

**TOWN OF CHESTERFIELD, NH
SELECTMEN'S WORKING MEETING**

June 23, 2022

7:00 AM. – Selectmen's Office

AGENDA

Note: This meeting may be recorded

CALL TO ORDER

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

SIGNATURE FOLDER (green folder)

OLD BUSINESS – 70 S. Shore Rd Waiver Wastewater Regulation
Minimum Bid for Auction properties with St. Jean Auctioneers
Request from Stillwater Forestry – Use of Stone Mill Rd / Old Spofford Rd

NEW BUSINESS – Abatement Nine A LLC
Answers to Tricia's questions on the B&K Aqua Club Septic review

OTHER BUSINESS -

ADJOURN

RSA's Non- Public

- RSA 91-A:3, II(a)** The dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against the employee, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted.
- RSA 91-A:3, II(b)** The hiring of a public employee
- RSA 91-A:3, II(c)** Matters that, if discussed in public, would adversely affect the reputation of someone other than a member of the public body. However, if that person requests it, the meeting must be public
- RSA 91-A:3, II(d)** Consideration of the acquisition, sale, or lease of real or personal property, where public discussion would benefit a party whose interests are adverse to the general public.
- RSA 91-A:3, II(e)** Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against the public body or any subdivision thereof, or by or against any member thereof because of his or her membership in such public body, until the claim or litigation has been fully adjudicated or otherwise settled. Any application filed for tax abatement, pursuant to law, with any body or board shall not constitute a threatened or filed litigation against any public body for the purposes of this subparagraph
- RSA 91-A:3, II(i)** Consideration of matters relating to the preparation for and the carrying out of emergency functions intended to thwart terrorism.

From the Rules of Procedure (complete text on the town website):

Any questions must be addressed to the Chair only, who after consultation with Board and Town Administrator, will determine if the question can be answered at that time. Questions cannot be directed to an individual Board member and must not be personal in nature. Issues raised during Public Input, which cannot be resolved or answered at that time, or which require additional discussion or research, will be noted on the Old Business list. The answer may be provided by Town Administrator during normal work hours or by bringing to the Board for discussion at a subsequent meeting.

Town Admin

From: Tricia Lachenal
Sent: Tuesday, June 21, 2022 2:13 PM
To: Selectman-A; Selectman-B; Selectman-C
Cc: Town Admin
Subject: Fw: 70 S. Shore Rd Wastewater Regulation - Wavier follow up per Board of Selectman Suggestion 6-15-2022

Please see Mr. Dumont's response below.

Thank you

Tricia Lachenal
Town of Chesterfield
603-499-6534

From: Steven Dumont <stevejd112@gmail.com>
Sent: Tuesday, June 21, 2022 1:42 PM
To: Tricia Lachenal <tricia.lachenal@nhchesterfield.com>
Subject: Re: 70 S. Shore Rd Wastewater Regulation - Wavier follow up per Board of Selectman Suggestion 6-15-2022

Hi Tricia, I have reviewed the file and no issues with a waver.

Sent from my iPhone

On Jun 20, 2022, at 12:22 PM, Tricia Lachenal <tricia.lachenal@nhchesterfield.com> wrote:

Hello sir,

Any progress on this item? I do not mean to push, but the board is hoping to take a vote this week and we need to schedule a meeting to do so.

Thank you

Tricia Lachenal
Town of Chesterfield
603-499-6534

From: Steven Dumont <stevejd112@gmail.com>
Sent: Thursday, June 16, 2022 2:50 PM
To: Tricia Lachenal <tricia.lachenal@nhchesterfield.com>
Subject: Re: 70 S. Shore Rd Wastewater Regulation - Wavier follow up per Board of Selectman Suggestion 6-15-2022

Received I will do a-site visit and get back to you.

Sent from my iPhone

On Jun 16, 2022, at 12:25 PM, Tricia Lachenal <tricia.lachenal@nhchesterfield.com> wrote:

Hello Steve,

The Board of Selectmen received a request for a waiver on a replacement holding tank.

They asked for a waterfront site assessment and an inspection. Attached are both of the requested documents.

The board has asked you to review the information and make a recommendation on granting a waiver or not.

Please get back to me as soon as possible.

Tricia Lachenal
Town of Chesterfield
603-499-6534

From: Nathan Alexander <nalexander@fergusonalexander.com>
Sent: Thursday, June 16, 2022 11:36 AM
To: Tricia Lachenal <tricia.lachenal@nhchesterfield.com>
Subject: 70 S. Shore Rd Wastewater Regulation - Wavier follow up per Board of Selectman Suggestion 6-15-2022

Thank you Tricia,
With my appreciation, I submit the attached for the Board's consideration following last night's meeting. I compressed all documents into 1 pdf.

I can be reached anytime by email or at 603-465-1342.

Secondly, if any of the attached didn't scan dark enough, I'm happy to bring copies to your offices, just let me know.

Very best,
Nathan

Nathan B. Alexander, CPA, CFP ®
Ferguson & Alexander CPA, P.C.
81 Court Street
Keene, NH 03431
P: (603) 352-6573
F: (603) 352-6589

[Click here](#) to upload files securely

****PLEASE NOTE - ANY ATTACHMENTS SENT VIA SHAREFILE WILL EXPIRE AFTER 30 DAYS, PLEASE DOWNLOAD ATTACHMENTS IN A TIMELY MANNER TO INSURE THEY ARE ACCESSED BEFORE EXPIRATION

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Circular 230 disclosure: Any U.S. tax advice contained in this communication (including any attachments) is not intended or written to be used for the purpose of avoiding penalties under the Internal Revenue Code and cannot be used for that purpose.

From: Tricia Lachenal <tricia.lachenal@nhchesterfield.com>
Sent: Thursday, June 16, 2022 11:17 AM
To: Nathan Alexander <nalexander@fergusonalexander.com>
Subject: Town of Chesterfield NH

Here is my email as requested!

Tricia Lachenal
Town of Chesterfield
603-499-6534

Nathan B. Alexander 2014 Revocable Trust
Nathan B. Alexander Trustee
81 Court St
Keene, NH 03431
nalexander@fergusonalexander.com
603-465-1342

June 16, 2022

Selectmen's Office
Attn: Tricia Lachenal
490 Route 63
PO Box 175
Chesterfield, NH 03443

Re: 70 S. Shore Road, Spofford Wastewater Disposal System Regulation

Dear Board Members,

In reference to the public meeting yesterday June 15, 2022 and the discussion during that meeting following the reading of Mr. Eric Eichner's letter to the Board, I am making the following request for a wavier of the above referenced regulation as it pertains to my property at 70 S. Shore Road, Spofford, NH. It was very generous of the Board to discuss the necessity of a wavier process for properties such as my own where the lot size cannot accommodate anything other than a holding tank as further discussed.

I am the legal owner of this property, and am in the process of selling it with a closing date of June 30, 2022. Thank you in advance for your timely consideration and response, as you can certainly understand your feedback is of critical importance to the buyer of this property so they can understand the method and financial obligation associated with this new regulation.

That said, per the Board's feedback to me in the meeting of what to provide, I hereby enclose the following documentation for your review:

- Attch
#1
1. Waterfront Site Assessment Dated May 26, 2022 prepared by Mr. Carl Hagstrom of Monadnock Septic Design LLC. Of note is Mr. Hagstrom's statement on page 3 that a holding tank is the only option due to this lot size, and it is a grandfathered lot.

At my request, Mr. Hagstrom made a search request of the NH DES archives for any reference to an approved plan for this property, and reported back that his sources were unable to find one on file with DES, but in his opinion this wasn't a surprise given the approximate date of install in the 1980's and the DES process for approving holding tanks at that time.

- #2
2. Holding Tank Evaluation (Inspection) Report Dated June 2, 2022 from Inspections by Eric (Eichner) LLC concluding that the holding tank with alarm light system to be properly functioning and not in failure.

#3

3. Town of Chesterfield Septic Evaluation and certification report completed by Eric Eichner

#4

4. Correspondence from Town of Chesterfield dated September 16, 1985 to the then-owner of 70 South Shore Road named Piper & Lambert granting approval of a sealed holding tank on the property. For clarification, the abutting neighbor Martha Potter also installed a very similar holding tank at the very same time at their property (both tanks installed same time).

5. Finally, I am referencing (although not attaching as I didn't receive a copy myself) of the letter addressed to the Board by Mr. Eric Eichner as referenced in the Board's Agenda June 15, 2022 in the correspondence section, and read aloud during the meeting last night by the Chair that gave rise to this discussion of a wavier process.

All that said, I submit for your consideration these documents and expert prepared inspection/evaluations that conclude that while the holding tank located at 70 S. Shore Road may not have a NH DES Approved plan we can all refer back to, we can see that this property had installed with Town Selectboard approval a holding tank at the time, and we have a current inspection attesting to the acceptable operating function of the system as of this time. We can also see that the lot size limitation to change the system to anything other than a holding tank is a fact for this property.

I can attest to the fact that during my time of ownership, I have not observed any discharge of any kind other than what is directed into the holding tank (i.e. I have observed all wastewater from all sources directed into the one and only pipe that leads to the holding tank), and such fact is confirmed in the Eichner inspection report attached. The holding tank has been operating successfully as I can observe as a property owner and regular pumping is easy with the alarm light, and ability to open the top and make regular visual inspections.

Finally, as raised in Mr. Eichner's letter read aloud in the meeting, a mandate to replace the existing and certified acceptable functioning holding tank with another holding tank upon transfer of property ownership is, in fact, the question before the Board as the new Regulation is further understood. The replacement of a system that has been documented and inspected per the above/attached would come at a great economic cost, and as the Board also observed, a cost of waterside disruption during the replacement.

