



Chesterfield Zoning Board of Adjustment

Notice and Instructions to Applicants

Overview "Zoning" refers to land use controls approved and amended at the local level as a legislative function (i.e. Town Meeting). Zoning regulations are intended to guide and control the direction of future growth in the community. Acting in a quasi-judicial capacity, the Zoning Board of Adjustment (ZBA) functions as a "constitutional safety valve" for the protection of the citizens. Generally, the ZBA evaluates whether an applications merits relief (in the form of variance or special exception) from the ordinary application of the zoning ordinance. Additionally, the ZBA considers appeals of zoning related administrative decisions. The express powers of the ZBA are defined by several state statutes including, but not limited to, RSA 674:33. Processes by which the ZBA conducts its affairs are governed by both state statutes and Rules of Procedure (by-laws) adopted by the ZBA. It is strongly recommended that before making any application to the ZBA applicants become familiar with the types of appeals made to the ZBA and the criteria set forth for any zone as well as town wide in Chesterfield Zoning Ordinance, "The Board of Adjustment in New Hampshire A Handbook for Local Officials both found at <https://chesterfield.nh.gov/zoning-board-of-adjustment/> , and the NH Statutes (RSA Chapters 672-677) found at <http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV.htm> **It is the applicant's responsibility to be properly prepared and familiar with applicable laws and regulations pertaining to their appeal. Applicants having questions regarding the applicability of the Zoning Ordinance, application requirements, or the application process are encouraged to contact a professional.**

Application Requirements/Complete Applications: The ZBA has established basic application requirements which collectively constitute a complete application. These requirements are set forth in checklist fashion within the respective application forms to be completed by the applicant. The ZBA requires that only complete applications be scheduled for public hearing. Photographs showing the area of the property for which relief is sought are not necessarily required as part of an application but are encouraged. Applicants may choose to submit photographs in support of their application.

Plot Plans One of the application requirements is a plot plan. The plot plan provides a visual presentation of the applicant's intentions. Accuracy and completeness are particularly important. The ZBA has established the content requirements of the plot plan.

Plot plan requirements are also included in the application in checklist fashion to be completed by the applicant. If a plot plan is submitted that does not address each of the plot plan checklist requirements the application will be deemed "incomplete" and will not be scheduled for public hearing.

The ZBA requires that in instances of dimensional relief for wetlands setback is sought or if there is uncertainty of a lot dimension, the plot plan shall be prepared by a NH licensed land Surveyor.

There may be circumstances when it is appropriate to depict only a portion of the subject property on the plot plan. This is acceptable PROVIDED the scope of the plot plan sufficiently and clearly depicts the entirety of the applicant's intentions.

Topographic information is not a requirement of all plot plans. However, topographic information may be provided to clarify when runoff may be an issue or if topography is relevant to the reasoning in support of an application.

Plot plans are not required of applications pertaining to: A) appeals of an administrative decision (provided the appeal is not dimensional in nature); and B) appeals seeking a variance to permit a land use not provided for in the Zoning Ordinance.

Notwithstanding the above, the ZBA reserves the right to require additional information as it determines necessary to make an informed decision.


Application Deadlines & Filing the ZBA has established deadlines for the filing of applications in anticipation of future meeting/hearing dates. Complete applications are due by noon twenty-one (21) calendar days before a meeting. Meetings are generally the second Thursday of each month. Be sure to check the town website for current meeting dates. If required information is not filed by the application deadline the board and /or abutters do not have sufficient review opportunity. This will result in the rejection of the application as incomplete. Complete applications must be filed with the Clerk of the Zoning Board at the Selectman's office located at 490 Rt 63 by noon at least 21 calendar days ahead of a regularly scheduled meeting.

Supplemental information, provided the original application has been deemed complete, may be submitted no later than noon three days before the scheduled hearing. Please refer to the Chesterfield ZBA Schedule and Application Due Dates as approved by the Board. Any changes to application plans should be appropriately signed and dated and reflect the appropriate plan/document revision.


Application Review The Zoning Clerk, or in his/her absence, the Chairman of the ZBA or the Chairman's designee shall review all ZBA applications to determine whether all requirements for filing have been met (whether all required forms have been fully completed and all items on the checklists have been signed and submitted). If such person determines that an application is complete it will be placed on the agenda for consideration and hearing by the ZBA at a regularly scheduled public meeting. If an application is determined to be incomplete, it will not be scheduled for public hearing. Incomplete applications will be returned to the applicant with an explanation of the outstanding items. Such decisions regarding incomplete applications may be appealed as a decision of an administrative official under RSA674:33, 1 (a). Applications filed and deemed incomplete will experience delay. To avoid delay applicants are strongly encouraged to file the application well in advance of the deadline. Doing so provides an opportunity for an administrative review of completeness and an explanation of outstanding items, if any. Filing an application well in advance of a deadline allows an applicant to address application deficiencies prior to the deadline, thus avoiding delay.

Approvals Required for both Land Use Boards In instances where Special Exception is required of projects which are subject to site plan approval by the Planning Board the Conditional Approval Notice of Decision from the Planning Board shall be filed with the ZBA as part of any application for Special Exception. Example GS precision <https://chesterfield.nh.gov/wp-content/uploads/2018/09/ZBA-August-14-2018.pdf>

I have read the above instructions and understand that it is my responsibility to ensure all information I submit is accurate and complete.

Signature  Print Christopher J. Paquin

Date 8/26/25

Signature  Print Monica J. Paquin

Date 8/26/25

Chesterfield Zoning Board of Adjustment Variance Application Checklist

ITEM	REQUIRED	SUBMITTED
1. Completed Application and packet. Signed by owner(s)	X	X
2. Abutters list with envelopes, certified postage, and labels	X	X
3. Payment of Application and Notification Fees	X	X
4. Property Tax Sheets (http://gis.vgsi.com/chesterfieldnh/)	X	X
5. Copies of any previous applications to ZBA for property regardless of ownership	X	X
6. Computed existing & proposed lot coverage including % lot area of structure & impermeable surfaces	X	X
7. Eight hard copies of entire packet including 11" X 17" plans	X	X
8. Digital copy of entire signed packet and plans (as PDF email attachment)	X	X
9. Elevation drawings for all proposed structures including critical dimensions	X	X
10. One or more 18" X 24" or larger copies of plot plan	X	X
11. Signed permission for Site Visit	X	X
12. Letter authorizing another individual to present application	X	X
PLOT PLAN CHECKLIST		
A. Eight 11" X 17" paper, one 18" X 24" paper, and one digital plot plan as noted above, signed & dated.	X	X
B. Name and signature of preparer	X	X
C. Plan prepared by NH licensed surveyor including signature, date, and professional seal when any dimensional relief is requested	X	X
D. Owners of record (include deed)	X	X
E. Scale, North Arrow, and date on plan	X	X
F. Tax map and lot number (include copy of map separate sheet) https://chesterfield.nh.gov/tax-maps/	X	X
G. Street Address	X	X
H. Zoning District where property is located	X	X
I. Lot lines with dimensions and any bounding streets and their right of way and widths or elevations	X	X
J. Lot line setbacks as per Zoning District	X	X
K. Location and dimensions of all existing and proposed structures. Must be distinguishable	X	X
L. Dimensions for all existing and proposed setback encroachments. Must be distinguishable	X	X
M. Indications of the direction(s) of proposed surface run off where earth disturbance is proposed	X	X
N. Other site features as may be present including but not limited to utilities, septic system, well, driveways, existing easements, streams, wetlands, buffer zones, exposed ledge, accessory structures, parking areas, location and dimensions of existing or required service areas, buffer zones, landscaped areas, recreation areas, safety zones, signs, rights-of-way, streams, drainage, easements, and any other requirements	X	X
If Required -Elevations, curb heights and contours. Location and numbering of parking spaces and lanes with their dimensions. Indicate how required parking spaces are computed Dimensions and directions of traffic lanes and exits and entrances		

