



ZONING BOARD OF ADJUSTMENT  
TELEPHONE (603) 363-4624



**TOWN OF CHESTERFIELD, NH  
NOTICE OF DECISION  
ZONING BOARD OF ADJUSTMENT**

You are hereby notified that at its Thursday, July 21, 2022, Zoning Board of Adjustment meeting the Board heard the application of **River Realty and MTG Holdings, LLC** requesting a variance under Article II, Section 204.4A Area Frontage and Coverage Requirements. The Properties are located at 182 and 214 Mountain Road, West Chesterfield, NH 03446 (Tax Map 25A, Lots A1-A2).

*Based on the plan submitted, the Motion was made to grant the variance request of River Realty and MTG Holdings, LLC, for the lot line adjustment to make a 2.93-acre lot, based on the plan dated July 6, 2022, with the added conditions that no additional bedrooms will be added to the cottages on 214 Mountain Road, that an additional well be added to 182 Mountain Rd so that there is no shared water or septic between the lots, and that no changes can be made in height or square footage on 214 Mountain Road without coming before the Zoning Board for variance on each individual building. The motion to approve the application was approved by majority vote.*

  
Kristin McKeon

Chairman

Zoning Board of Adjustment

Date: 7/27/22

NOTE: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date of this decision. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677

NOTE: Variance is based on oral and written intentions (including maps, plans, and written statements) and assurances of applicant and/or its representative and must be implemented in a way which adheres to those intentions and assurances. "The scope of a variance is dependent upon the representations of the applicant and the intent of the language of the variance at the time it is issued".

Town of Rye v. Ciborowski, III N.H. 77 (1971)

A site plan review may be required of the Chesterfield Planning Board, as a result of this decision.