While we (myself and our Buyer) understand this entire regulation is "new territory", we are very grateful for your consideration in granting a wavier of this regulation and accepting the attached as very good faith effort on the part of all parties to comply and keep our Spofford Lake resource clean and healthy.

Respectfully submitted,



Nathan B. Alexander, Trustee, property owner

1

MONADNOCK SEPTIC DESIGN LLC



SITE ASSESSMENT FOR NATHAN ALEXANDER SPOFFORD, N.H.

70 SOUTH SHORE ROAD



May 26, 2022
SA 22008

CARL HAGSTROM, DESIGNER
SCOTT HAGSTROM DESIGNER
P.O. BOX 536
FITZWILLIAM, N.H. 03447
PHONE 603 585-2272
FAX 603 585-6884



WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau

Land Resources Management

RSA-Rule RSA 485-A:39 Eff-Wq 1025

Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface ~~sewer or on-site disposal system~~ to perform an "On-Site Assessment Study". This form is NOT submitted to NHDES. This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the ~~Seller - Developed Waterfront Property~~ FACT SHEET.

1. SELLER		
NAME: NATHAN ALEXANDER		
MAILING ADDRESS: 81 COURT STREET		
TOWN/CITY: KEENE	STATE: NH	ZIPCODE: 03431
2. AGENT		
NAME: BURT INMAN REMAX		
MAILING ADDRESS: 117 WES STREET		
TOWN: KEENE	STATE: NH	ZIPCODE: 03431
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: CARL HAGSTROM		DESIGNER PERMIT NUMBER: 279
P.E. NAME (ISDS over 2500GPD)		P.E. NUMBER:
ADDRESS: P.O. BOX 536		
TOWN/CITY: FITZWILLIAM	STATE: NH	ZIPCODE: 03447
4. LOT LOCATION		
TAX MAP: 5A	LOT NUMBER: A35	SUBDIVISION NAME:
STREET ADDRESS: 70 SOUTH SHORE ROAD		TOWN/CITY: SPOFFORD
5. LOT DESCRIPTION		
STRUCTURES: 1		
NUMBER OF BEDROOMS: 4 BEDROOM HOUME		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: ALLAN POTTER	ADDRESS: 73 SOUTHSORE RD. SPOFFORD, N.H.	
NAME: SHANAHAN LIVING TRUST	ADDRESS: 68 SOUTH SHORE RD. SPOFFORD, N.H.	
NAME: DAVID CHAMPAGNE	ADDRESS: 1 SILVERDALE AVE. SPOFFORD, N.H.	
7. LOT CHARACTERISTICS		
LOT SIZE: 0.09 ACRES	SLOPE: C	LOADING CAPACITY: 58.5 GPD
WATER SUPPLY <input type="checkbox"/> WELL ON LOT / <input type="checkbox"/> PUBLIC WATER SUPPLY / OTHER: FROM LAKE		

NHDES Subsurface Systems Bureau, PO Box 95 Concord NH 03302-0095
Tel: (603) 271-3501

SOIL TYPE* 214 NAUMBURG LFS

* From *Statewide Soil Survey* maps or actual data if available *

ESTIMATED SEASONAL HIGH WATER TABLE* 72"+

SCOPE OF REVIEW (Materials reviewed, if any): OFFICE, TOWN AND ONSITE

DATE OF ON SITE INVESTIGATION: 5/4/2022

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): LOT DOES NOT MEET THE SEPTIC LOADING FOR A FOUR BEDROOM HOME (600 GPD) THIS IS A GRENDFATHERED LOT, NO ADDITIONAL SEPTIC LOADING WILL BE PERMITTED A HOLDING TANK IS THE ONLY OPTION DUE TO LOT SIZE.

8. PRESENT SEWAGE DISPOSAL SYSTEM

A DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? YES NO

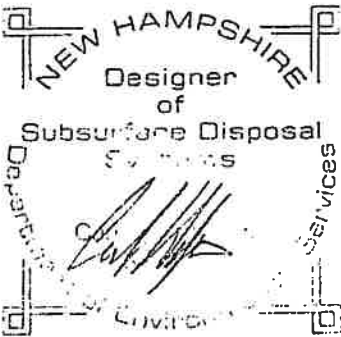
B IF YES, IS THE SYSTEM STATE APPROVED? YES NO

NOTE Env-Ws 1022 03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures

If YES, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If NO, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (Required)**



ASSESSMENT DATE: 5/4/2022

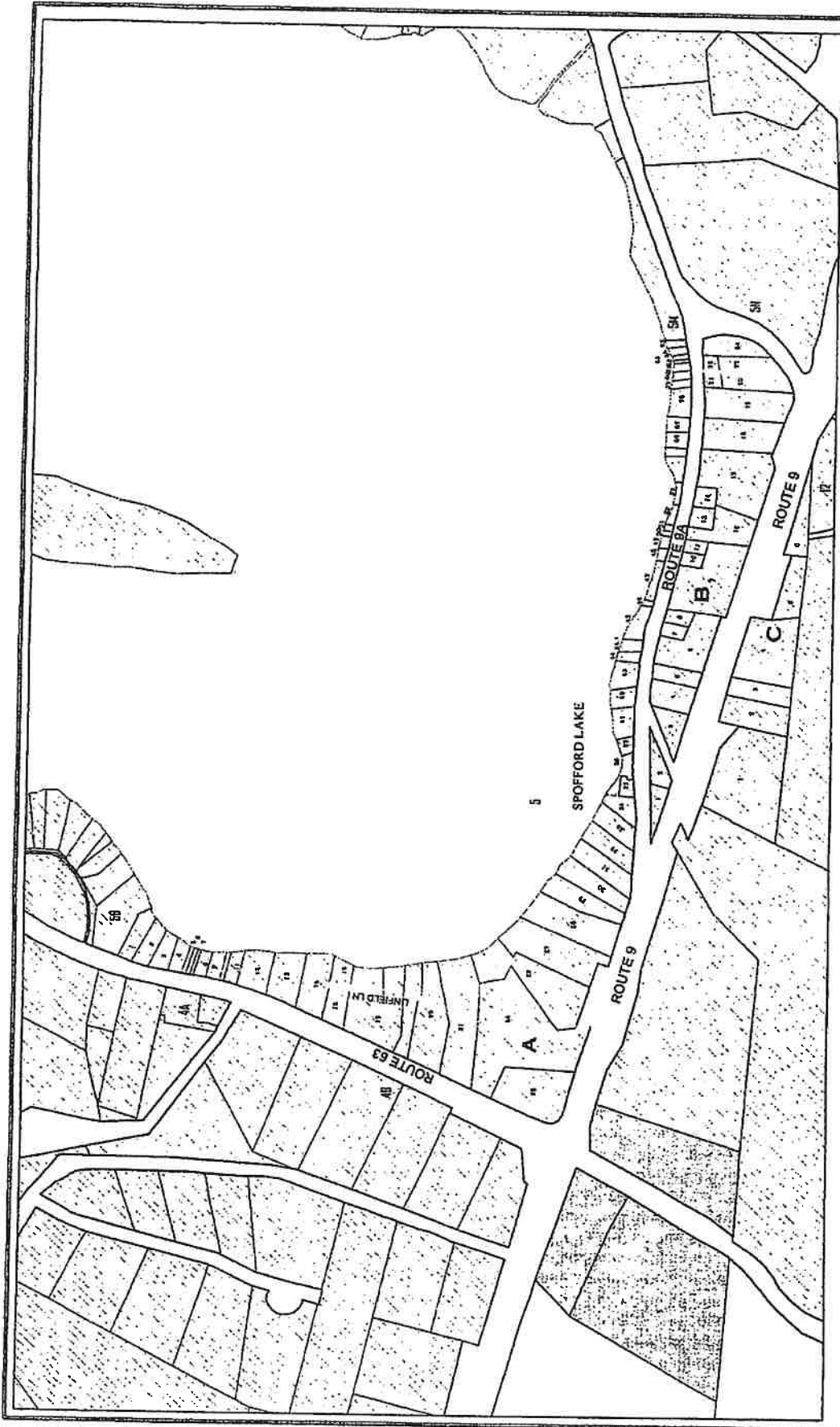
10. SIGNATURES (Required)**

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is not submitted to NHDES.

BUYER:

DATE:

SELLER: <i>Nat'l Trust</i>	DATE: <i>6/3/2022</i>
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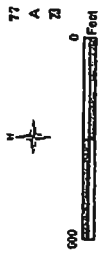