Signature  Print Christopher J. Paquin Date 8/26/25
 Signature  Print Monica J. Paquin Date 8/26/25



Chesterfield Zoning Board of Adjustment
Abutter Information and Requirements
Payment Information

Abutters Provide a complete list of all abutters of the property involved in this appeal with their current mailing address and tax map numbers. Include the names and addresses of all abutters, including those to the rear, sides, and front of the property including those across the street, roads, and right of ways and within 200 feet of the property in question (Failure to provide complete information on all abutters will result in application being returned as incomplete).

For each abutter, owner, applicant, and agent provide:

1. A plain, white #10 envelope with the name and address of the abutter(s), applicant(s), owner(s), and agent(s) and current certified postage affixed parts affixed, but not finalized by post office.
2. 1 set of 1" X 2 1/2" labels with abutter(s), applicant(s), owner(s), and agent(s) names and addresses. These will go on the certified mail slips so must be that size.
3. A check for total postage made out to the Postmaster of Town of Chesterfield.

The following page will give an example and further description of an abutter.

Payment: A check for \$150.00 made out to the Town of Chesterfield.

Funds to be disbursed as follows:

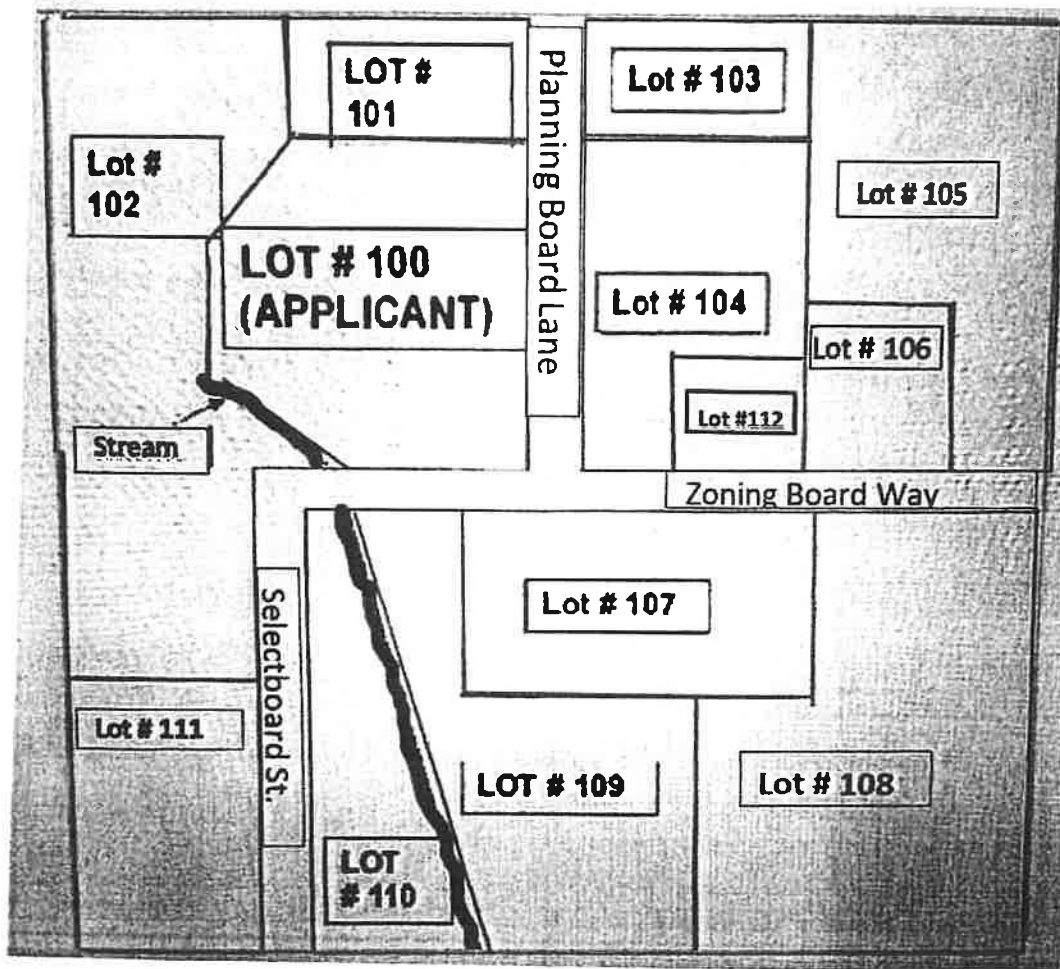
Newspaper ads, notice and notice of decision - \$100.00

Board of Adjustment filing fee \$50.00

Total - \$150.00



Chesterfield Zoning Board of Adjustment Abutters List Example



"Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream or within 200 feet from the land under consideration by the local land use board. In the example above with the lot in question being #100 the abutters would be the following: #101, #102, #103, #104, #107, #109, #110 and #112 (112 is within 200 feet). See RSA 672:3 for reference



Chesterfield Zoning Board of Adjustment

Abutters List

Dixon Family Revocable Trust

Name Dixon, Kenneth Jr. & Lisa

Address 485 North Shore Rd.
Spofford, NH 03462

Map & Lot # 0000 5J 00D016 000000

Jacobs, Bruce E.

Name Jacobs, Margaret W.

Address 38 Pine Crest Dr.
Spofford, NH 03462

Map & Lot # 0000 5J 00D005 000000

Paquin, Christopher J.

Name Paquin, Monica J.

Address North Shore Rd.
Mail to 483 North Shore Rd.
Spofford, NH 03462

Map & Lot # 0000 5J 00D013 000000

Kent, Samuel F.

Name Kent, Melinda L.

Address 477 North Shore Rd.
Spofford, NH 03462

Map & Lot # 0000 5J D016 000000

Name Hilger, Michelle E.

Address 44 Pine Crest Dr.
Spofford, NH 03462

Map & Lot # 0000 5J 00D006 000000

Pelkey, Kevin A.

Name Pelkey, Elizabeth M.

Address 463 North Shore Rd.
Spofford, NH 03462

Map & Lot # 0000 5J 00D001 000000

Name Madden, Emilee D.

Address 493 North Shore Rd.
Spofford, NH 03462

Map & Lot # 0000 5J 00D013 000000

Name Kuzia, Walter S.

