



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 application 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

Celine Lacroix, Member
River Realty LLC

Date

7/28/25

Signature

Print

Date

**Chesterfield Zoning Board of Adjustment
Variance Application Checklist**

ITEM	REQUIRED	SUBMITTED
1. Completed Application and packet. Signed by owner(s)	X	✓
2. Abutters list with envelopes, certified postage, and labels	X	✓
3. Payment of Application and Notification Fees	X	✓
4. Property Tax Sheets (http://gis.vgsi.com/chesterfieldnh/)	X	✓
5. Copies of any previous applications to ZBA for property regardless of ownership <i>N/A</i>	X	
6. Computed existing & proposed lot coverage including % lot area of structure & impermeable surfaces	X	✓
7. Eight hard copies of entire packet including 11" X 17" plans	X	✓
8. Digital copy of entire signed packet and plans (as PDF email attachment)	X	✓
9. Elevation drawings for all proposed structures including critical dimensions <i>N/A</i>	X	
10. One or more 18" X 24" or larger copies of plot plan	X	✓
11. Signed permission for Site Visit	X	✓
12. Letter authorizing another individual to present application <i>N/A</i>		
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	✓
B. Name and signature of preparer	X	✓
C. Plan prepared by NH licensed surveyor including signature, date, and professional seal when any dimensional relief is requested <i>N/A</i>	X	
D. Owners of record (include deed)	X	✓
E. Scale, North Arrow, and date on plan	X	✓
F. Tax map and lot number (include copy of map separate sheet) https://chesterfield.nh.gov/tax-maps/	X	✓
G. Street Address	X	✓
H. Zoning District where property is located	X	✓
I. Lot lines with dimensions and any bounding streets and their right of way and widths or elevations	X	✓
J. Lot line setbacks as per Zoning District	X	✓
K. Location and dimensions of all existing and proposed structures. Must be distinguishable	X	✓
L. Dimensions for all existing and proposed setback encroachments. Must be distinguishable	X	✓
M. Indications of the direction(s) of proposed surface run off where earth disturbance is proposed <i>N/A</i>	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	✓
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 <i>N/A</i>		

Signature *C. Lacroix*
Signature

Print *Celine Lacroix, Member* Date *7/30/25*
Print *of River Healthy Inc* Date _____



Chesterfield Zoning Board of Adjustment

Application for Special Exception

Special Exception

Description of proposed use showing justification for a special exception as specified in Zoning Article 204 Section 3(B)

Existing one bedroom cottage to be used as Short term rental,
AKA "Tourist Home" per zoning definition.

Criteria for Special Exceptions (All Must Apply):

True/False

1. True The Zoning Ordinance specifically authorizes the Special Exception.
2. True The proposed use will not be injurious or detrimental to the neighbors.
3. True Any special conditions required by Article II, III, or V of the Zoning Ordinance will be complied with.
4. True The proposed use will not make an excessive demand on municipal services.
5. True The proposed use will not generate traffic volumes that will overburden existing roads or streets.
6. True The proposed use will not have an adverse impact on the natural environment.

Applicant(s) Signature(s)

Date

7/28/25



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.

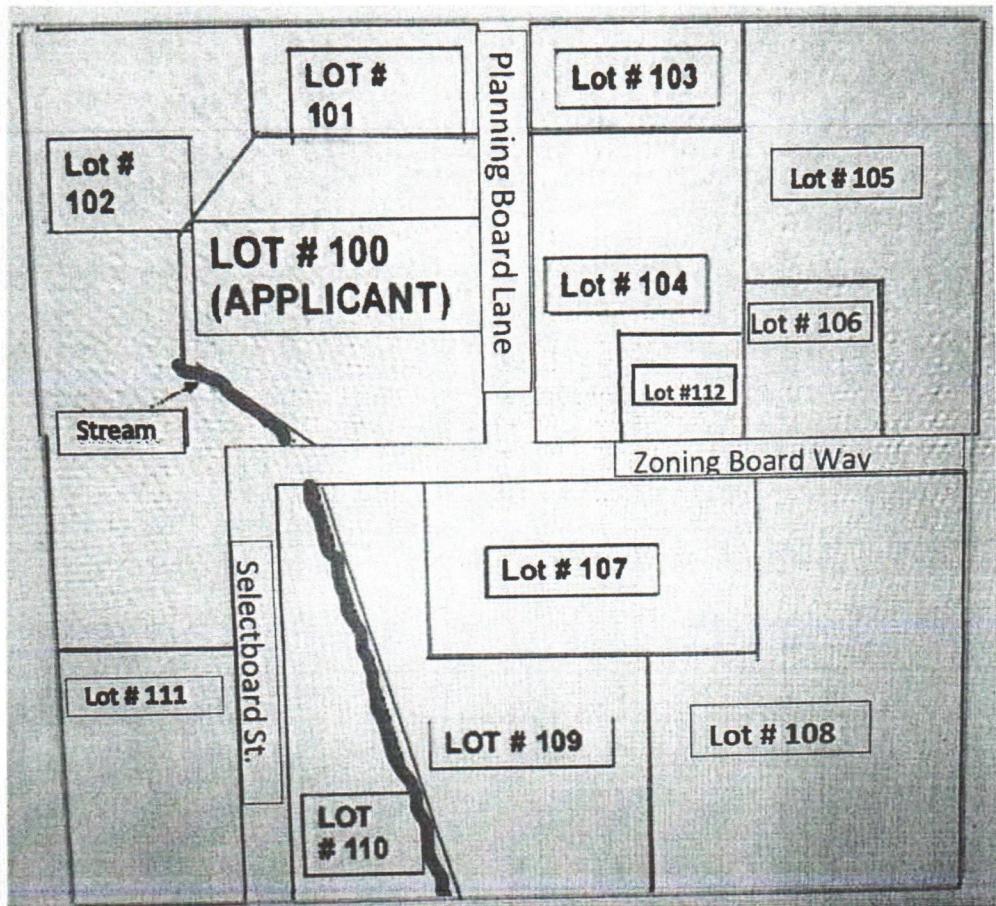
Funds to be disbursed as follows:

Newspaper ads, notice and notice of decision - \$100.00	\$100.00
Board of Adjustment filing fee	<u>\$50.00</u>
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

Name Peggy Ann Cottal-Curnutt Et. Al. Name _____
Address 1612 Maeder Ave Address _____

North Merrick NY 11566
Map & Lot # 0014C-00B002-000000 Map & Lot # _____

Name John M + Elizabeth A. RanCourt Name _____
Address Po Box 486 Address _____

W Chesterfield NH 03466
Map & Lot # 00014C-00C009-000000 Map & Lot # _____

Name John M. + Elizabeth A. RanCourt Name _____
Address Po Box 486 Address _____

W Chesterfield NH 03466
Map & Lot # 00014C-00C014-000000 Map & Lot # _____

Name _____ Name _____
Address _____ Address _____

Map & Lot # _____ Map & Lot # _____

Name _____ Name _____
Address _____ Address _____

Map & Lot # _____ Map & Lot # _____

Name _____ Name _____
Address _____ Address _____

Town of Chesterfield

[Print Now](#)

Parcel ID: 00014C 00B003 000000 (CARD 1 of 1)
 Owner: RIVER REALTY LLC
 Location: 34 MOUNTAIN RD
 Acres: 0.202

General

Valuation		Listing History		Districts	
Building Value:	\$50,200 <th>List Date</th> <th>Lister</th> <th>District</th> <th>% In Dist.</th>	List Date	Lister	District	% In Dist.
Features:	\$700	02/17/2021	LMDE	CHESTERFIELD DISTRICT	100
Taxable Land:	\$109,300	09/05/2017	TW15		
Card Value:	\$160,200 	01/29/2013	MP99		
Parcel Value:	\$160,200	11/14/2012	JD01		
		07/11/2002	MR00		

Notes: SEASONAL ONLY. ROCKY BEACH FRNTG=CONN RIVER. SIDING=NOVELTY 12 M&L: ADJ INT WALL 2017=USP TO FSP

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$50,200	\$700	\$109,300	Cost Valuation	\$160,200
2023	\$50,200	\$700	\$109,300	Cost Valuation	\$160,200
2022	\$50,200	\$700	\$109,300	Cost Valuation	\$160,200
2021	\$50,200	\$700	\$109,300	Cost Valuation	\$160,200
2018	\$18,600	\$600	\$91,000	Cost Valuation	\$110,200
2015	\$18,500	\$600	\$91,000	Cost Valuation	\$110,100
2014	\$18,500	\$600	\$91,000	Cost Valuation	\$110,100
2013	\$24,000	\$700	\$91,000	Cost Valuation	\$115,700
2012	\$19,700	\$800	\$126,500	Cost Valuation	\$147,000
2010	\$19,700	\$800	\$126,500	Cost Valuation	\$147,000
2007	\$16,000	\$700	\$82,200	Cost Valuation	\$98,900
2002	\$13,800	\$100	\$44,500	Cost Valuation	\$58,400
1995	\$13,800	\$400	\$49,200	Cost Valuation	\$63,400
1992	\$6,800	\$300	\$32,800	Cost Valuation	\$39,900