Town of Chesterfield, NH

Tax Property Map #5A

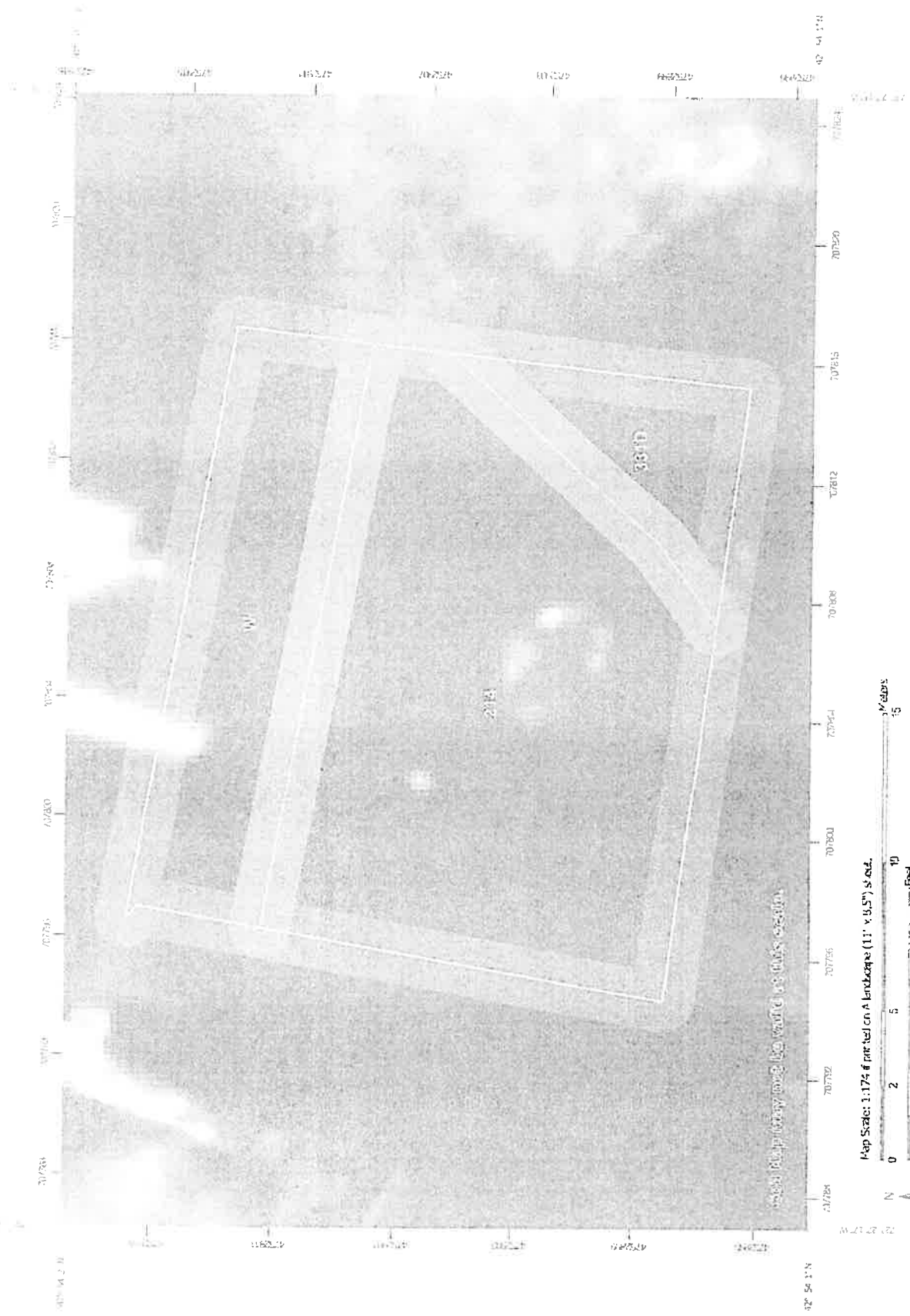
ANGUS 1981 1/1/1981

- 77 Lot Number
- A Block Letter
- Surrounding Maps
- Municipal Boundaries
- Taxed Boundaries
- Roadway
- Stream or Waterbody
- Original Parcel Boundaries
- Zoning Districts
 - Commercial/Industrial
 - Office Retail Special Service
 - Residential
 - Village



Southwest
Region
Planning
Commission
NOT TO BE USED FOR CONVEYANCES

Soil Map—Cheshire County, New Hampshire



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Cheshire County, New Hampshire

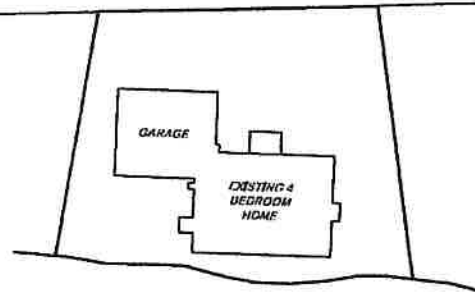
MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p>Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Map Unit Polygons</p> <p>Soil Map Unit Lines</p> <p>Soil Map Unit Points</p> <p>Special Point Features</p> <p>Blowout</p> <p>Barrow Pit</p> <p>Clay Spot</p> <p>Closed Depression</p> <p>Gravel Pit</p> <p>Gravelly Spot</p> <p>Landfill</p> <p>Lava Flow</p> <p>Marsh or swamp</p> <p>Mine or Quarry</p> <p>Miscellaneous Water</p> <p>Perennial Water</p> <p>Rock Outcrop</p> <p>Saline Spot</p> <p>Sandy Spot</p> <p>Severely Eroded Spot</p> <p>Sinkhole</p> <p>Slide or Slip</p> <p>Sodic Spot</p>	<p>Spot Area</p> <p>Stony Spot</p> <p>Very Stony Spot</p> <p>Wet Spot</p> <p>Other</p> <p>Special Line Features</p> <p>Water Features</p> <p>Streams and Canals</p> <p>Transportation</p> <p>Rails</p> <p>Interstate Highways</p> <p>US Routes</p> <p>Major Roads</p> <p>Local Roads</p> <p>Background</p> <p>Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Cheshire County, New Hampshire Survey Area Data: Version 25, Aug 31, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
214	Naumburg loamy fine sand	0.1	64.9%
331D	Bernardston silt loam, 15 to 25 percent slopes, very stony	0.0	10.2%
W	Water	0.0	24.9%
Totals for Area of Interest		0.1	100.0%

**SKETCH (NOT TO SCALE)
LOT LAYOUT
FOR
NATHAN ALEXANDER
70 SOUTH SHORE ROAD
SPOFFORD N.H. 03462**

SOUTH SHORE ROAD



SPOFFORD LAKE

**SCALE 1" = 40'
LOCATIONS APPROXIMATE**

**MONADNOCK SEPTIC DESIGN LLC.
BY: SCOTT & CARL HAGSTROM**

FILE NO: SA22008

2

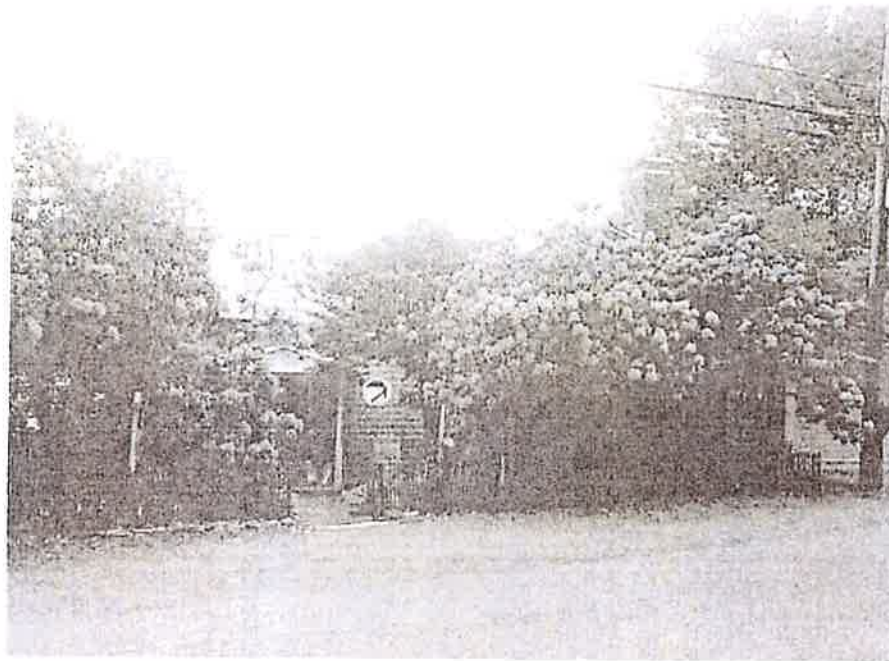


Eric J. Eichner
(603) 313-8600
Eric@inspectionsbyeric.com

Holding Tank Evaluation Report for:

Brett Piccolo

Evaluation Performed on June 2, 2022



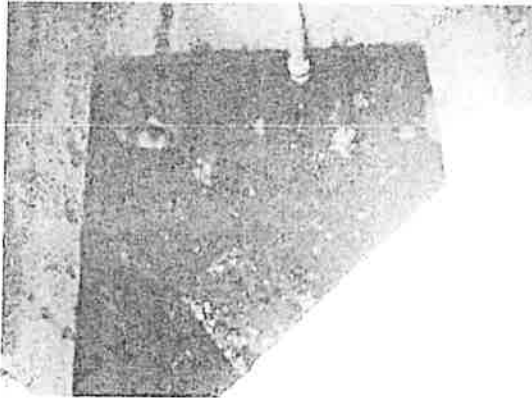
72 South Shore Road
70 Spofford NH
Type.

This evaluation is useful in determining the general condition of the sewer pipe system at the time of the evaluation and is not an estimate of system longevity. This report is based on the evaluation methods used, and information available at the time of this evaluation and is to be considered 'an opinion' with no guarantee expressed, implied or presumed under any circumstances.

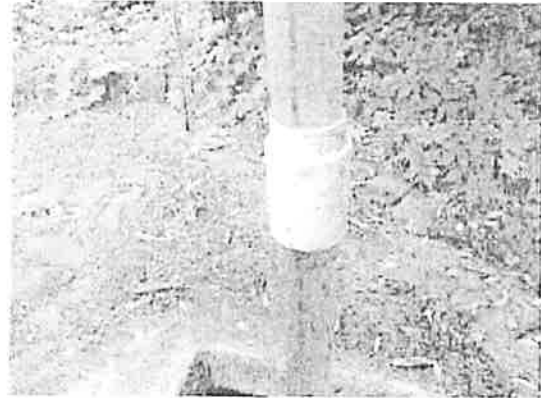


*Eric J. Eichner
(603) 313-8600
Eric@inspectionsbyeric.com*

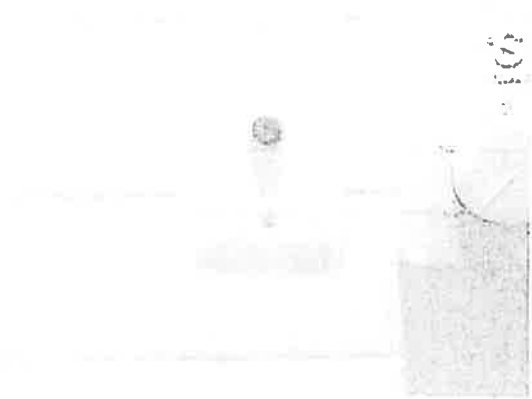
The 2000-gallon concrete holding tank was accessed via a riser to the surface. The high effluent level alarm was tested and was working properly at the time of this evaluation. The holding tank is full, and pumping is required. The sewer camera was run back to the house. No sewage flow or pipe issues were observed.