Address 466 North Shore Rd.
Spofford, NH 03462

Map & Lot # 0000 5J 00A015 000000

Name _____

Address _____

Map & Lot # _____

Name _____

Address _____

Map & Lot # _____

Name _____

Address _____

Name _____

Address _____



Zoning Board of Adjustment

Building/Structure and Lot Impermeable Surface

Lot Coverage Calculation - SAMPLE

Calculating Building and Lot Coverage Percentages

Structure - Any temporary or permanently constructed, erected or placed material or combination of materials in or upon the ground, including, but not limited to buildings, manufactured housing units, radio towers, sheds and storage bins, storage tanks, portable carports, stairs, decks, patios, solar panels swimming pools, tennis courts, parking lots, driveways, dumpsters, and on-site waste disposal systems.

Building/Structure Coverage – The aggregate cross-sectional area of all buildings/structures on the lot including accessory buildings.

Impermeable/impervious Coverage – All that horizontal area of a lot, parcel, or ~~lot~~ due to manmade alterations to the natural surface of the land including structures, parking lot, and driveway areas or other development. All area beneath a structure is impervious. All portions of any ground mounted solar panels other than the portion in direct contact with the ground are considered permeable. All portions of underground waste disposal systems, along with necessary access cover, vents, and risers for pump out and inspection are considered permeable.

Lot Coverage – The percentage of lot area (which may not include any part of the street right-of-way) that is covered by impervious/impermeable cover.

Lot dimension	Lot Area	
200'X200'	40,000 SF	
How to calculate building/structure coverage percentage		
Building/Structure	Dimension	Square Footage (SF)
House	30'X60'	1800 SF
Garage	10'X12'	120 SF
Shed	10'X10'	100SF
Deck	14'X30'	<u>420SF</u>
Pool	20'X40'	<u>800SF</u>
Driveway		<u>300SF</u>
Total building Coverage		3240SF
Structure Coverage Percentage	Total Structure coverage/Lot areaX100	$3240/40000 \times 100 = 8.1\%$
How to Calculate Total Lot Impervious Coverage Percentage		
All Impervious Items	Dimension	Square Footage (SF)
Crushed Stone Garden		1400SF
Driveway		300SF
Side Walks		288SF
Building Coverage		<u>3240SF</u>
Total Lot Coverage		5228SF
Lot Coverage Percentage	Total lot coverage/lot areaX100	$5228SF/40000 \times 100 = 13.1\%$



Chesterfield Zoning Board of Adjustment

Building Coverage Calculation Sheet

(To be completed by homeowner, licensed architect, or engineer only)

Map 5J Lot D015

Property Address 483 North Shore Rd.

Spofford, NH 03462

Select one (or more if property is in two zones) of the following:

☒ Zone R, R/A, V and Lake District: Building coverage shall not exceed ten percent (10%) of the area of a lot (B). Total impermeable coverage (including building coverage) shall not exceed twenty percent (20%) of the lot (C).

☐ Zone O/R/S District: Building shall not exceed twenty (20%) of the area of a lot (B). Total impermeable coverage (including building coverage) shall not exceed fifty percent (50%) of the lot (C).

☐ Zone C/I District: Building shall not exceed fifty (50%) of the area of a lot (B). Total impermeable coverage (including building coverage) shall not exceed seventy percent (70%) of the lot (C).

The following page contains the worksheet for calculating building/structure lot coverage as well as total impermeable lot coverage and percentage. Please take special care to assure accuracy.

SAMPLE

Chesterfield Zoning Board of Adjustment Coverage and Volume Calculation Sheet

Dated 7/24/22

(To be completed by property owner or designee)

Coverage Calculation

Only for Non-Conforming expansion variance

Lot Dimensions	Existing Dimensions	Original	Proposed
	Feet	SF	SF
Total square footage of lot = "A"	200' x 200'	40000	40000
STRUCTURES WITHIN THE PROPERTY LINE			
house (including porches, steps, attached garage)	40'x60'	1800	2400
detached garage	10'x12'	120	120
shed(s)	10'x10'	100	100
deck, raised patios, etc.	14'x30'	420	420
pool measured from interior walls	20'x40'	800	800
A/C units, generators/pads, etc	0	0	0
driveway	15'x30'	300	450
other (identify specific structure)	0	0	0
Total square footage of structures SF= "B"	SF	3540	4290
Ratio of buildings/structures to lot (B/A)x100		8.9%	10.7%

Existing volume	Proposed volume	Change of volume	Change of volume (%)
CF	CF	CF	
13172	14569	1397	10.6%
900	1400	500	55.6%
Volume expansion judged on its own individual merit		Not subject to cumulative structures	

TOTAL BUILDINGS AND IMPERVIOUS COVERAGE			
total square footage of lot* SF="A"		40000	40000
total buildings/structures(B) from	SF	3540	4290
all pavers	10'x45'	300	450
all walkways	SF	0	0
all patios	20'x8'	80	160
other	SF		
Total square footage of impervious surface SF = "C"	SF	3920	4900
Ratio of impervious surface to lot (C/A) x100		9.8%	12.3%

* Lot size is considered to be as recorded on the vision property sheet unless a signed, dated, recorded surveyed property map is provided.
<https://www.chesterfield.nh.gov/tax-maps-property-cards/pages/property-cards>

The undersigned states that he/she completed the above buildings/structures and impermeable surface coverage calculations and represents that the figures are accurate.

Signatures(s):



8/26/25

Names(s) Print: Christopher J. Paquin

8/26/25

Dated: 7/24/22

Only for Non-Conforming expansion variance

Lot Dimensions		Existing Dimensions	Original	Proposed
		Feet	SF	SF
Total square footage of lot = "A"			A	A
			27,249	27,249
STRUCTURES WITHIN THE PROPERTY LINE				
10"x10" Detached Deck			100	0
house (including porches, steps,			1,597	1,597
detached garage			0	784
shed(s)			100	0
deck, raised patios, etc.			357	327
pool measured from interior walls			0	0
A/C units, generators/pads, etc			0	0
driveway			1,735	2,321
other (identify specific structure)		Rear Patio	216	0
		Walkways	174	172
Total square footage of structures SF= "B"			B	B
			4,279	5,201
Ratio of buildings/structures to lot (B/A)x100			16 %	19 %

Existing volume	Proposed volume	Change of volume	Change of volume (%)
CF	CF	CF	
Volume expansion judged on its own individual merit		Not subject to cumulative structures	

TOTAL BUILDINGS AND IMPERVIOUS COVERAGE			
total square footage of lot* SF="A"		A	A
		27,249	27,249
total buildings/structures(B) from above		4,279	5,201
all pavers			
all walkways			
all patios			
other			
Total square footage of impervious surface SF = "C"		C	C
		4,279	5,201
Ratio of impervious surface to lot (C/A) x100		16%	19%

* Lot size is considered to be as recorded on the vision property sheet unless a signed, dated, recorded surveyed property map is provided.
<https://www.chesterfield.nh.gov/tax-maps-property-cards/pages/property-cards>

The undersigned states that he/she completed the above buildings/structures and impermeable surface coverage calculations and represents that the figures are accurate.

Signatures(s):

Names(s) Print: **Christopher J. Paquin**

Date: 8/26/25



Chesterfield Zoning Board of Adjustment

Application for Variance

A variance is requested from Article 203.5 Section CP "B" Setback and Yard Requirements of the zoning ordinance to permit Side Setback Variance from 20 feet to 10 feet

Facts supporting this request:

1 The variance is not contrary to the public interest because: Nothing in the proposed decrease of the setback dimension would effect the public at large or the abutters of the property.

