

**Town of Chester
Technical Review Committee Meeting
Monday, December 7, 2020
Virtual Meeting
Approved Minutes**

I Preliminaries

**9:00am Call the Meeting to Order
Roll Call**

Chairman's Additions or Deletions

Approval of Minutes – 8/3/2020

Applications:

Jacob and Lauren Josef – Transient Rentals – 87 Harantis Lake Rd.

Katelyn DePeron – Dog Grooming – 518 Fremont Rd.

Yvonne Vissing – Transient Rentals – 726 Raymond Rd.

Amended TRC Application

Any Other Business

Date of Next Meeting & Adjournment

1.1 Call to Order

Chairman Bunker called this meeting of the Technical Review Committee (TRC) to order at 9:00am.

1.2 Roll Call

Members Present at Various Times via Zoom

Aaron Berube, Police Chief; Vice Chair

Myrick Bunker, Building Inspector / Code Enforcement Officer; Chair

Paul Cavanaugh, Maintenance Supervisor

Debra Doda, Town Administrator

Phil Gladu, Fire Department Training Captain

Andrew Hadik, Town Planner

Darrell Lockwood, Superintendent, Chester Academy

Mike Oleson, Road Agent

Corinna Reishus, Recreation Director

Caroline Wilson, Building Department Administrative Assistant; Secretary

Members Absent

Greg Bolduc, Fire Chief

Stephen D'Angelo, Selectman

Darrell Quinn, Health Officer

Conservation Commission Designee

Others Present at Various Times via Zoom

Katelyn DePeron, 518 Fremont Rd.

Jacob Josef, 87 Harantis Lake Rd.

Laurent Josef, 87 Harantis Lake Rd.

Melissa Juchniewicz, 715 Raymond Rd.

Yvonne Vissing, 726 Raymond Rd.

1.3 Chairman's Additions or Deletions

Chairman Bunker added Yvonne Vissing to New Business to discuss transient rentals at 726 Raymond Rd.

II. Old Business

2.1 Approval of Minutes – November 2, 2020

Town Planner Hadik moved to accept the Technical Review Committee minutes of November 2, 2020 as written; Town Administrator Doda seconded the motion. The vote was eight in favor with Mr. Oleson yet to arrive and Messrs. Bolduc, D'Angelo, Quinn, and Conservation Commission Designee absent; motion carried.

III. New Business

3.1 Jacob and Lauren Josef – Transient Rentals – 87 Harantis Lake Rd.

The Josefs work & live at Phillips Exeter Academy during the school year. They have been renting out their home through Airbnb for the past 2-3 years; which is not a permitted use in the R-1 district.

Vice Chair Berube raised the question of having the property owners' contact information available. If a commercial C.O. is garnered, Chairman Bunker will share it with the Police & Fire departments so that the Josefs may be contacted directly in the event of calls for service. Mr. Josef noted that they do their best to vet guests and they do not expressly allow parties.

TRC recommends the applicant consult Building and Planning Departments for this proposal, along with the potential need to seek relief from the Zoning Board of Adjustment.

3.2 Katelyn DePeron – Dog Grooming – 518 Fremont Rd.

Ms. DePeron obtained a Home Occupation permit prior to purchasing her home at 518 Fremont Rd. to provide boarding for up to four dogs. Ms. DePeron wishes to offer grooming services for up to six dogs per day. Ms. DePeron stated that she plans to do all the work herself, groom one dog at a time, and does not intend to hire any employees. She has a tub in her basement which she uses to bathe her own dogs.

TRC recommends the applicant consult Building and Planning Departments for this proposal, along with the potential need to seek relief from the Zoning Board of Adjustment.

3.3 Yvonne Vissing – Transient Rentals – 726 Raymond Rd.

Ms. Vissing read a letter detailing her use of her home at 726 Raymond Rd., along with her intent to continue using it as an Airbnb – please see the letter attached to these minutes.

Chairman Bunker explained that a sign off sheet would soon be provided, informing Ms. Vissing (and each of today's applicants, respectively) which Town entities she needs to see.

Ms. Juchniewicz noted that she was Ms. Vissing's neighbor and was present to speak in support of Ms. Vissing if the TRC wanted her to. While Ms. Juchniewicz was welcome to do so, the TRC is an advisory clearinghouse and it was suggested she provide her support later, perhaps before the ZBA and/or Planning Board; she agreed.

Ms. Vissing gave four books she has written to the Town as a gift.

TRC recommends the applicant consult Building and Planning Departments for this proposal, along with the potential need to seek relief from the Zoning Board of Adjustment.

3.4 Amended TRC Application

The two applications available on <https://www.chesternh.org/technical-review-committee> presently include "Site Plan and Subdivision" and "Town Facilities Usage". Some applicants doing anything other than site plan reviews or subdivisions have found the Town Facilities Usage application to be confusing. Chairman Bunker made that application more general and it was sent to the TRC members for approval.