Interior of Holding Tank



Wastewater Level

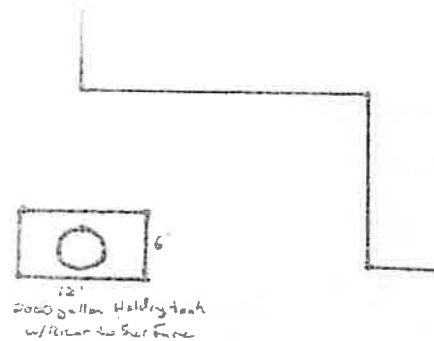
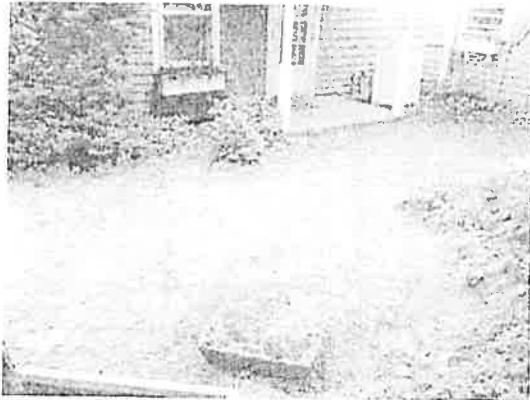


High Wastewater Indicator Light "Off" & "On"

This evaluation is useful in determining the general condition of the sewer pipe system at the time of the evaluation and is not an estimate of system longevity. This report is based on the evaluation methods used, and information available at the time of this evaluation and is to be considered 'an opinion' with no guarantee expressed, implied or presumed under any circumstances.



Eric J. Eichner
(603) 313-8600
Eric@inspectionsbyeric.com



Holding tank Location

This home uses lake drawn water. No water treatment system, grey water lines, or garbage disposals were observed. The original riser cover is missing. The 14 1/2" x 14 1/2" cover should be replaced or the entire cover (43" diameter) assembly should be replaced.

This system is functioning properly.

On properties that are transferring ownership it should be noted that the town of Chesterfield has an ordinance that applies to properties in the "Spofford Lake District" and on page 1 states (in part) "Installation of a replacement NH DES approved wastewater disposal system is required by any of the following conditions.

4. Where there is no valid subsurface operational approval and upon sale or transfer of property, operating approval of a replacement system is required prior to occupancy."

This appears to state that even though there is a properly functioning holding tank on the property with no (state) approval for operation a new system is needed. The site assessment states the system is not state approved (meaning a state approval number could not be located as part of that research).

Recommendations: Finding an appropriate resolution for the system replacement requirement per the town ordinance.

Eric Eichner

Inspections by Eric LLC
Granite State Septic System Certified Evaluator # 151



This evaluation is useful in determining the general condition of the sewer pipe system at the time of the evaluation and is not an estimate of system longevity. This report is based on the evaluation methods used, and information available at the time of this evaluation and is to be considered 'an opinion' with no guarantee expressed, implied or presumed under any circumstances.



Eric J. Eichner
(603) 313-8600
Eric@inspectionsbyeric.com

NH Septic System Licensed Evaluator #36

This evaluation is useful in determining the general condition of the sewer pipe system at the time of the evaluation and is not an estimate of system longevity. This report is based on the evaluation methods used, and information available at the time of this evaluation and is to be considered 'an opinion' with no guarantee expressed, implied or presumed under any circumstances.

#3

Town Of Chesterfield Septic evaluation and certification report.

Septic Failure definition: The condition produced when a subsurface sewage or waste disposal system does not properly contain or treat sewage, or causes or threatens to cause the discharge of sewage on the ground or into adjacent surface or groundwaters (RSA 485-A-2:IV).

Note: Containment is not achieved if septage is released into or upon surrounding soils or groundwater.

Cesspools, by definition, are systems in failure.

Attach system sketch. Show pipe diameters, tank and field sizes. See Next Page

Attached Photo with flags indicating the tank and field limits. See Next Page

Size and Condition of tank(s). 2000 gallon concrete holding tank in good condition

Sludge depth. 2"

Pumping required? Yes, Pumping Required Indicator is illuminated

Condition of field(s). N/A

Condition of D Box N/A

Condition of plumbing. Good

Are all wastewater sources connected to the system? Yes

Recommended pumping interval (not to exceed 3 years) As required by pumping required indicator

It is my opinion that the system located at 70 South Shore Road in Spofford NH is not in failure, is properly connected to all wastewater sources and adequately meets the requirements of the dwelling(s).

Date: 2 June 2022

Signature:

NH licensed septic evaluator /Installer Lic# 36



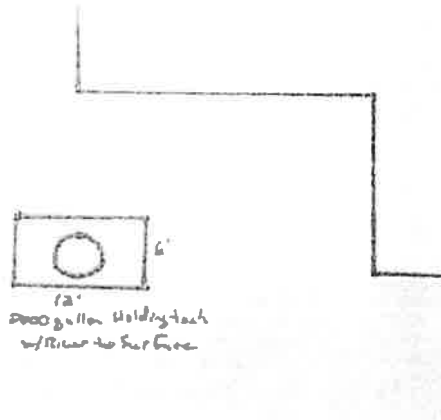
Printed: Eric J Eichner

Property owner

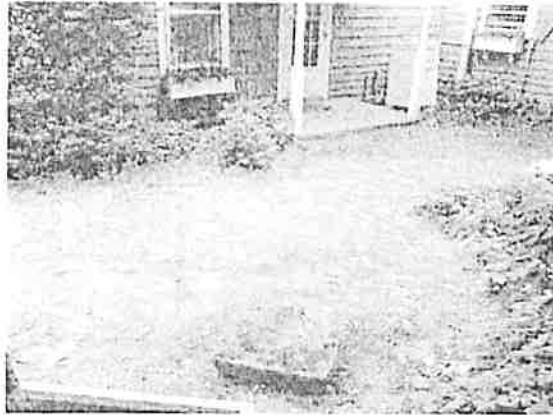
Signature:

Printed: Brett Piccolo

Town Of Chesterfield Septic Evaluation & Certification Report Sketch & Photos



System Sketch



System Layout- Flags Indicate Location of Holding Tank

#4



OFFICE OF SELECTMEN
TEL 363-4624



Town of Chesterfield, NEW HAMPSHIRE

Sept. 16, 1985

Lisa Davidson
Sewage Disposal Designs, Inc.
Carpenter Hill
Walpole, NH 03608

Dear Ms. Davidson:

The Board of Selectmen at their Sept. 12th meeting granted approval for the replacement of a failed system on the Piper & Lambert property on Rte 9A and also for a sealed holding tank and alarm system on the Martha D. Potter property on Rte 9A.

Sincerely,

A handwritten signature in cursive script that reads "Joan Dittrich".

Joan Dittrich,
Administrative Assistant

jd
encs.

SEWAGE DISPOSAL DESIGNS, INC.

CARPENTER HILL

WALPOLE, NEW HAMPSHIRE 03608

(603)756-3946

Joanne Piper & Jeffrey Lambert and
Jonathan Piper Property
Route 9A, Spofford Lake

This is a proposal for replacing a failing
sewage disposal system, which is located
on the neighboring property. We plan to
install a sealed holding tank with an
alarm system. This tank to be located
on the Lambert/Piper property, will, of
necessity, handle all effluent from the
year round dwelling.

Lisa Davidson
Septic System Designer

Approved - Board of Selectmen 9/12/85 *jd*

Nov 15 1985

SEWAGE DISPOSAL DESIGNS, INC.

CARPENTER HILL

WALPOLE, NEW HAMPSHIRE 03608

(603)756-3946

Joanne Piper, et. al.
Windwood
Rte 9A
Spofford, NH 03462

Nov. 8, 1985

Dear Joanne:

I have had a discussion with Stub Thomas recently in which he noted that he would find it wise to anchor or weight the holding tank which he is installing for you. He is concerned that the wet soil on the lake edge might cause an empty tank to "float" or rise.

His concern is well taken, and reflects his experience with installing tanks. I would recommend that you allow him to do whatever he feels is necessary to secure the tank. He discussed weighting the tank with concrete on the outside, or holding it onto a pad below.

I am sure you will want to have him explain the procedure to you. I am writing to tell you that I recommend you do whatever is necessary to get the best job.

I am enclosing a bill today, as I haven't yet been paid. I hope you are receiving mail at this address, as this is where I sent the reports and the first bill.