2. The variance will not be contrary to the spirit and intent of the ordinance because: The adjustment does not encroach on property line or sight lines due to the location of the garage relative to home location on the property.

3. Substantial justice is done because: the hardship is unique to the property due the topographical elevations of the site and the limited locations for the placement of the garage on the property.

4. The variance will not diminish the values of surrounding properties because: The intent of the garage design was to enhance the value of the property by maintaining similar architectural features typically found in the Village District.

5. Literal enforcement of the ordinance would result in unnecessary hardship-

A) Because of the special conditions of the property that distinguish it from other properties in the area:

a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property due to the topographical elevation changes of the property (building on a slope with minimal level areas) and a discrepancy discovered in dimensions of the site plan is the reason for the request.

AND b) The proposed use is a reasonable one because the size of garage footprint was reduced from originally planned to 28 feet by 28 feet and needs to remain this size to be functional for it's intended use.

B) If the criteria in subparagraph A are not established, an unnecessary hardship will be deemed if and only if owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. An active Building Permit has been granted by the Town 3/20/2025 permit number 25-029.

The reduced setback is reasonable in keeping with the intent and spirit of Village aesthetics and will enhance the properties appeal by improving, not diminishing it

List any prior variance requests for this property including date regardless of owner _____

None known or found during research of past variance requests.

Applicant(s) signature(s) Christopher J. Paquin Date 8/26/25

Monica J. Paquin



Chesterfield Zoning Board of Adjustment
Application for an Appeal From an
Administrative Decision

Appeal From an Administrative Decision

Relating to the interpretation and enforcement of the provisions of the Zoning Ordinance.

Decision of the enforcement officer to be reviewed:

Article _____ Section _____ of the Zoning Ordinance in question:

Applicant(s) Signature(s) _____ Date _____



Chesterfield Zoning Board of Adjustment
Permission for Site Visit

This document must be signed by all landowners as listed on the deed(s)

I/we Christopher J. Paquin and Monica J. Paquin as
landowner(s) and/or Trustees of the land listed below, authorize the members of the
Chesterfield Zoning Board of Adjustment, it's agents and assignee to enter the
premises for purposes of site review in conjunction with the application of waiver
for dimension application submitted on 8 / 26 / 2025. I/we further
acknowledge that any site visit attended by a quorum of the Chesterfield Zoning Board
of Adjustment constitutes a public meeting. Any such meeting shall be noticed and
open to the non-board public. I/we authorize public access to the site under such
circumstances where an onsite meeting is called for by the Chesterfield Zoning Board
of Adjustment. Owner(s) ask for prior notification of any required site visit
so owner(s) may be present for said visit.

Location of land: 483 North Shore Rd.

Spofford, NH 03462

Map 5J **Lot** D015

Map _____ **Lot** _____

Signature [Signature] **Date** 8/26/25

Print Christopher J. Paquin

Signature [Signature] **Date** 8/26/25

Print Monica J. Paquin



Chesterfield Zoning Board of Adjustment
Authorization form for Representation
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Christopher J. Paquin & Monica J. Paquin authorize
Please Print Name(s) of Owner(s) as appears on the deed

Russell Huntley-Surveyor

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Town of Chesterfield.


Signature of Owner

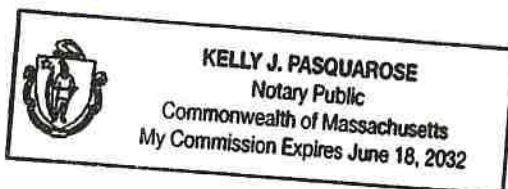

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on this 8/26/25
Date

by Christopher J. Paquin & Monica J. Paquin
Name of Owner

He/She is personally known to me or has presented Driver's Licence as identification.


Notary's Signature and Seal



PO Box 175
Chesterfield, NH 03443



603-363-4624
www.nhchesterfield.com

WAIVER TO BE HEARD BY FULL ZONING BOARD OF ADJUSTMENT

The Chesterfield Zoning Board of Adjustment recognizes in its Rules and Procedures, the allowance of applicants to be heard by less than five (5) voting board members or continuing to the next scheduled meeting.

- B. In the event it is not feasible to constitute a five (5) member Board, the Chair shall, prior to the commencement of any hearing, allow the applicant the opportunity to elect to either proceed with the Board then sitting and sign a waiver waiving their rights to a five (5) member Board, or table the application until the next regularly scheduled meeting of the Board.**

By completing and signing this form, the applicant (or representative) is entering into the agreement that they have waived the right to be heard by a five (5) member Board.

I (applicant(s) or representative party) formally waive my right to have my Chesterfield Zoning Board of Adjustment application heard and debated by a full board of voting members.

Applicant: _____

Applicant: _____

Date of Hearing: _____

If the applicant(s) (or representative) wish to be heard by a full board, they have the choice to request **before deliberation begins**, to have their hearing continued to the next scheduled meeting of the Zoning Board. By completing and signing this form, the applicant is formally requesting for the allowance stated below:

If it is not feasible to constitute a five (5) member board, I (applicant(s) or representative party) formally request to have my Zoning Board of Adjustment application heard and debated by a full board of voting members at the next regularly scheduled board meeting.

Applicant: Christopher J. Paquin 

Applicant: Monica J. Paquin 

Date of Hearing: 9/18/25

Date of Next Scheduled ZBA Meeting: 9/18/25

Return to:

E Doc # 2105914 06/02/2021 08:25:45 AM
Book 3165 Page 1204 Page 1 of 2
Register of Deeds, Cheshire County
LCHIP CHA103091 25.00
TRANS TAX CH851313 2,625.00
Anne Z Tift

Transfer Tax: \$2,625.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **DIANE SHIRLEY ABBATE**, single, with an address of 483 North Shore Road, Spofford, County of Cheshire and State of New Hampshire 03462, for consideration paid, grant to **CHRISTOPHER J. PAQUIN AND MONICA J. PAQUIN**, husband and wife, with an address of PO Box 433, 885 School Street, Mansfield, County of Bristol and Commonwealth of Massachusetts 02048, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**,

A certain tract of land, with the buildings and/or mobile home thereon, situated in Spofford Village, Town of Chesterfield, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin in the easterly side of North Shore Road at the northwesterly corner of land now or formerly of Howard Hamlin (identified as Lot 17 on the plan referred to below);

Thence North 65° 42' 14" East 51.44 feet, more or less, along said land of Hamlin to a 1" diameter iron pipe;

Thence North 84° 59' 55" East 177.0 feet, more or less, still along said Hamlin land, to an iron pin which marks the southwesterly corner of land now or formerly of Ernest J. Simonetti (Lot 10);

Thence North 31° 51' 55" West 174.43 feet, more or less, along Lot 10 to a 1" diameter iron pipe which marks the northeasterly corner of the tract herein conveyed;

Thence South 68° 33' 26" West 178.82 feet, more or less, bounding on land now or formerly of Robert A. and Janis Marchant, to a 1/2" diameter iron pipe on the easterly side of North Shore Road which marks the southwesterly corner of said Marchant land (Lot 19);

Thence in a southerly direction along the easterly side of North Shore Road 108.15 feet, more or less, to a 1" diameter iron pipe;

Thence South 04° 50' 10" East 17.0 feet, more or less, still along the easterly side of North Shore Road, to the place of beginning.

