



Town of Chester
Selectboard
84 Chester Street
Chester, NH 03036
Phone: (603) 887-3636 x114
E-mail: ChesterBOS@ChesterNH.org

Charles F. Myette, Chairman, '25
Stephen O. Landau, '24

Steven M. Couture, Vice-Chairman, '24
Dana Theokas, '26

Richard S. Trask, '26

SELECTBOARD WORKSHOP AGENDA

Date of Meeting: August 31st, 2023 @ 6:00 PM – Meeting Room

Broadcast on Channel 6 and streamed on [Government \(cablecast.tv\)](https://www.governmentcablecast.tv) – click "Watch Now"

I. PRELIMINARIES:

- 1.1 6:00 PM Call the Meeting to Order
- 1.2 Roll Call
- 1.3 Pledge of Allegiance
- 1.4 Chairman's Additions or Deletions
- 1.5 Public Comment (10 minutes)

II. BUSINESS:

- 2.1 Workshop

III. CONSENT AGENDA:

- 3.1 In House Abatement & Deed
- 3.2 Current Use Application

IV. SELECTMEN'S ITEMS:

- 4.1 Chairman's Announcements
- 4.2 Roundtable
- 4.3 TA Report
- 4.4 Action Items
- 4.5 Potential Non-Public Sessions

V. ADJOURNMENT:

PLEASE NOTE: *To be added to the next agenda, please contact the Board of Selectmen's office by phone, in-person, or by email by 12pm Thursday prior to the next meeting. Please include any applicable documentation at this time for the Board's review. Agenda items may be added or deleted without notice.*

Memorandum

TO: Jean Packard
Assistant Assessor
Town of Chester

FROM: Scott P. Marsh, CNHA
Municipal Resources
Contracted Assessor's Agents

DATE: August 22, 2023

RE: Current Use Enrollment Application
77 Wells Village Road
Tax Map 6 Lot 12-3

As requested, I have reviewed the information provided and the application.

From my review and your calculation of areas it appears that you are correct regarding the total amount of land which is eligible for enrollment.

Please note that regardless of a Town's wetland buffer requirement - per the CUB booklet on page 44, it states that assessing officials shall allow a buffer of up to 100 feet if that area meets the following two items listed, which I believe that they do.

Subsequently I think the category listing of wetlands for the area is fine. However, you may want to rescale your map of the actual wetlands to include the 100' buffer applied to determine how much may be in that category. I think there will only be a small area that you are correct could be classified as unproductive due to no access because of surrounding wetlands.

Let me know if there is anything further needed.

ASSESSING DEPARTMENT

TO: SELECTBOARD
FROM: JEAN PACKARD, ASST ASSESSOR
SUBJECT: CURRENT USE APPLICATION
DATE: 8/8/2023
APPLICANT: JOSHUA VAVRA

PROPERTY 77 WELLS VILLAGE RD
ADDRESS: MAP 6 LOT 12-3

Mr. Vavra would like to enroll his wetland into the current use program. Wetlands, no matter the size/amount of acreage are allowed into the state's current use program. I have spoken and worked with Mr. Vavara. His application is complete with the map clearly delineating the area to be enrolled.

It is recommended the application be approved/signed by the BOS.

Once signed, the application goes to Rockingham county to be recorded.

Rec'd 7/13/23
JP.

July 7, 2023

To Whom It May Concern:

Please find attached my application to put four acres of the property at 77 Wells Village Road in Chester NH into Current Use. Note that while the overall parcel size falls under the normal minimum of ten acres, 4.55 acres of the 6.55 acre property fall within a 100' buffer of wetlands as per the attached survey. As such, they qualify for Current Use as per the State of New Hampshire Current Use Criteria Booklet.