Sincerely,

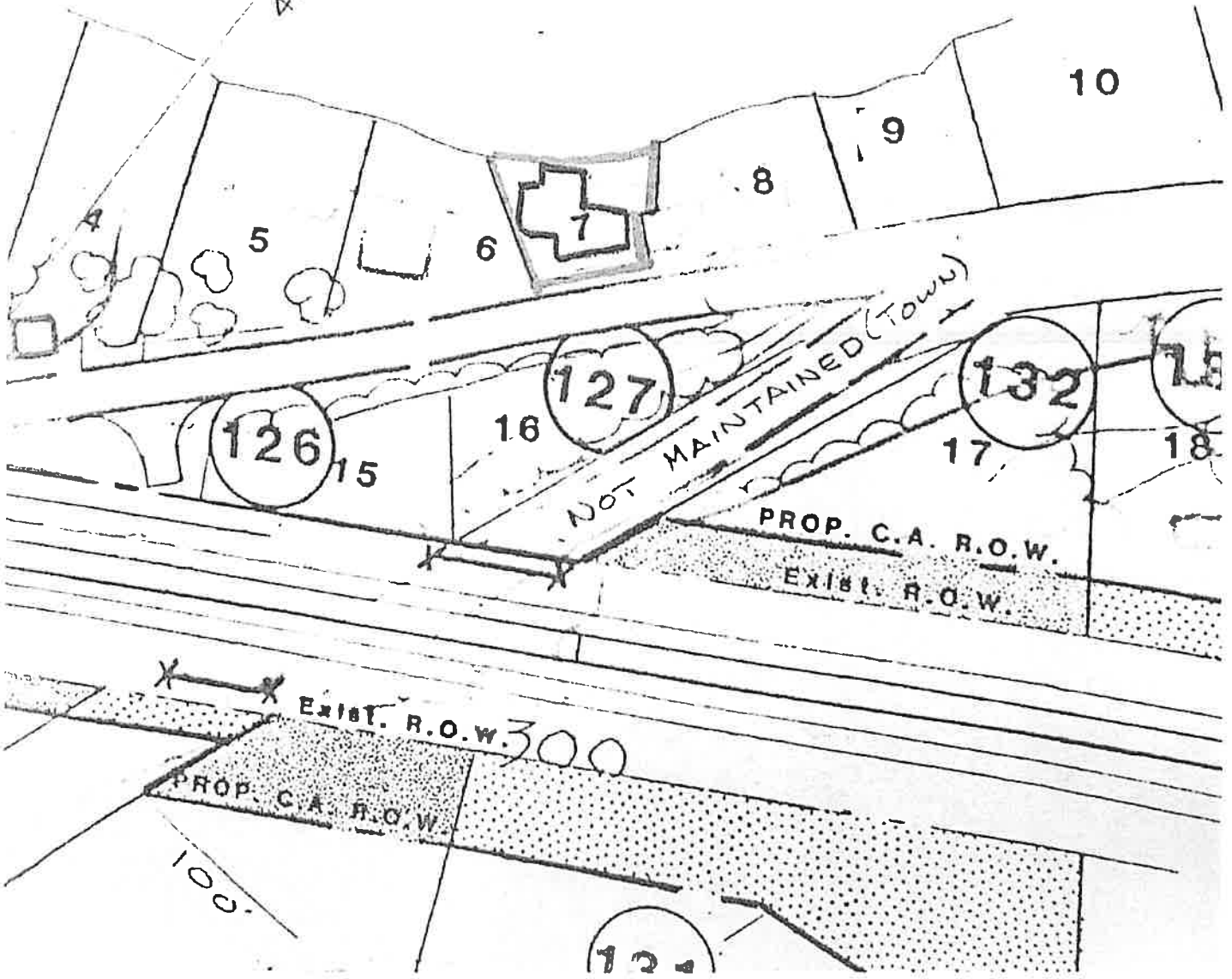

Lisa Davidson

cc: Town of Chesterfield

STUB, Inc.



296+50
45/50



Need Minimum bid set for St. Jean Auctioneers

71 Welcome Hill Rd	Map 14 Lot C 2	Total Amount due for tax deeding \$21,705.33
		Assessed Value property card \$167,600
Streeter Hill Rd	Map 2C Lot A 3	Total Amount due for tax deeding \$2,986.76
		Assessed Value property card \$52,300

Ken stated that this includes the costs of registered mail and lien processing.

Town Admin

From: Tricia Lachenal
Sent: Tuesday, June 21, 2022 4:44 PM
To: Town Admin
Subject: Fw: [EXTERNAL] Fw: Use Of Stone Mill Rd/Old Spofford Road

Alissa,

Bruce looked at the information provided and spoke with an abutter to the property. He noted that as long as he sticks to the proposed plan, there should be no issues with the work as proposed.

Thank you

Tricia Lachenal
Town of Chesterfield
603-499-6534

From: John J. Ratigan <jratigan@dtclawyers.com>
Sent: Wednesday, June 8, 2022 2:22 PM
To: Tricia Lachenal <tricia.lachenal@nhchesterfield.com>
Cc: Town Admin <townadmin@nhchesterfield.com>
Subject: RE: [EXTERNAL] Fw: Use Of Stone Mill Rd/Old Spofford Road

Hi Tricia:

The Selectmen have the authority under RSA 41:11 and RSA 236:9 to allow a private property owner on a Class VI road to perform improvements or maintenance on the Class VI road. A Class VI road is a public highway. It's simply not one the Town maintains with its funding, but it is a public highway the Board can allow an abutting property owner to alter, excavate or improve. The Board should work with the road agent to review what sort of work the property owner wants to do, and should decide whether the work is proper or not.

The property owner should be specify proposed work, the time frame within which the work would be done. The Board should then decide what work is acceptable, make sure it's done so that it protects other properties which abut the road in the vicinity of the where the work would be done. Make sure they have erosion controls if necessary. Then the Selectmen can approve work that is acceptable to the Board in writing, specifying the date when the work must be completed by, and that the work is subject to the applicant entering into an indemnification and hold harmless agreement with the Town in the event the improvements cause any damage to other properties, or anyone is injured while the work is ongoing or due to problems with the work once it's done. The Town will inspect the work and the applicant will have to pay the town for such inspection costs.

Given that this is simply a request to do so work on the road to enable logging work, this is not an unreasonable request. Such work does not alter the status of the Road as a Class VI road, as the Town is not spending any of its mney on it.

John

John J. Ratigan, Esq.
Donahue, Tucker & Ciandella, PLLC

16 Acadia Lane***
Exeter, NH 03833-4936
(603) 778-0686, ext. 1505
Web Site: www.dtclawyers.com

****CELEBRATING 30 YEARS OF SERVICE TO OUR CLIENTS****

*****Please Note: Our Exeter office street name has changed to Acadia Lane, Exeter, NH 03833-4936 (WE HAVE NOT MOVED).**



The information in this transmission contains information from the law firm of DONAHUE, TUCKER and CIANDELLA, PLLC which is privileged and confidential. It is intended to be used for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents is prohibited. If you receive this transmission in error, please notify us by telephone at (603) 778-0686 so that we can take appropriate steps to protect confidentiality and/or attorney-client privilege of this information. Thank you.

From: Tricia Lachenal [mailto:tricia.lachenal@nhchesterfield.com]
Sent: Tuesday, June 7, 2022 2:32 PM
To: John J. Ratigan <jratigan@dtclawyers.com>
Subject: [EXTERNAL] Fw: Use Of Stone Mill Rd/Old Spofford Road

Hello Sir,

Below you will see an email requesting written permission from the BOS to upgrade a class VI road (in portion) I have never come across a request such as this previously.
RSA 236:9 - I did not see it including a VI road....

Any assistance you can provide me before the Board talks about it would be appreciated.

Tricia Lachenal
Town of Chesterfield
603-499-6534

From: Town Admin <townadmin@nhchesterfield.com>
Sent: Tuesday, June 7, 2022 2:21 PM
To: Tricia Lachenal <tricia.lachenal@nhchesterfield.com>
Subject: FW: Use Of Stone Mill Rd/Old Spofford Road

Thank you,

Alissa Thompson
Town Administrator
Town of Chesterfield
P.O. Box 175
Chesterfield NH 03443
603-363-4624 ext 13

From: Stillwater Forestry LLC <stillwaterforestry@fastmail.com>
Sent: Tuesday, June 7, 2022 1:59 PM
To: Town Admin <townadmin@nhchesterfield.com>
Subject: Use Of Stone Mill Rd/Old Spofford Road

Attention Chesterfield Selectboard

Good day,

Im in the process of purchasing a property located in Chesterfield NH located off Stone Mill Rd aka Old Spofford Rd. Im in the process of doing my due diligence on this property. One area is access. Traditional access to the property has been via Winchester via the Old Spofford Rd. Im looking to continue accessing the property this way. My due diligence has shown there will be no issues with the town of Winchester.

With that in mind, should I purchase this property Im looking to upgrade approximately 300 ft of Stone Mill Rd to the old log landing on the property. This would be from the Winchester/Chesterfield line into the property on the Chesterfield side.

Any upgrade would only be for timber harvesting purposes/access.

Per the following:

...with permission of the municipality. [RSA 236:9](#) prohibits anyone from excavating or disturbing the ditches, embankments or traveled surface of any town road, including a Class VI road, without the written permission of the municipality's governing body (board of selectmen or town/city council) or the road agent.

In light of the above, Im looking for the following from the Selectboard, prior to purchase:

- Written permission from the Selectboard to upgrade the access for timber harvesting

I respectfully request a response in writing by 6/20.

I have included an attached screenshot of the property's tax card for reference purposes.

Thank you for your assistance.