Being Lot 18 on a plan entitled, "Boundary Survey Prepared for Valerie J. Smith of Land Located in Town of Chesterfield, County of Cheshire, State of NH" by Doughty Surveying recorded in Cabinet 11, DR9-134 of the Cheshire County Registry of Deeds.

Also conveying a used 1965 two-bedroom Ambassador mobile home (manufactured housing unit) Serial #562641, which is situated and will remain on the above-described property.

The boundary lines have been adjusted by boundary line agreements recorded in Vol. 1499, Page 352 and Vol. 1504, Page 566 of the Cheshire County Registry of Deeds.

Grantor hereby releases to said Grantees all rights of homestead and any other interests in said premises.

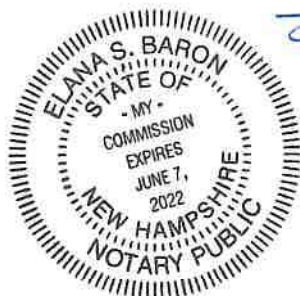
MEANING AND INTENDING to convey all of the premises conveyed to Diane Shirley Abbate by Valerie J. Smith dated July 9, 1996 and recorded July 17, 1996 at Book 1568, Page 339 of the Cheshire County Registry of Deeds.

DATED this 25 day of May, 2021.

Diane Shirley Abbate
Diane Shirley Abbate

STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE, SS.

On this 25 day of May, 2021, before me, personally appeared Diane Shirley Abbate, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained.



[Signature]
Notary Public/Justice of the Peace
My Commission Expires: 6/7/22
SEAL



SWRPC



0 400 Feet

Zoning Districts
Residential
Rural/Agricultural

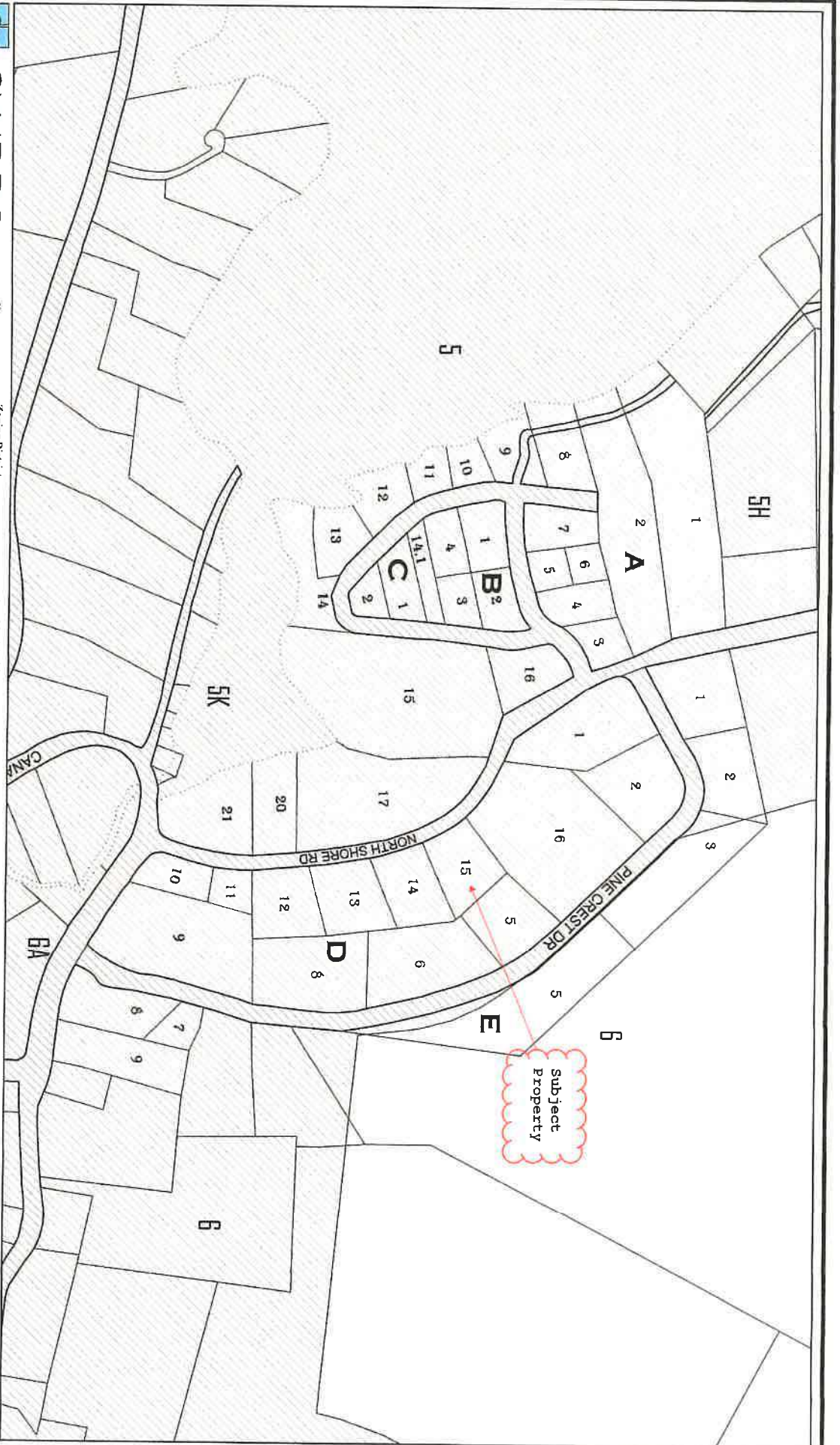
Municipal Boundaries
Parcel Boundaries
Roadway
Stream or Waterbody
Original Parcel Boundaries
Utility Corridor

77 Lot Number
A Block Letter
Z3 Surrounding Maps

Town of Chesterfield, NH

Tax Property Map #5J

11/13/2023



Town of Chesterfield

Print Now

Parcel ID: 00005J 00D015 000000 (CARD 1 of 1)
 Owner: PAQUIN, CHRISTPHER J
 PAQUIN, MONICA J
 Location: 483 NORTH SHORE RD
 Acres: 0.798

General

Valuation		Listing History		Districts	
Building Value:	\$117,500	<u>List Date</u>	<u>Lister</u>	<u>District</u>	<u>% In Dist.</u>
Features:	\$2,300	12/04/2021	DMSR	SPOFFORD FIRE DISTRICT	100
Taxable Land:	\$67,500	08/27/2021	DMHC		
Card Value:	\$187,300	08/01/2021	DMSR		
Parcel Value:	\$187,300	04/09/2021	LMDE		
		07/24/2017	TW14		

Notes: MODULAR 12 M&L: ADJ FEP. 2021INF HEARING=REVIEW APPRAISAL SUBMITTED. 2021SALE=NO MLS INFO FOUND.