It was suggested that the new form read "Proposed Town **or School** Property to be used, **if any**," the TRC agreed to this amendment.

Recreation Director Reishus made a motion to accept the TRC Application Form as amended; Town Planner Hadik Seconded the motion. The vote was nine in favor with Messrs. Bolduc, D'Angelo, Quinn, and Conservation Commission Designee absent; motion carried.

3.5 Any Other Business

Superintendent Lockwood announced that he has submitted his resignation, effective June 30th, 2021. Dr. Lockwood thanked the TRC for including him in their efforts. The TRC wished Dr. Lockwood the best in his future endeavors; he will be missed.

IV. Adjournment

The next TRC meeting is scheduled virtually for Monday, January 4, 2021 at 9:00am.

Maintenance Supervisor Cavanaugh moved to adjourn the meeting; Fire Captain Gladu seconded the motion. The vote was nine in the affirmative with Messrs. Bolduc, D'Angelo, Quinn, and Conservation Commission Designee absent; motion carried.

The meeting was adjourned at 9:34am.

Respectfully Submitted,
Caroline R. Wilson, Secretary

Vissing Letter Page 1

To: Town of Chester
From: Yvonne Vissing
726 Raymond Rd.
(603) 498-5985
yvissing@gmail.com



I bought this house in 2006. One reason I bought it was that it had a mother-in-law apartment. I was told it was a legal apartment. I have been operating with that understanding in good faith for the past 14+ years that I have lived here.

In 2017 I decided to offer the apartment as an Air B&B. I do not want to rent the apartment to someone to live here full time. I thought it would be nice to have a family or individual stay here for a night or two from time to time to enjoy our classic house (it is the original Wason house that was once located by the barn at Wason Pond) and enjoy what Chester and the area have to offer.

Before I did this, I did come into the Chester Town Hall to see if there was anything I needed to do. It was spring, warm weather, but I do not recall the exact date. I stopped in the Clerk's office and told them what I was up to, and was met with a response of "that sounds like a great idea for the town!". I was then sent to the Planning and Zoning office and one other office down the hall (I forget which one). I talked to no less than a half dozen different people that day. I talked with both men and women. I was told that there was no set process for me to follow or paper work that I would need to fill out. It was a pleasant set of conversations, people wished me well with the endeavor, and I left with full belief that I had taken appropriate steps to make sure that I was in compliance with anything that the town needed.

Therefore, you might imagine my surprise to receive Myrick's email of late. I responded to him immediately and have complied with the paper work requested and have come to the 12.9.20 meeting to request that I be allowed to continue to have people stay with me periodically.

I have been approved by both Air B&B and VRBO and met the standards they request. I have an A+ rating from both of them.

Vissing Letter Page 2

To be clear, the apartment has its own private entry, private porch, private outside sitting area and a huge yard to enjoy. The inside of the apartment has a full bathroom (new toilet, new sink, full tub with a shower, and a linen closet. There is a full, large-sized kitchen with an electric stove with an oven, a full size fridge, large table and chairs, kitchen cabinets and counter, microwave. There is a large bedroom/living room. There are three closets. The apartment has been newly painted.

There is a parking area that is just for the apartment that is large enough for 5 cars to park. This parking area is in a curve off the main drive. The main drive is quite long and wide and easily holds 7 cars. We have never had any difficulty with parking issues at all.

There are two boilers for oil heat in the house. It has a well and septic system, both that are well-maintained. There is new electric in the house. There is Comcast wifi and cable. The original 1700s wooden floors have been refinished and are beautiful.

Since I bought the house, I have planted extensive gardens and landscaping. In the main house, I put in a new kitchen and bathroom, and worked with the town for proper paperwork and used a licensed contractor to do the work to be in compliance with codes. I have worked hard to renovate this classic Chester home. I am a good citizen for the community.

The B&B has helped people to fall in love with Chester. At least three of the people I have rented to have ended up buying homes in the area. I will show you the guest book of comments that people have written about staying here.

I am an asset to the community. I have not been a burden to the city in any way shape or form. I plead with the town to allow me to continue to have people visit the B&B on occasion. The number of people who come here are few; I have had no visitors in the winter months, and very few in the spring or fall. Summertime is when I have had the most visitors. It is not like there are people here all the time. There are fewer people here now than when I originally bought the house and had three children living with me full time.

My taxes have jumped this last year from \$8,000 to over \$11,000. I can no longer afford my mortgage and have had to refinance the house. Allowing guests to stay here will help offset the increased taxes the town has imposed upon me.

Thank you for your consideration of this request. Attached are photos of the property.