Regards,

Stuart Bevin
Stillwater Forestry LLC
(603) 865-1167
www.stillwaterforestry.com
Licensed Forester : ME, NH & VT

Searches ▾ Info ▾

Quick Search:

Owner: Nameless Rock

Find

Chesterfield , NH



Map Blk/Lot Sub: 000021 00A004 000000
Owner: NAMELESS ROCK FOREST INC
 C/O BLAINE KURASHA
Location: STONES MILL RD
Acres: 107.700

Number of records found: 1

[NAMELESS ROCK FOREST INC](#)
 000021 00A004 000000
 107.700 acres
 at STONES MILL RD

General	Land	Building	Sketch	Photo	Features	Sales																
Valuation Building Value: \$0 Features: \$0 Taxable Land: \$5,846 Current Use Card Value: \$5,846 Parcel Value: \$5,846		Listing History <table border="1"> <thead> <tr> <th>List Date</th> <th>Lister</th> </tr> </thead> <tbody> <tr><td>01/19/2018</td><td>TW15</td></tr> <tr><td>10/25/2012</td><td>JD00</td></tr> <tr><td>06/12/2002</td><td>JH00</td></tr> <tr><td>10/16/1989</td><td>NB00</td></tr> <tr><td>09/14/1989</td><td>TB00</td></tr> </tbody> </table>		List Date	Lister	01/19/2018	TW15	10/25/2012	JD00	06/12/2002	JH00	10/16/1989	NB00	09/14/1989	TB00	Districts <table border="1"> <thead> <tr> <th>District</th> <th>% In Dist.</th> </tr> </thead> <tbody> <tr> <td>SPOFFORD FIRE DISTRICT</td> <td>100</td> </tr> </tbody> </table>			District	% In Dist.	SPOFFORD FIRE DISTRICT	100
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SPOFFORD FIRE DISTRICT	100																					

Notes: MAP PROBLEM MAP 116.25 DEED ACRES=107.7 - CLASS VI

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2021	\$0	\$0	\$5,846	Cost Valuation	\$5,846
2018	\$0	\$0	\$3,670	Cost Valuation	\$3,670
2015	\$0	\$0	\$3,670	Cost Valuation	\$3,670

Town Admin

From: Stillwater Forestry LLC <stillwaterforestry@fastmail.com>
Sent: Tuesday, June 7, 2022 1:59 PM
To: Town Admin
Subject: Use Of Stone Mill Rd/Old Spofford Road

Attention Chesterfield Selectboard

Good day,

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With that in mind, should I purchase this property Im looking to upgrade approximately 300 ft of Stone Mill Rd to the old log landing on the property. This would be from the Winchester/Chesterfield line into the property on the Chesterfield side.

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I have included an attached screenshot of the property's tax card for reference purposes.

Thank you for your assistance.

Regards,

Stuart Bevin
Stillwater Forestry LLC
(603) 865-1167
www.stillwaterforestry.com
Licensed Forester : ME, NH & VT

BA Approval -
Insurance proof.
Indemnification + hold harmless
agreement
specification of date work to be
completed - September deadline
necessary erosion controls

Searches ▾ Info ▾

Quick Search

Owner: Nameless Rock

Find

Chesterfield , NH



Number of records found: 1

[NAMELESS ROCK FOREST INC](#)
 000021 00A004 000000
 107.700 acres
 at STONES MILL RD

Map Blk/Lot Sub: 000021 00A004 000000
Owner: NAMELESS ROCK FOREST INC
 C/O FLAINE KURASHA
Location: STONES MILL RD
Acres: 107.700

General	Land	Building	Sketch	Photo	Features	Seen																
Valuation Building Value: \$0 Features: \$0 Taxable Land: \$5,846 Current Use <hr/> Card Value: \$5,846 Parcel Value: \$5,846		Listing History <table border="1"> <thead> <tr> <th>List Date</th> <th>Lister</th> </tr> </thead> <tbody> <tr><td>01/19/2018</td><td>TW15</td></tr> <tr><td>10/25/2012</td><td>J000</td></tr> <tr><td>06/12/2002</td><td>JH00</td></tr> <tr><td>10/16/1989</td><td>N800</td></tr> <tr><td>09/14/1989</td><td>T800</td></tr> </tbody> </table>		List Date	Lister	01/19/2018	TW15	10/25/2012	J000	06/12/2002	JH00	10/16/1989	N800	09/14/1989	T800	Districts <table border="1"> <thead> <tr> <th>District</th> <th>% In Dist.</th> </tr> </thead> <tbody> <tr> <td>SPOFFORD FIRE DISTRICT</td> <td>100</td> </tr> </tbody> </table>			District	% In Dist.	SPOFFORD FIRE DISTRICT	100
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Notes: MAP PROBLEM MAP 116.25 DEED ACRES=107.7 - CLASS VI

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2018	\$0	\$0	\$3,670	Cost Valuation	\$3,670
2015	\$0	\$0	\$3,670	Cost Valuation	\$3,670

Town Admin

From: Stillwater Forestry LLC <stillwaterforestry@fastmail.com>
Sent: Tuesday, June 14, 2022 10:47 AM
To: Town Admin
Subject: Stone Mill Rd Upgrade
Attachments: Chesterfield Road Project .pdf

Good Day,

Attached is the information you requested from me regarding my request for upgrade to Stone Mill Rd -Class 6

Thank You,

Stuart Bevin
Stillwater Forestry LLC
(603) 865-1167
www.stillwaterforestry.com
Licensed Forester : ME, NH &



Stone Mill Road - Class 6 Upgrade

Purpose: For forest management purposes/access

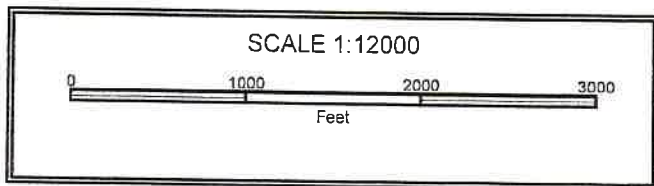
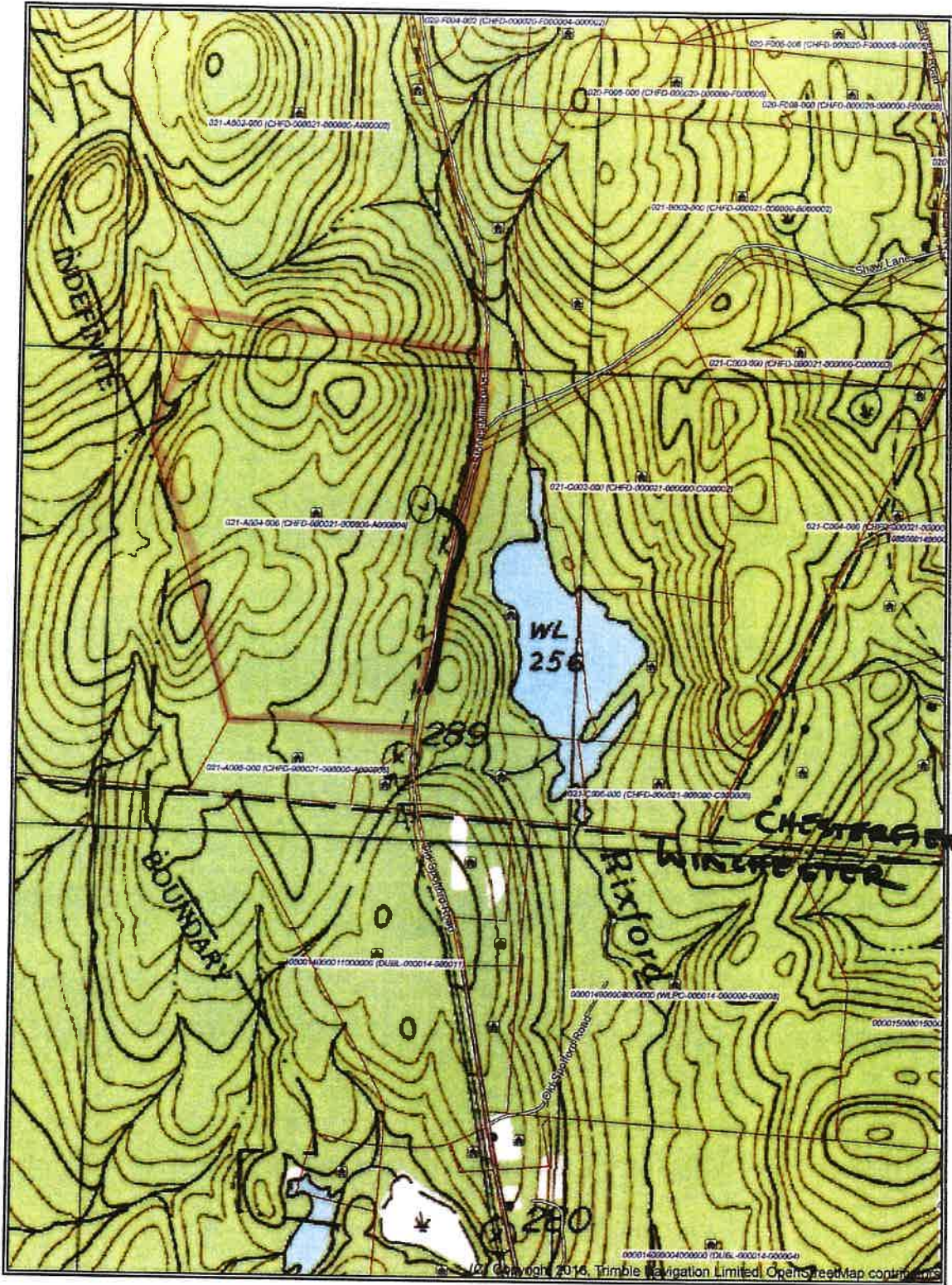
Location: See attached map. In the field/on the ground - Stakes with pink ribbon mark the start and the end

Proposed Work: Tailgate spread 2" stone over exposed ledge in the lane of travel. Tailgate spread 2" stone over existing mud puddles in the lane of travel. Place 12" wide culvert or 6" -8" stone at one spot where an intermittent stream/seep crosses road. Limited if any excavation will be required as the base of the entire right of travel is very solid and drains well. We believe nearly all the work required can be accomplished with loads of stone. This will reduce erosion potential and cost.
(See attached pictures)

Distance: Approximately 1100' total distance. But total areas needing spread stone equal +/- 300 feet.