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$117,500	\$2,300	\$67,500	Cost Valuation	\$187,300
2023	\$117,500	\$2,300	\$67,500	Cost Valuation	\$187,300
2022	\$117,500	\$2,300	\$67,500	Cost Valuation	\$187,300
2021	\$117,500	\$2,300	\$67,500	Cost Valuation	\$187,300
2018	\$84,700	\$1,700	\$56,600	Cost Valuation	\$143,000
2015	\$84,700	\$700	\$56,600	Cost Valuation	\$142,000
2014	\$84,700	\$700	\$56,600	Cost Valuation	\$142,000
2013	\$84,400	\$2,000	\$56,600	Cost Valuation	\$143,000
2012	\$89,000	\$1,200	\$92,100	Cost Valuation	\$182,300
2010	\$89,000	\$1,200	\$92,100	Cost Valuation	\$182,300
2007	\$72,800	\$1,000	\$42,000	Cost Valuation	\$115,800
2002	\$49,500	\$1,000	\$32,300	Cost Valuation	\$82,800
1995	\$40,200	\$1,100	\$35,800	Cost Valuation	\$77,100
1992	\$40,200	\$1,100	\$35,800	Cost Valuation	\$77,100

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
06/02/2021	IMPROVED	YES	\$175,000	ABBATE DIANE SHIRLEY	3165	1204
07/17/1996	IMPROVED	YES	\$70,000	FOURNIER VALERIE J	1568	339
03/26/1993	IMPROVED	YES	\$65,050	SIMONETTI ERNEST J & B	1442	78
03/13/1986	VACANT	NO - UNCLASSFYD EXCLUSION	\$0	SARGENT JOHN & MARJORI	1125	043
09/24/1980	VACANT	NO - UNCLASSFYD EXCLUSION	\$0	ANDERSON HAROLD	990	38
11/28/1977	VACANT	NO - UNCLASSFYD EXCLUSION	\$0	ANDERSON HAROLD & LAWR	941	102

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
11/28/1977	VACANT	NO - UNCLASSFYD EXCLUSION	\$0	MOORE EARL & ELIZABETH	941	087
01/11/1971	VACANT	NO - UNCLASSFYD EXCLUSION	\$0	UNKNOWN	820	439

Land

Size: 0.798 Ac.
Zone: 01 - RESIDENTIAL 1F
Neighborhood: AVG
Land Use: 1F RES
Site: AVERAGE
Driveway:
Road: PAVED
Taxable Value: \$67,500

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.798 AC	74,980	E	100	100	100	100	100	90	67,500	0	N	67,500	TOPO

Building**1.00 STORY FRAME RANCH Built In 1969**

Roof: GABLE HIP
Exterior: VINYL SIDING
Interior: DRYWALL
Flooring: CARPET
Heat: OIL
FA DUCTED
Bedrooms: 3
Bathrooms: 1.0
Flxtures: 0
Extra Kitchens: 0
Fireplaces: 0
Generators: 0
AC: NO
Quality: AVG
Size Adj. 1.0073
Base Rate: 96.00
Building Rate: 0.9469
Sq. Foot Cost: 90.90
Effective Area: 1,577
Cost New: \$143,349

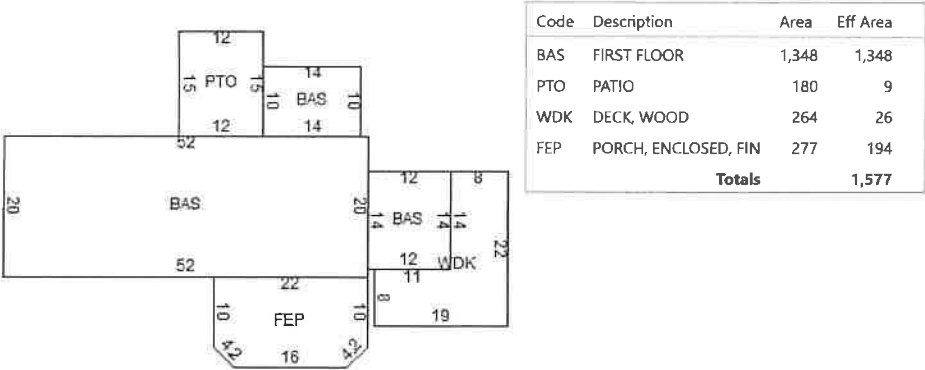
Depreciation							Assessment
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.		
18%	0%	0%	0%	0%	18%		\$117,500

Features

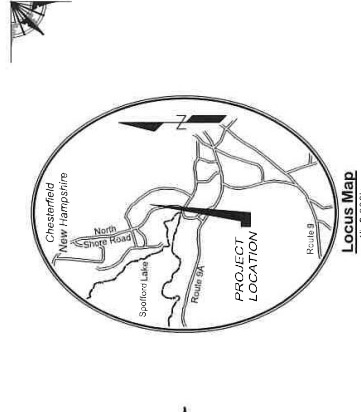
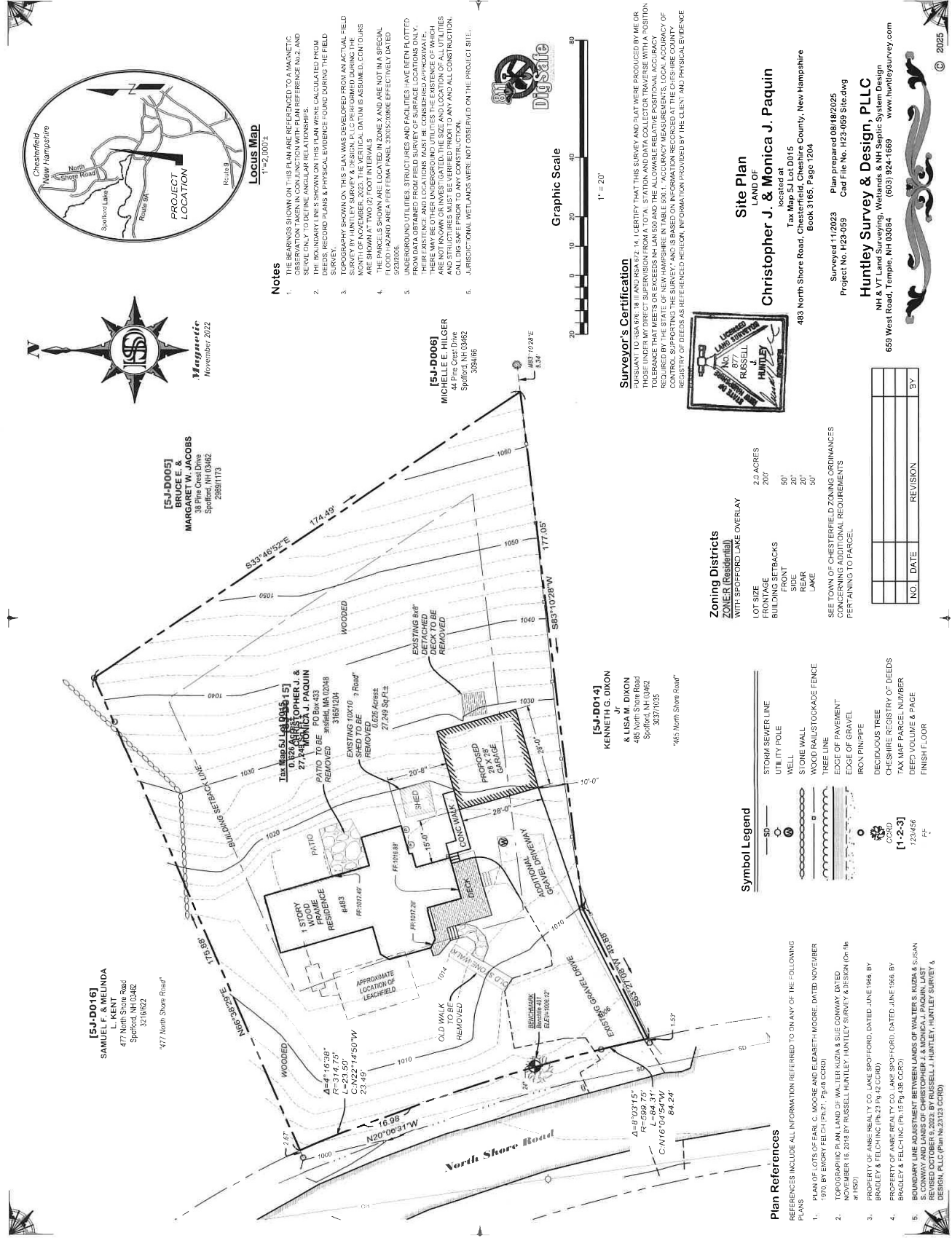
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED	100	10 x 10	100	13.00	100	\$1,300	Year: 1992
HEARTH	1		100	1000.00	100	\$1,000	Year: 1990
Total:						\$2,300	