Regards,



Joshua Vavra

77 Wells Village Rd.

Chester, NH 03036

603-303-0707

FORM

A-10

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
APPLICATION FOR CURRENT USE

STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME	FIRST NAME	
	Vavra	Joshua	
	LAST NAME	FIRST NAME	
	STREET ADDRESS		
	77 Wells Village Rd		
	ADDRESS (continued)		
	TOWN/CITY	STATE	ZIP CODE
	Chester	NH	03036

STEP 2 PROPERTY LOCATION

PLEASE TYPE OR PRINT	STREET					
	77 Wells Village Rd					
	TOWN/CITY				COUNTY	
	Chester				Rockingham	
	ACRES IN PARCEL		ACRES IN CURRENT USE		ACRES OF THIS APPLICATION	
6.55		0		4.55		
BOOK #		PAGE #				
MAP #	LOT #	MAP #	LOT #	MAP #	LOT #	
000006	000012					

NOTE: Lots must be contiguous. Non-contiguous lots must be submitted on a separate application.

STEP 3 DOCUMENTATION

(a) Is a Soil Potential Index (SPI) percentage for Farm Land submitted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(b) Is documentation to support an assessment within the "Forestland with Documented Stewardship" category submitted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(c) If yes, indicate the type of documentation:		
<input type="checkbox"/> Documentation of a Certified Tree Farm; <input type="checkbox"/> A Forest Stewardship plan signed by a licensed forester, or <input type="checkbox"/> Form CU-12 "Summary of Forest Stewardship Plan".		
(d) Did you submit a map of each parcel of property going into Current Use?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
(e) Does your map show both the current use land and non-current use land and orientations of the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
APPLICATION FOR CURRENT USE
(continued)

STEP 4 COMPLETE CHART BELOW

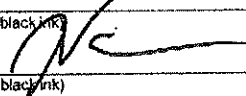
CATEGORY	# ACRES	20% RECREATIONAL ADJUSTMENT	
		YES	NO
FARM LAND			
FOREST LAND: WHITE PINE			
HARDWOOD			
ALL OTHER			
FOREST LAND with DOCUMENTED STEWARDSHIP:			
WHITE PINE			
HARDWOOD			
ALL OTHER			
UNPRODUCTIVE LAND			
WETLAND	4.55		✓
To be eligible for the 20% recreation adjustment, land must be open to the public for skiing, snowshoeing, fishing, hunting, hiking and nature observation. See RSA 79-A:4, II for further information.			

STEP 5 SIGNATURE OF ALL PROPERTY OWNERS OF RECORD

I/We certify that the land indicated above qualifies for assessment under the New Hampshire Statutes and the Code of Administrative Rules, and that all requirements will continue to be performed.

I/We do firmly understand that, should the use of the above described land be changed to a non-qualifying use, that the owner of record at the time of the change in use is liable for the land use change tax.

This form must be signed by all owners of record or agent with Power of Attorney. Submit a copy of the Power of Attorney form, if applicable.

TYPE OR PRINT NAME (in black ink) John Vavra	SIGNATURE (in black ink) 	DATE 7/5/2023
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

STEP 6 APPROVAL/DENIAL BY SELECTMEN/ASSESSORS

<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	Reason for denial:

STEP 7 SIGNATURES OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

NOTES

1. LAND SURVEYOR'S CERTIFICATION
2. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
3. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
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9. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.
10. THE PROPERTY IS NOT LOCATED WITHIN THE TOWN OF CHESTER, NEW HAMPSHIRE.

PLANS OF REFERENCE

1. MAP 6 LOT 12-1
2. MAP 6 LOT 12-2
3. MAP 6 LOT 12-3
4. MAP 6 LOT 12-4
5. MAP 6 LOT 12-5
6. MAP 6 LOT 12-6
7. MAP 6 LOT 12-7
8. MAP 6 LOT 12-8
9. MAP 6 LOT 12-9
10. MAP 6 LOT 12-10

WETLAND NOTES

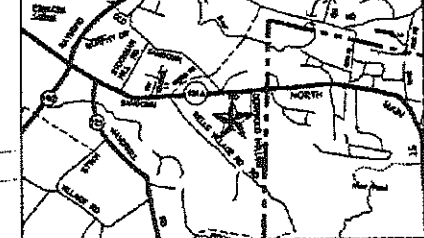
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5. WETLANDS ARE SHOWN ON THIS MAP BY THE FOLLOWING SYMBOLS:

LAND SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK MONITORED BY THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.