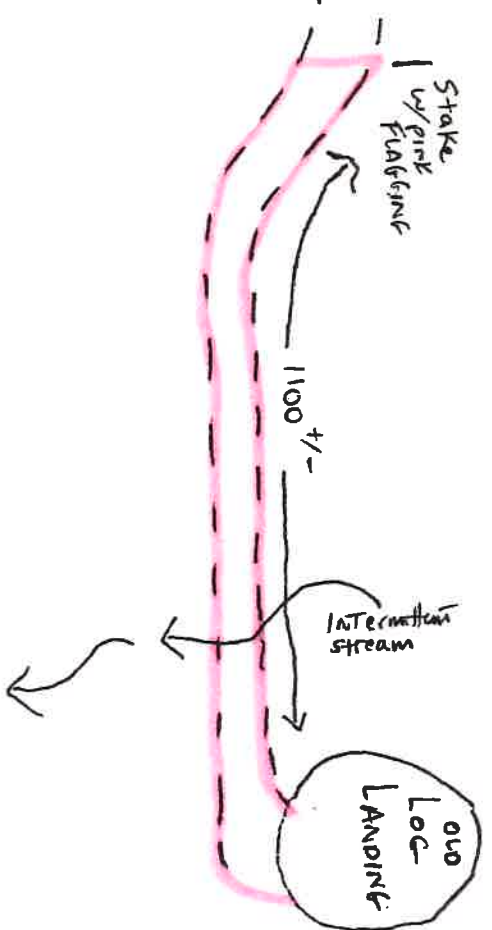
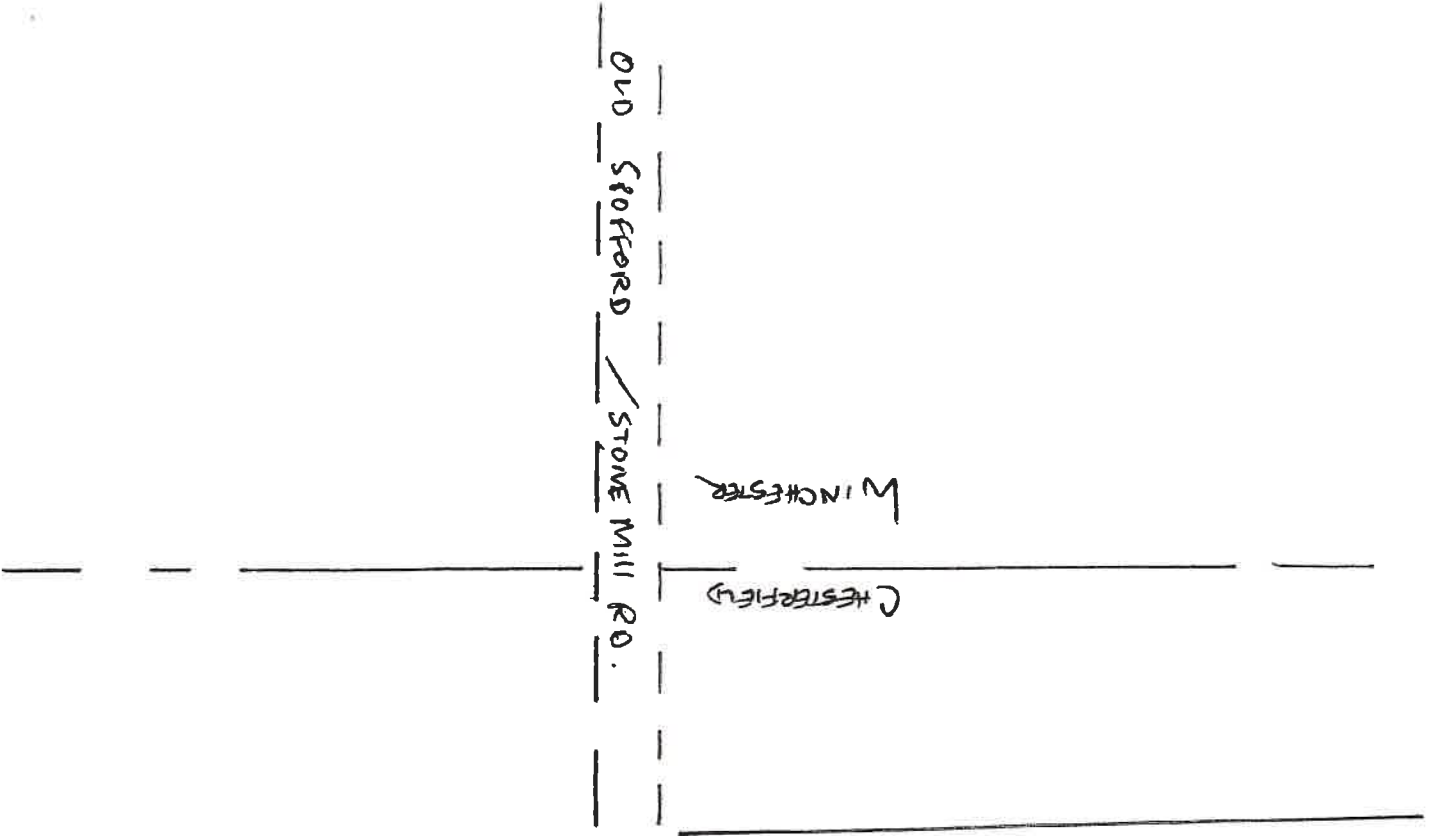
Time Frame: Work will be done at some point between late July 2022 – early August 2022

Erosion Control: Due to the fact that nearly all of the work will entail spreading stone in key spots there will be little disturbance to soil. The one area where the culvert will be placed it too will be covered with stone, there doesn't appear to be a need for excavation. Regardless, on the downstream side of the culvert we will place staked hay bales/fence to trap any limited silt that may result.



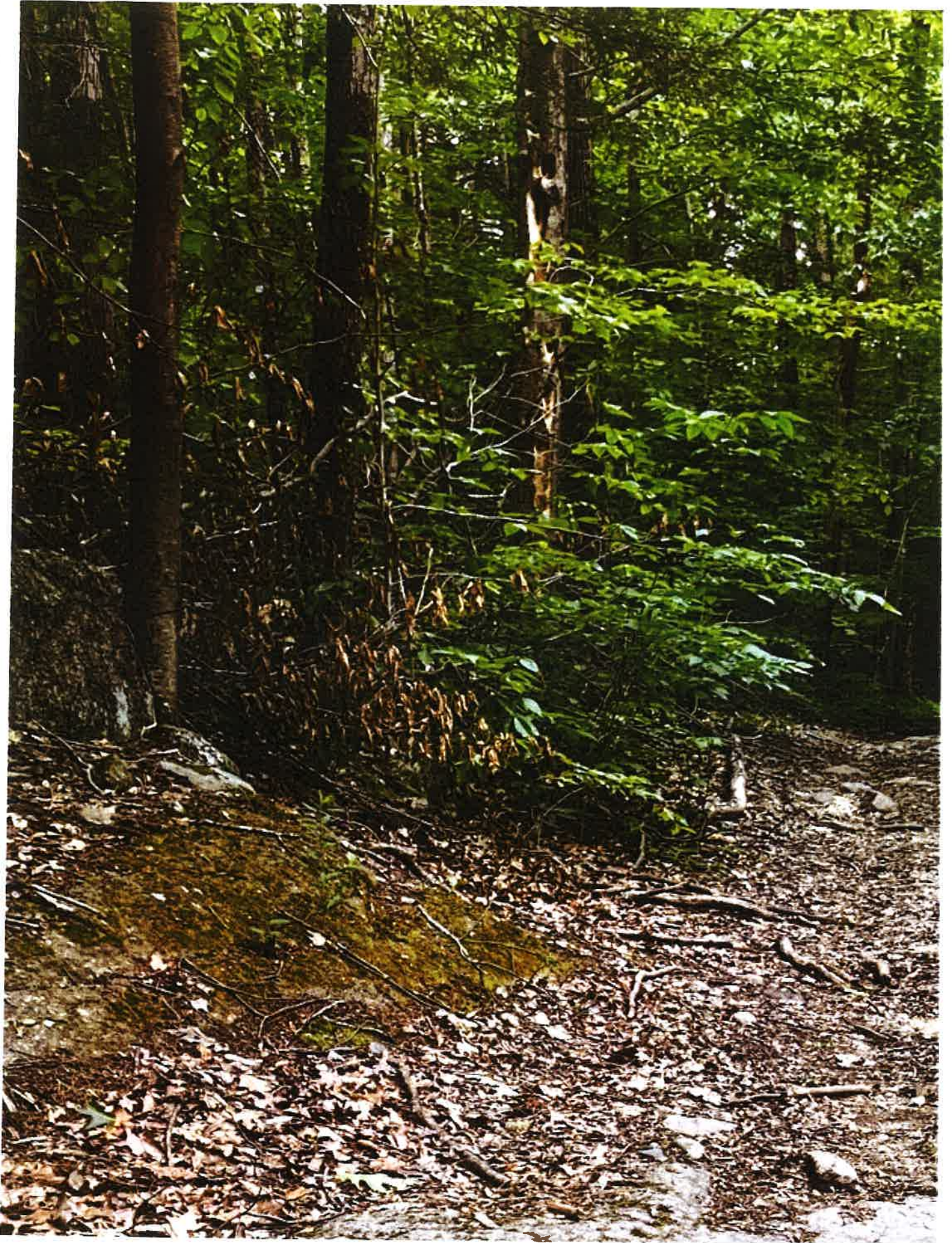
Ⓞ = OLD Log Landing
ROAD
— = AREA TO
BE REFORRESTED

NAMELESS ROCK FOREST INC.



 = Area of upgrade.