Photo

Sketch

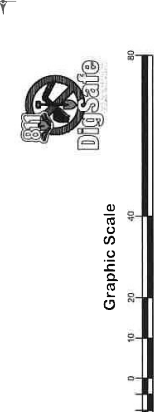


Printed on 08-25-25



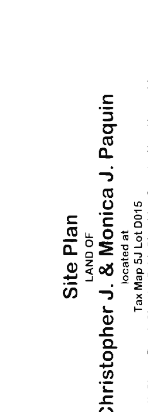
Notes

- THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO A MAGNETIC NORTH. THE MAGNETIC NORTH IS BASED ON THE 2011 MAGNETIC NORTH DATA. THE BEARINGS ARE REFERENCED TO THE 2011 MAGNETIC NORTH DATA. THE BEARINGS ARE REFERENCED TO THE 2011 MAGNETIC NORTH DATA.
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS & PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.
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Surveyor's Certification

PURSUANT TO RSA 676:28 II AND RSA 672:14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW HAMPSHIRE. I HAVE NOT BEEN CONVICTED OF A CRIME THAT WOULD DISQUALIFY ME FROM BEING A LICENSED SURVEYOR. I HAVE NOT BEEN CONVICTED OF A CRIME THAT WOULD DISQUALIFY ME FROM BEING A LICENSED SURVEYOR.



Site Plan

LAND OF
Christopher J. & Monica J. Paquin
located at
483 North Shore Road, Spofford, New Hampshire
Book 3165, Page 1204

Surveyed 11/2022
Project No. 123-009
Plan prepared 08/18/2025
Cad File No. 123-009 Site.dwg

Huntley Survey & Design, PLLC
100 S. Main Street, Spofford, New Hampshire
(603) 924-1689
www.huntleysurvey.com



Zoning Districts
ZONED (R-1000)
WITH SPOFFORD LAKE OVERLAY

LOT SIZE	2.3 ACRES
FRONTAGE	200'
BUILDING SETBACKS	
SIDE	50'
REAR	20'
LAKE	50'

SEE TOWN OF CHESTERFIELD ZONING ORDINANCES
CONCERNING ADDITIONAL REQUIREMENTS
PERTAINING TO PARCELS

NO.	DATE	REVISION	BY

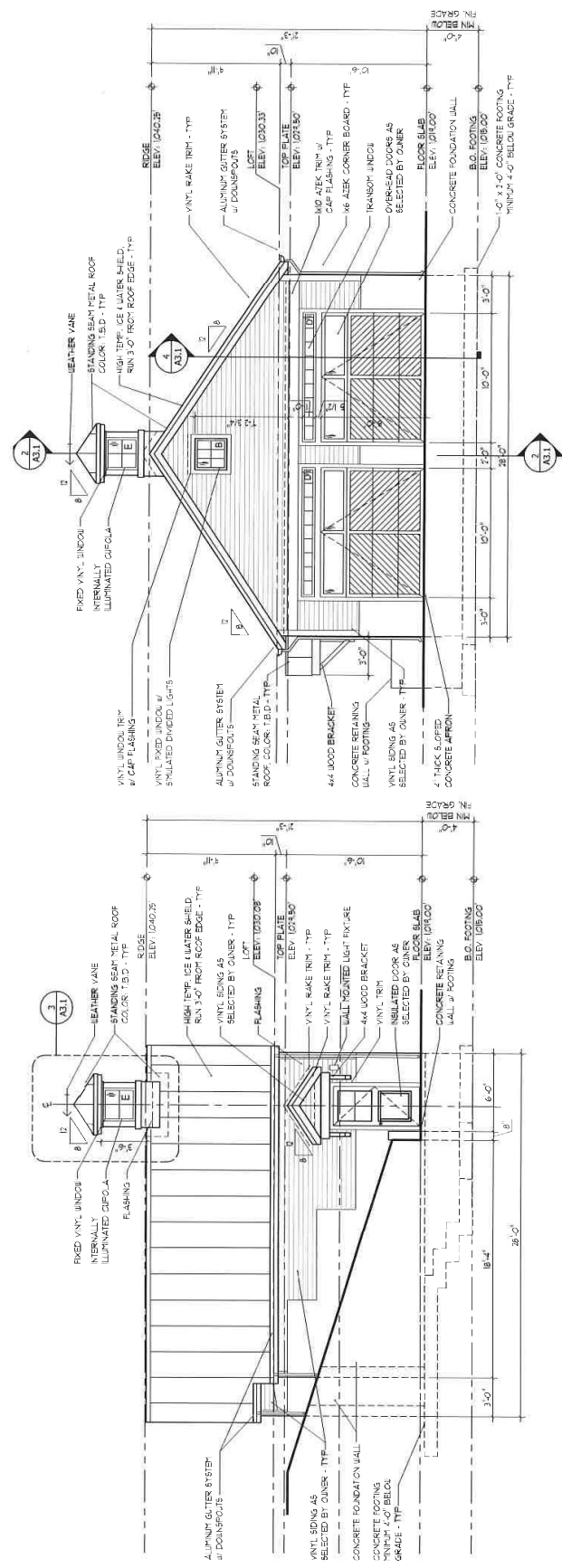
Symbol Legend

— 30"	STORM SEWER LINE
— 12"	UTILITY POLE
— 12"	WELL
— 12"	STONE WALL
— 12"	WOOD RAILSTOCK FENCE
— 12"	TREE LINE
— 12"	EDGE OF PAVEMENT
— 12"	EDGE OF GRAVEL
— 12"	IRON PIPE
— 12"	DECIDUOUS TREE
— 12"	CHESTERFIELD ZONING ORDINANCES
— 12"	TAX MAP PARCELS NUMBER
— 12"	DEED VOLUME & PAGE
— 12"	FINISH FLOOR