LOCUS MAP



APPROVED

UNDER THE PROVISIONS OF RSA 478:15 & S.B.A. 674:31
CHESTER PLANNING BOARD
IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED:

Carrie J. Goss
Vice Chairman

Christopher J. Robinson
Chairman

LAND OWNER OF RECORD

Patricia T. McLean Trust
PATRICIA T. MCLEAN TRUST

SUBDIVISION PLAT

TAX MAP 6 LOT 12
WELLS VILLAGE ROAD / N.H. ROUTE 121-A
CHESTER, NEW HAMPSHIRE
OCTOBER 25, 2007
LAND OWNER OF RECORD / PREPARED FOR:
PATRICIA T. MCLEAN TRUST
P.O. BOX 14
CHESTER, NEW HAMPSHIRE 03034
BOOK 2736 / PAGE 2205
SCALE: 1"=100' SHEET 3 OF 4

PREPARED BY:



Promised Land Survey, LLC

25 Nodrus Road, Suite 51
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-6800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

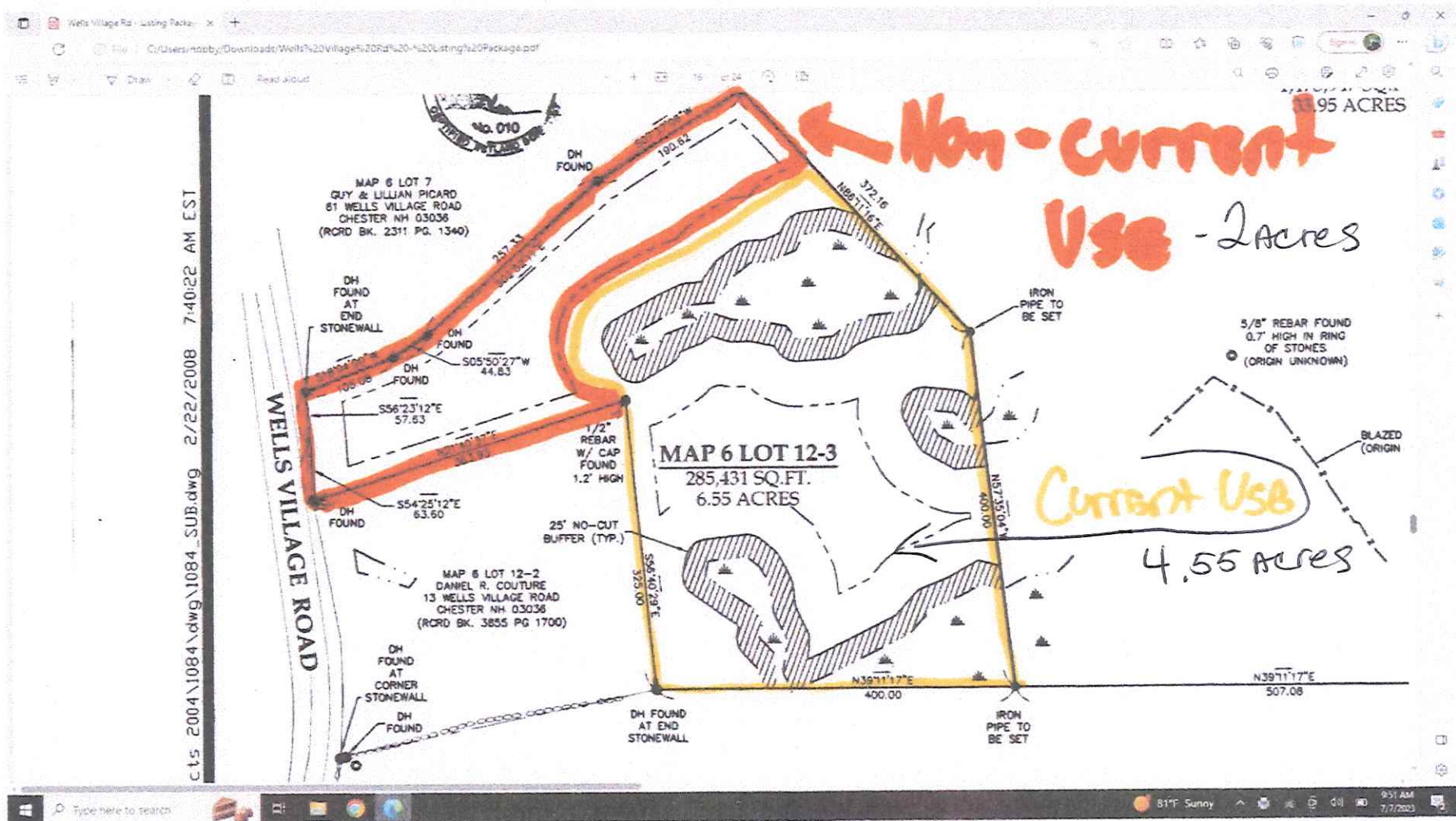
REVISIONS


NO.	DATE	FOR REVISION COMMENTS	BY
1	05/20/08	FOR REVISION COMMENTS	2/27
2		REVISION	07

PLS PROJECT #1004

D-35352

4.55 acres
wetland to current use - see next map.



OWNER INFORMATION				SALES HISTORY				PICTURE							
VAVRA, JOSHUA DAVID & LYNDSY 77 WELLS VILLAGE RD CHESTER, NH 03036				Date	Book	Page	Type	Price Grantor							
				10/27/2017	5866	1053	Q V	133,000 JENKINS, VICKI							
				06/27/2014	5540	1506	Q V	110,000 MCLEAN TRT, PATRICIA T							
				08/26/1988	2756	2806	U V 99								
LISTING HISTORY				NOTES											