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
11/12/2024	IMPROVED	YES	\$1	SMITH FAMILY TRUST	3294	135
11/03/2019	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$0	SMITH FAMILY TRUST	3096	60
12/27/1995	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	SMITH FAMILY TRUST	1545	777
12/28/1993	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	SMITH VALMORE H & RUTH	1475	623
07/19/1989	VACANT	NO - UNCLASSFYD EXCLUSION	\$15,053	UNKNOWN	1297	0685

Land

Size: 0.202 Ac. **Site:** AVERAGE
Zone: 03 - RURAL/AGRICULTURAL **Driveway:**
Neighborhood: CT RIVER WF INFL **Road:** SEMI-IMPROVED
Land Use: 1F RES **Taxable Value:** \$109,300

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.202 AC	45,100	J	285	100	100	100	100	85	109,300	0	N	109,300	SIZE/TOPO

Building**1.00 STORY FRAME CAMP Built In 1920**

Roof: GABLE HIP	Bedrooms: 1	Quality: AVG
ASPHALT	Bathrooms: 1.0	Size Adj. 1.4877
Exterior: SINGLE SIDING	Fixtures: 0	Base Rate: 75.00
	Extra Kitchens: 0	Building Rate: 1,3984
Interior: DRYWALL	Fireplaces: 0	
WOOD PANEL	Generators: 0	Sq. Foot Cost: 104.88
Flooring: CARPET	AC: NO	Effective Area: 550
INLAID SHT GDS		
Heat: GAS		
FA NO DUCTS	Cost New:	\$57,684

Depreciation		Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
Normal	AVERAGE	13%	0%	0%	0%	0%	13%	\$50,200

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED FRAME	120	12 x 10	100	11.00	50	\$660	Year: 1990 - 10X12
					Total:	\$700	

Photo



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 ~~that~~ 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'	420SF
Pool	20'X40'	800SF
Driveway		300SF
Total building Coverage		3240SF
Structure Coverage Percentage	Total Structure coverage/Lot areaX100	3240/40000X100= 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		3240SF
Total Lot Coverage		5228SF
Lot Coverage Percentage	Total lot coverage/lot areaX100	5228SF/40000X100=13.1%



Chesterfield Zoning Board of Adjustment

Building Coverage Calculation Sheet

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

Map 14C Lot B003

Property Address 34 Mountain Rd
West Chesterfield NH

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.



Chesterfield Zoning Board of Adjustment

Building Coverage Calculation Sheet

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

	Original	Proposed
Total square footage of lot*	A 8799	A 8799
Structures within the property line		
Existing SF of house (including porches, steps, attached garage)	541	541
SF of detached garage	N/A	-
SF of decks, raised patios, etc.	446	446
SF of pool measured from exterior walls	N/A	-
SF of shed(s)	31	31
SF of A/C units, generators/pads, etc.	1	1
SF of driveway	834	834
SF of Other	-	-
Other	-	-
Total square footage of buildings/structures	B 1019	B 1019
Ratio of building/structure to lot (B/A) percentage X100	11.58 %	11.58 %
Total square footage of lot*	A 8799	A 8799
Total building and impervious coverage		
SF of total buildings/structures (B)	838	838
SF of all pavers	-	-
SF of all walkways	280	280
SF of all patios	-	-
SF of driveway	834	834
SF of A/C units, generators/pads, etc.	1	1
Other	-	-
Other	-	-
Total square footage of impervious surface	C 1953	C 1953
Ratio of impervious surface to lot (C/A) percentage X100	22.19 %	22.19 %
*Lot size is considered to be as recorded on the vision property sheets unless a signed, dated recorded surveyed property map is provided. http://gis.vgsi.com/chesterfieldnh/		
The undersigned states that he/she completed the above building/structure and impermeable surface coverage calculations and represents that the figures are accurate.		
Signature(s):		
Names(s) Print:	Celine Lacroix	
Date:	7/28/25	



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 Celine Lacroix, member of River Realty LLC as landowner(s) and/or Trustees of the land listed below, authorize the members of the Chesterfield Zoning Board of Adjustment, its agents and assignee to enter the premises for purposes of site review in conjunction with the Special Exception application submitted on 7/20/25. 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.

