



Chester Planning Board

84 Chester Street
Chester, NH 03036
Tel. (603) 887-5629 Ext. 105
E-Mail: Planning@ChesterNH.org

Notice of Public Hearing

The Chester Planning Board will hold the following Public Hearing on Wednesday, **May 26th, 2021**, at 7:15 P.M. The meeting will be held electronically under the emergency provisions of RSA 91-A. The meeting will be broadcast as usual on Channel 20, and shown live on the Town's cable TV streaming service - please go to <http://www.vod.chesterctv.com> and click "Watch Now". If you would like to participate via the Zoom teleconferencing utility, please go to <https://zoom.us/j/92697843243>, or you may participate via telephone - dial **301-715-8592**; the meeting ID is **926 9784 3243**.

1. Site Plan Review application of Yvonne Vissing (trustee) to for short-term rentals of her home, at the property located at 726 Raymond Road (Map 9 Lot 67).

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 5/11/21

Appendix F – Application for Site Plan Review

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Map # 9 Lot # 67

To be completed by the Applicant:

1. Owner of Record: Yvonne Vissing (Trustee)
Address 726 Raymond Road
Chester, NH 03036
Telephone Number 603 [REDACTED]

2. Applicant if different than owner: NA
Address _____
Telephone Number _____

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 NA

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

5/7/21

Date

NA

Representative of Owner of Record

NA

Date

Appendix G – CPB Site Plan Review Checklist

Map # 9 Lot # 67

A. TO BE COMPLETED BY THE APPLICANT:

1. Plan Title: NA
2. Owner of Record: Yvonne Vissing (Trustee)
3. Applicant: Yvonne Vissing (Trustee)
4. Authorized Representative: NA
5. Street / Road Location: 726 Raymond Road
6. Is the property located in a Commercial Zone? C-1: X 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.	na
2.	Locus drawn to an adequate scale.	na
3.	3" X 5" Signature block for Planning Board Chairperson and Coordinator.	na
4.	Name of Proposed Business or Site Plan.	na
5.	Name and Address of the Owner of Record with signature.	na
6.	Name and Address of the Licensed Civil Engineer and/or Land Surveyor.	na
7.	Name and Address of the Wetland and Soil Scientists and their seal.	na
8.	Title, scale, north arrow, date and surveyor's seal.	na
9.	Error of Closure Statement and Signature.	na
10.	Certificate of Title (Deed Reference).	na
11.	Streets and Street Names.	na
12.	Existing structures, wells, septic and leach field on property, if applicable.	na
13.	Services and Utilities.	na
14.	Boundaries, Rights-of-Way, Easements.	na

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Site Plan Review Checklist

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

C. SUBMISSION ITEMS – EXISTING

1.	Supplemental sketch plan.	na
2.	Photographs.	Y
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	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)	

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Site Plan Review Checklist

F. APPROVALS

<u>Required</u>		<u>Date of Approval</u>
na	Local Excavation Permit	
na	NHDES Alteration of Terrain Permit	
na	NHDES Water Resource Board Approval	
Y	ZBA Notices of Decisions – Variances or Special Exceptions	3/16/21
Y	ZBA Meeting Minutes for Variances or Special Exceptions	3/16/21
na	Conservation Commission - Meeting Minutes	
na	NHDES Dredge and Fill Approval	
na	NHDES Approval for Sewage Disposal System – Design	
na	NHDES Approval for Sewage Disposal System – Construction	
na	NHDES Approval for Sewage Disposal System – Operation	
na	NHDES Community Water Supply Approval	
na	NHDES Underground Storage Tank Notification	
na	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

5/7/21

 Date

NA

 Authorized Representative of Owner of Record

NA

 Date

(Revised 10/3/2018)





Imagery Date: 5/4/2018 42°59'04.64" N 71°12'



Zoning Board of Adjustment

NOTICE OF DECISION – GRANTED

Map/Lot #009-067-000

Address: 726 Raymond Road, Chester, NH 03036

Date: March 16, 2021

You are hereby notified that the appeal of Yvonne M. Vissing, Trustee of the Yvonne M. Vissing Living Trust dated March 23, 2011

For a Variance

From Article 5, Section 5.4.3

Of the zoning ordinance

To permit short term rental not specifically permitted in the C-1 Commercial Zone

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: March 17, 2021


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.

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.