06/30/23	JP	RMV SOLAR VALUE, ADJ B/A		04/08 UC = NEW LOT FOR 2008 PLAN #35352 - 6.55 ACRES WILL NEED LUCT AT TIME OF SALE OR DEVELOPMENT 04-09 REMOVE ADJ CNDTN UC = REMOVE CU CODING LUST ISSUED 12-14 ADJ USE CODE - LUCT ISSUED 03/20 LIST BP DONE 2/22 ADJ SKETCH-OUTBUILDINGS 9/22 N/C 04-23 SOLAR AND POOL COMPLETE 6/30/2023 RMV VALUE SOLAR, ADJ BATH COUNT											
04/13/23	SM	EXT													
09/30/22	SG	BP REVIEW EXT													
03/18/22	SG	BP REVIEW INT													
06/17/21	SG	BP REVIEW													
04/15/21	SG	BP REVIEW EXT													
12/21/20	SG	BP REVIEW EXT													
03/30/20	SG	BP REVIEW EXT													
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lnth x Width	Size Adj	Rate	Cond	Market Value		Notes						
PATIO - GOOD		400	20 x 20	100	7.00	100	2,800								
IG POOL VINYL		512	32 x 16	100	40.00	100	20,480		16X32						
SOLAR PANELS ELECTRI		88		100	1,000.00	0			0 88 PANNELS						
							23,300								
												PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land									
2021		\$ 540,000		\$ 2,800		\$ 143,500		Parcel Total: \$ 686,300							
2022		\$ 494,300		\$ 13,000		\$ 143,500		Parcel Total: \$ 650,800							
2023		\$ 484,600		\$ 23,300		\$ 143,500		Parcel Total: \$ 651,400							
LAND VALUATION												LAST REVALUATION: 2019			
Zone: RD RES DISTRICT		Minimum Acreage: 2.00		Minimum Frontage: 290		Site: AVERAGE Driveway: DRIVEWAY MED Road: PAVED									
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES		2.000 ac	115,000	H	100	100	100	101	100 -- ROLLING	100	116,200	0	N	116,200	
IF RES		4.550 ac	x 8,000	X	100				100 -- ROLLING	75	27,300	0	N	27,300	TOPO/WET
		6.550 ac									143,500			143,500	