Plan References

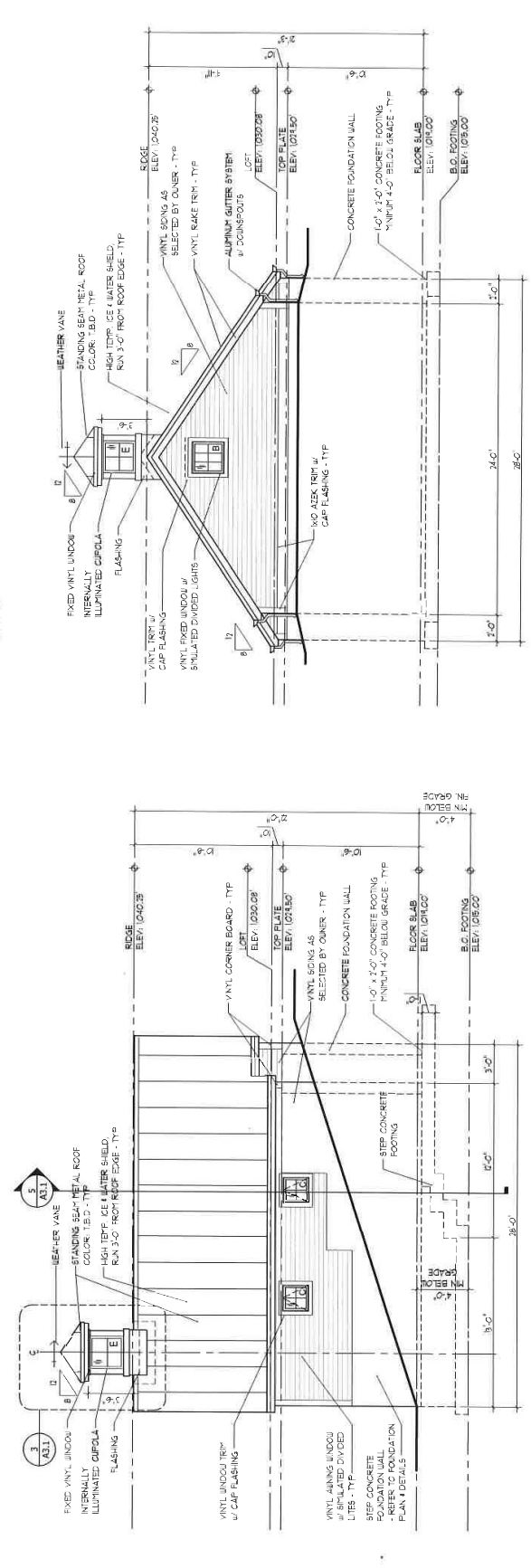
REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS

- PLAN OF LOTS OF EARL C. MOORE AND EDWARD H. MOORE, DATED NOVEMBER 1970, BY EMORY FELCH (P&27, P&28 CORD)
- TOPOGRAPHIC PLAN, LAND OF WALTER KUZIA & SUE CONWAY, DATED NOVEMBER 16, 2019, BY RUSSELL HUNTLEY HUNTLEY SURVEY & DESIGN (P&16, P&17)
- PROPERTY OF ANNE NEALTY CO. LAKE SPOFFORD, DATED JUNE 1986, BY BRADLEY & FLETCHER (P&23 P&24 CORD)
- PROPERTY OF ANNE NEALTY CO. LAKE SPOFFORD, DATED JUNE 1986, BY BRADLEY & FLETCHER (P&23 P&24 CORD)
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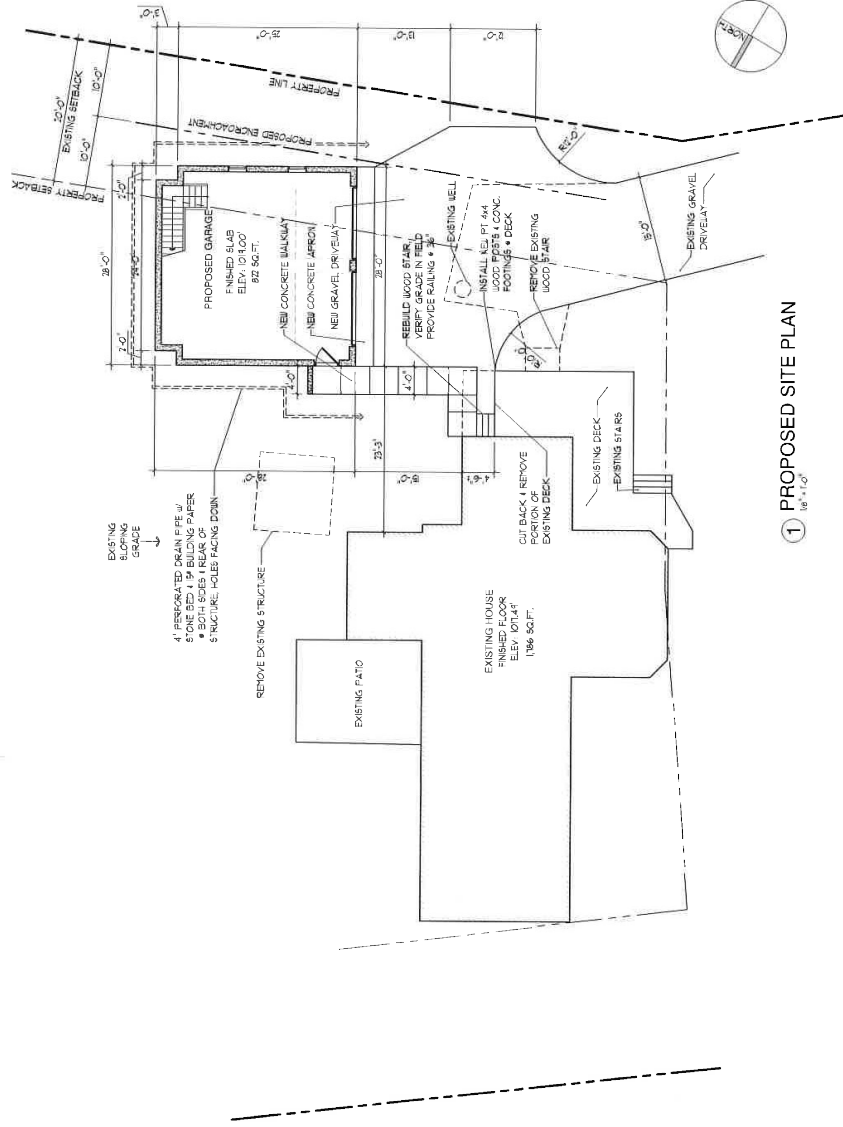
1 PROPOSED LOFT FLOOR PLAN

2 PROPOSED LOFT FLOOR PLAN



3 PROPOSED LOFT FLOOR PLAN

4 PROPOSED LOFT FLOOR PLAN



① PROPOSED SITE PLAN