 28, 2021 at 4:30 PM
To: Swanson Bob swanboat2@yahoo.com







Condition of Existing Septic System

June 22, 2021

RE 504 Haverhill Road

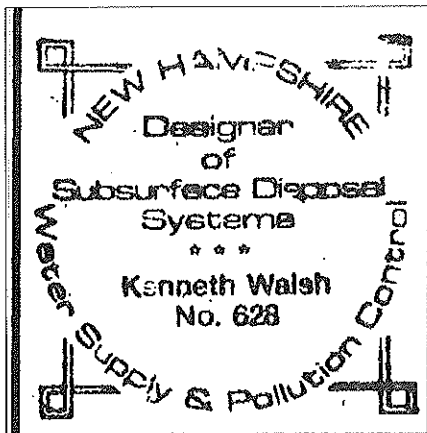
To Whom It May Concern

On June 21, 2021 I exposed the components of the septic system for the studio dwelling Located at 504 Haverhill Rd Chester NH.

Findings:

1. The piping is clear of debris & obstruction.
2. The Dry Well consists of dry laid 8" concrete block, poured concrete bottom and pour concrete cover with 24" diameter access opening.
3. Leach field seems to be 4" perforated PVC pipe in a stone trench.

In my opinion the current system is in excellent working order and poses no threat to the water table, wetlands or the public



Ken Walsh Design/Build

21 Armstrong Rd Windham NH 03087 Tel (603) 401-8211



Zoning Board of Adjustment

NOTICE OF DECISION – GRANTED

Map/Lot #002-088-000
Address: 504 Haverhill Road
Date: July 20, 2021

You are hereby notified that the appeal of Kenneth Walsh on behalf of Robert George Swanson

For a Variance

From Article 5, Section 5.3.4

Of the zoning ordinance

To permit a pre-existing lawful detached seasonal dwelling to be used as a bed and breakfast

Has been GRANTED, subject to the conditions listed below:

Conditions:

1. Subject to all other provisions of Section 5, Subsection 5.3.3.12 of the Zoning Ordinance dated 5/11/21 relative to Bed and Breakfasts (to wit): A Bed and Breakfast shall be considered as a commercial use, not as a Home Occupation or Home Business;

a) Number of rental units – A Bed and Breakfast shall contain no more than four (4) bedrooms for rent. The bedrooms shall be *not* be required to be attached to the single-family unit;

b) Rental period – Rental periods for individual guests or parties shall not exceed thirty (30) consecutive days or more than forty-five (45) days in a calendar year;

c) Aesthetic Standards – Any alteration of the exterior appearance shall maintain aesthetic continuity (doors, windows, siding and trim type and color, and roofing) with the single-family residence, except for a permitted sign under Subsection 4.4 of the Town of Chester Zoning Ordinance;

d) Site Plan Review – A Bed and Breakfast shall be subject to site plan review by the Planning Board;

e) Parking – Two (2) spaces for the dwelling unit plus (1) space for each rented room shall be required on the premises;

f) Sewage Disposal – The applicant shall submit, for review and approval by the Building Inspector, either:

i. a letter from a licensed septic system designer certifying the current system can handle the additional flow to be generated, or


ii. a new DES-approved septic system design to address the additional flow to be generated (NH DES rules require 60 gpd/guest, based on the actual number of guests each bedroom can accommodate);

g) Use Limitation – A Bed and Breakfast shall not be used for any other hospitality or business-related uses.

2. Such other conditions as the Planning Board deems necessary.

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

Dated: July 21, 2021


Nancy J. Hojer,
Administrative Assistant



Zoning Board of Adjustment

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.

Notice of Appeal Rights: The selectmen, any party to this action, or any person directly affected has a right to move for a rehearing within 30 days from the date of the original hearing which resulted in this decision in accord with NH RSA 677:2 and RSA 679:5. Subsequent appeal rights to the Superior Court are governed by NH RSA 677:4 and appeals to the Housing Appeals Board are governed by RSA 679:6. See New Hampshire Revised Statutes Annotated, Chapters 677 and 679.



Do Not Write In This Space-ZBA Office Use Only

Application For A Special Exception

Applicant:

Kenneth C Walsh

Owner(s) of record: (indicate if same as applicant)

Robert G Swanson

Mailing Address:

21 Armstrong Road

Windham NH 03087

Mailing Address:

504 Haverhill Road

Chester NH 03036

Telephone:

603-401-8211

Telephone:

603-425-8862

Property Location: Map 002 Lot(s) 088

No & Street 504 Haverhill Road

Description of proposed use showing justification for a special exception as specified in the Zoning Ordinance Article (s) Using a existing nonconforming Seasonal Section (s) 5.3.3.13- Bed & Breakfast
dwelling as a Bed & Breakfast

Explain how the proposal meets the special exception criteria as specified in Article 11, Section 4
of the zoning ordinance [list all criteria from the ordinance].

- 11.4.1.1 The Acorn was built and occupied around 1927 and is and always was part of Neighborhood.
- 11.4.1.2 The dwelling will not be changed or increased in footprint or volume.
- 11.4.1.3 Dwelling has a small septic system which is not in failure and is 150' from poorly drained soils
- 11.4.1.3 The dwelling is located on Jack Road and has ample off street parking area.
- 11.4.1.4 The proposed use is subject to site plan review and a site plan has been filed with the Zoning Board of Adjustment.
- 11.4.1.5 The Acorn has always been part of the neighborhood and well maintained.
- 11.4.1.6 This a studio type f bor plan with one bed which means there will be a maximum of 2 vehicles.
- 11.4.1.7 This is seasonal only, there should be no excessive demand on municipal services.
- 11.4.1.8 There will be no increase in Impervious Surfaces.
- 11.4.1.9 The current Septic System is not in failure and is 150' to poorly drained soils.
- 11.4.1.10 The landscaping is well established with no existing eroded areas.
- 11.4.1.11 The structure is structurally sound with no chance of collapse.

Applicant Signature/Date

7/28/21

Owner(s) Signature/Date

7/28/21