Town Administrator's Report
August 11th – 25th, 2023

1. 102/121 Intersection: Tim Dunn called and said NHDOT will be discussing improvements to this intersection “in the next couple of months” and their main dispute is “roundabout vs. traffic light”. (No mention of Jamie Towle’s tunnel.)
2. Assessing: Jean reports that there’s no need to request an extension for the MS-1 this year.
3. Beavers: A meeting on how to handle beaver dams that are a danger to the roads took place on August 16th. This will involve dam inspection – gradual dismantling of inactive dams to allow for a controlled spillage - and potential pond levelers for active dams. We should most likely budget for this ongoing need in the upcoming Budget Season.
4. Budget Committee: Steve, Ephraim, and I met on Monday, August 14th to go over the draft Budget Memo and Process for the upcoming Budget Season. Their first meeting is scheduled for September 11th.
5. Conservation: Unfortunately the easements you signed on the 17th were provided to us in a format that the Registry wouldn’t accept either in person or online, so we will need for you to sign new copies on the 31st.
6. Emergency Management: I have begun research into ISO 100, 200, 700, and 800 training.
7. Finance: The Audit has been completed.
8. Fremont Road Bridge: the damage appears to be worse than originally expected, with excessive concrete erosion only visible once the bridge began to be dismantled – water not making it to the catch basin and pooling instead; insufficient concrete over the rebar (contrary to the plans from the last repair). No estimate on additional costs as of yet.
9. Grants: The people interested in the Grant Mentoring Project met with Stuart Arnett on Tuesday August 22nd. Information requested by Mr. Arnett to do with the Wason Pond Causeway Bridge has been sent to him.
10. Highways: James is on vacation until September 5th; Jack is in charge. Roadside mowing has been delayed due to the rental mower being broken and unavailable.
11. Lane Road: we have not yet received a final invoice from Busby so any request to DRA to utilize the UFB is still holding. The need for guardrails on the downstream side is

still undetermined; the upstream side has gentle slopes and they're unlikely to be necessary there. I have asked James to get an estimate from Busby.

12. Police: New recruit Mason Rue is 4th in his class at the Academy and graduates September 29th.
13. Right to Know: We have one active RTKs right now.
14. School: The new electronic sign appears to have been installed but as of Thursday August 24th it wasn't active. I will keep an eye out.
15. Tax Deeded Property: The former homeowner has paid the 10% penalty and the deed returning the property to him (which has been approved by Town Counsel) is on the Consent Agenda for the 31st along with the abatement which was deferred for signature until payment was made.
16. Town Clerk/Tax Collector: The new hire from last month has resigned for a job with preferable hours and pay. We have reposted the ad.
17. Town Hall: Air duct cleaning will be taking place the week of August 28 and will last two-three days.
18. Transfer Station: The \$2,500 grant to assist with the cost of the contaminated oil removal has been submitted and two additional documents requested by DES were sent to them earlier this week. The oil itself was removed on August 18th. John has managed the brush pile on a weekly basis but Darrell plans to return next week.
19. Wason Pond: The roof of the Bathhouse, which was damaged by a falling tree, has been repaired and the invoice has been submitted to Primex.

A decision on the LWCF grant for the Causeway Bridge has been delayed – a new project Manager at the National Parks Service has requested that all applicants submit a new and enhanced budget. I am currently working on this and it shouldn't be an issue as the D&K quote is quite detailed.

20. Welfare: No new requests for assistance right now.