M&N Assessing Services, LLC.
PO Box 369
21 June St.
Keene, NH 03431

2022 ABATEMENT/ CORRECTION RECOMMENDATION

DATE: June 15, 2021

TOWN: Chesterfield, NH

TO: Board of Selectmen

FROM: Dave Marazoff, CNHA

OWNER: Nine A, LLC
135 South Road #1
Farmington, CT 06032

REPRESENTATIVE: N/A

LOCATION OF PROPERTY APPEALED: Route 9A

PROPERTY TAX MAP ID(s):	5N// B001//	5K// B003//000
	5N// B002//	5K// B003//002
	5N// B009//	5K// B003//003
		5K// B003//004
		5K// B003//005

TAX YEAR APPEALED: 2022

PROPERTY ASSESSMENTS APPEALED:

5N// B001//	1st Billing= \$170,000	5K// B003//000	1st Billing= \$690,200
5N// B002//	1st Billing= \$ 60,900	5K// B003//003	1st Billing= \$711,900
5N// B009//	1st Billing= \$125,600	5K// B003//004	1st Billing= \$691,200
		5K// B003//005	1st Billing= \$693,100

COMMENTS:

For clerical reasons, the Town's contract assessor requests consideration to correct the assessments named above and billed as such for the 1st Tax Billing of 2022. We request this so we may send a corrected Supplemental Tax Bill out for each property listed.

2022 ABATEMENT/ CORRECTION RECOMMENDATION (Continued)

TAX YEAR APPEALED: 2022

I will now list the corrections individually:

- 1) 5N// B001// 1st Billing for 2022 = \$170,000.**
The acreage of this parcel was corrected after the 1st billing of 2022 per approved plans on file. The corrected acreage is now 36.74 acres. This parcel contains the commercial sewage processing infrastructure used previously for the former Spofford Hall. It will now be used to service the 5-lot residential subdivision located at the former commercial site.
For this reason, the new value of this parcel should be considered inherent in each of the individual lots. I request the 1st billing for 2022 be abated. No Supplemental/ updated bill is required.
- 2) 5N// B002// 1st Billing for 2022 = \$ 60,900.**
This was previously a 19.56-acre parcel also associated with the Spofford Hall sewage processing infrastructure. Per approved plans now on file, it is now part of the acreage associated with lot # B001 listed as item #1 of these recommendations.
For this reason, I request the 1st billing for 2022 be abated. No Supplemental/ updated bill is required.
- 3) 5N// B009// 1st Billing for 2022 = \$125,600.**
The parcel acreage was changed to 52.36 acres as part of the approved 5-lot subdivision plan of the former Spofford Hall. It is assessed as vacant residential land as a single lot with subdivision potential.
For this reason, I request the 1st billing for 2022 be abated. I further request create a new supplemental tax bill in the amount of \$158,800 be sent.
- 4) 5K// B003//000 1st Billing for 2022 = \$690,200.**
This new 1.36-acre lot created in 2022. It was known as lot#1 on the approved subdivision plan approved in 2021. After examination of recent sales prices paid for parcels in this subdivision, the assessment at the time of the 2022 1st billing did not reflect the amenity value that exists due to the common shared acreage rights and above-average quality of the sewer system provided to the 5-subdivided lots.
For this reason, I request the 1st billing for 2022 be abated. I further request create a new supplemental tax bill be sent in the amount of \$780,200. The corrected assessment includes an amenity value of \$90,000 for the common land and sewer. I further request create a new supplemental tax bill be sent in the amount of \$780,200.
- 5) 5K// B003//003 1st Billing for 2022 = \$711,900.**
This new 0.97-acre waterfront lot created in 2022. It was known as lot#3 on the approved subdivision plan approved in 2021. After examination of recent sales prices paid for parcels in this subdivision, the assessment at the time of the 2022 1st billing did not reflect the amenity value that exists due to the common shared acreage rights and above-average quality of the sewer system provided to the 5-subdivided lots.
For this reason, I request the 1st billing for 2022 be abated. I further request create a new supplemental tax bill be sent in the amount of \$801,900. The corrected assessment includes an amenity value of \$90,000 for the common land and sewer. I further request create a new supplemental tax bill be sent in the amount of \$801,900.

2022 ABATEMENT/ CORRECTION RECOMMENDATION (Continued)

TAX YEAR APPEALED: 2022

6) 5K/ / B003/ /004 1st Billing for 2022 = \$691,200.

This new 0.89-acre waterfront lot created in 2022. It was known as lot#4 on the approved subdivision plan approved in 2021. After examination of recent sales prices paid for parcels in this subdivision, the assessment at the time of the 2022 1st billing did not reflect the amenity value that exists due to the common shared acreage rights and above-average quality of the sewer system provided to the 5-subdivided lots.

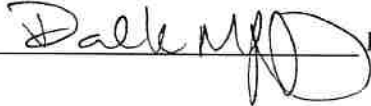
For this reason, I request the 1st billing for 2022 be abated. I further request create a new supplemental tax bill be sent in the amount of \$781,200. The corrected assessment includes an amenity value of \$90,000 for the common land and sewer. I further request create a new supplemental tax bill be sent in the amount of \$781,200.

7) 5K/ / B003/ /005 1st Billing for 2022 = \$693,100.

This new 1.53-acre waterfront lot created in 2022. It was known as lot#5 on the approved subdivision plan approved in 2021. After examination of recent sales prices paid for parcels in this subdivision, the assessment at the time of the 2022 1st billing did not reflect the amenity value that exists due to the common shared acreage rights and above-average quality of the sewer system provided to the 5-subdivided lots.

For this reason, I request the 1st billing for 2022 be abated. I further request create a new supplemental tax bill be sent in the amount of \$783,100. The corrected assessment includes an amenity value of \$90,000 for the common land and sewer. I further request create a new supplemental tax bill be sent in the amount of \$783,100.

RECOMMENDATIONS: In conclusion, I request the Chesterfield Board of Selectmen GRANT these corrective requests.

Signed  David Marazoff, CNHA Date 4/15/22

If you have any questions regarding this recommendation, please don't hesitate to contact me.

ABATEMENT GRANTED

Signature/Date

ABATEMENT DENIED

Signatures/Date

Town Admin

From: Tricia Lachenal
Sent: Monday, June 20, 2022 5:53 PM
To: Town Admin
Subject: FW: B&K Aqua Club Septic review

*TRICIA'S
QUESTIONS*

Here is the email discussed in my previous email!

* Are you entertaining waivers
on 3yr Pumping?

Thank you

* If yes, what documentation
and does Steve need to view
and recommend.

Tricia Lachenal
Town of Chesterfield
603-499-6534

From: Tricia Lachenal
Sent: Monday, June 6, 2022 8:58 AM
To: Town Admin <townadmin@nhchesterfield.com>
Subject: RE: B&K Aqua Club Septic review

Just so you are aware I also emailed him about this on May 26th told him we should discuss it.
I have not heard back either.... I will try to call him today.

Thank you

Tricia Lachenal
Town of Chesterfield
603-499-6534

From: Town Admin <townadmin@nhchesterfield.com>
Sent: Monday, June 6, 2022 8:03 AM
To: Tricia Lachenal <tricia.lachenal@nhchesterfield.com>
Subject: FW: B&K Aqua Club Septic review

Not sure if this is something you can call them about since Steve has not returned their calls.

Thank you,
Alissa Thompson
Town Administrator
Town of Chesterfield
P.O. Box 175
Chesterfield NH 03443
603-363-4624 ext 13

From: Edward Drew <e27drew@gmail.com>
Sent: Thursday, June 2, 2022 6:56 PM
To: Town Admin <townadmin@nhchesterfield.com>; Matt Beauregard <building@nhchesterfield.com>; Edward Drew

<e27drew@gmail.com>

Subject: Fwd: B&K Aqua Club Septic review

I am following up again to my previous email sent on May 17, 2022. I have not heard back from Stephen Dumont regarding adjusting the interval for the B&K Aqua Club septic system and pumping. If you could please forward to Stephen Dumont I would like to schedule a meeting with him or have a phone conversation regarding the septic site audit done and the findings.

Regards
Edward Drew
603-209-5584

----- Forwarded message -----

From: Ed Drew <edrew@chamberlainmachine.com>

Date: Tue, May 17, 2022 at 1:04 PM

Subject: B&K Aqua Club Septic review

To: townadmin@nhchesterfield.com <townadmin@nhchesterfield.com>, Matt Beauregard <building@nhchesterfield.com>

Cc: e27drew <e27drew@gmail.com>, Dianne Drew <didrew68@gmail.com>, Toby Tousley <tousley11@earthlink.net>

Town of Chesterfield Offices

Thank you for taking my call the other day to ask to speak with Stephen Dumont. As you suggested I am putting this in an email in the hope he could review and we discuss the topic of interval to pump the B&K Aqua Club septic system. The B&K Club is only used at most 4 months of the year during the warm Summer months. Typically mid-June, July, Aug and a little of September are the usage months. The rest of the year it is locked and not used. There are no shower facilities at the club and only two small hand sinks and two flush toilets, Men's and Women's. No kitchen water or solid waste goes into the system. The current Chesterfield guideline is to pump the system at least every 3 years. This I agree with for a permanent residence. I would like to review and discuss possibly changing this interval for the B&K Club due to the small usage and lack of even filling the system to use the leach field as can be seen in the septic inspection report.

We have had the B&K Septic system pumped by Bell Septic at the following intervals:

Sept 2017

Sept 2016

Aug 1997

Sept 2020 to be proactive for Chesterfield plan to require septic inspections I assisted Quality System Design in full review of the septic system and field. This report is enclosed.

In summary the engineer for Quality System Design was surprised in that during the interval since last pumping the tank in 2017 the tank has yet to be filled to a point where the distribution box or field is even used. As can be seen in the pictures taken the distribution box is dry, field is dry and the tank is not even close to be at a fill point to start using the field.

I would like to request a meeting or phone call be set up in which I can discuss a reasonable interval different from a traditional year round residence. I can meet at the town hall usually by 3:30 on most days.

Please reply to my e27drew@gmail.com email account

Regards

Edward Drew

603-209-5584

e27drew@gmail.com