Location of land: 34 Mountain Rd
West Chesterfield NH 03466
Map 14C Lot B003
Map _____ Lot _____

Signature  Date 7/28/25

Print Celine Lacroix, Member River Realty LLC

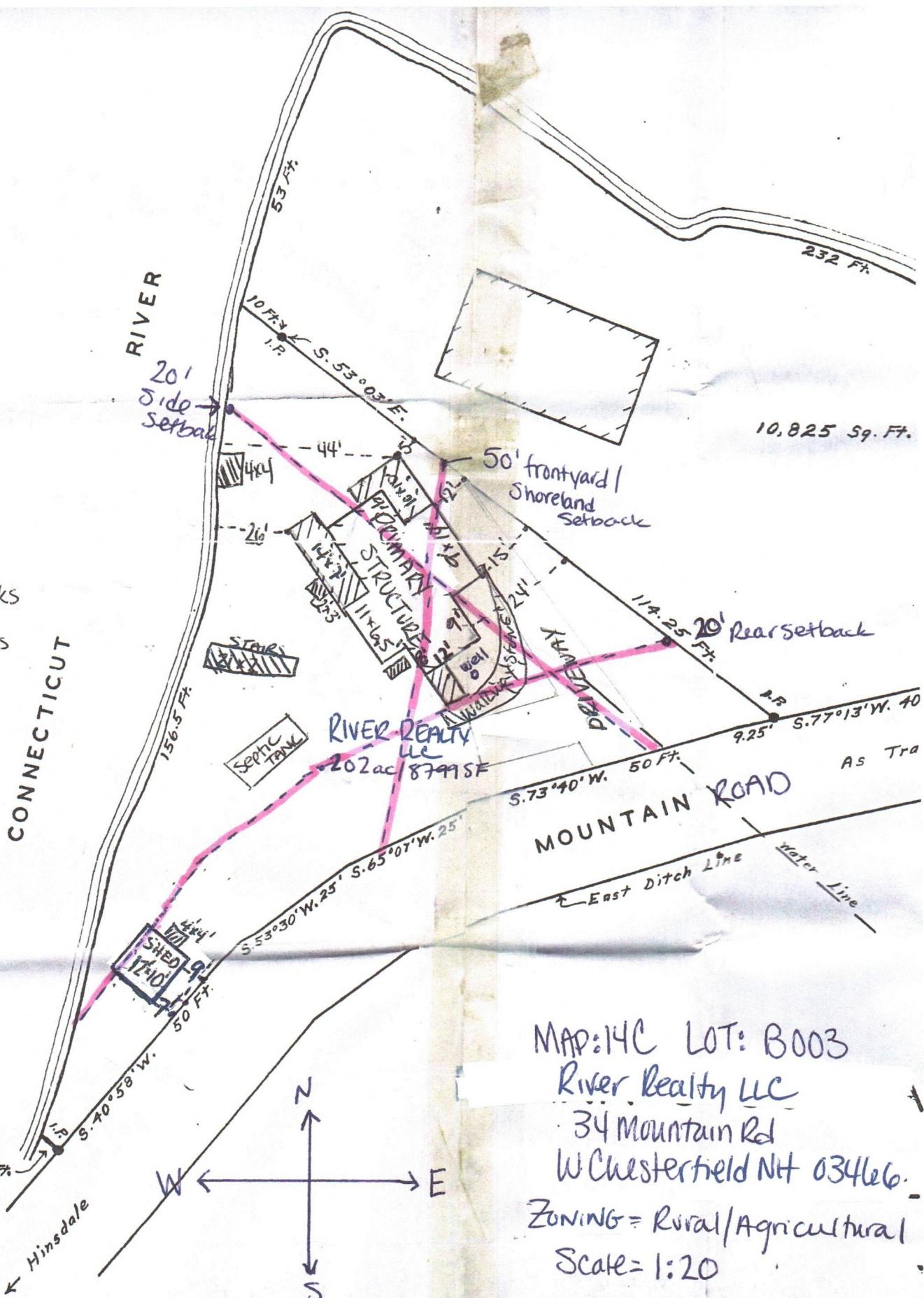
Signature _____ Date _____

Print _____

KEY:

■ = Decks + Walks

■ = Setbacks



MAP: 14C LOT: B003

River Reality LLC

34 Mountain Rd

W. Chesterfield NH 03466

ZONING = Rural/Agricultural

Scale = 1:20

Prepared by: Celine Lacroix, Member River Reality LLC

7/28/25

Return to:
Bradley & Faulkner, P.C.
@ Desk

Anne Z Tiffen

WARRANTY DEED

Dennis P. Smith, Trustee of the Dennis P. Smith Revocable Trust, dated February 19, 2014, and Dennis P. Smith, individually, unmarried, of 808 Orchard Street, Brattleboro, Vermont 05301, for consideration paid, grant to River Realty LLC, a New Hampshire limited liability company, of 30 Bradford Drive Suite #201, Brattleboro, Vermont 05301, with WARRANTY COVENANTS:

All right, title and interest in and to a certain tract of land with the buildings thereon situated in Chesterfield, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe in the WEST line of the Old Mountain Road, so called, and at the NORTHEAST corner of the within described premises; thence

Running SOUTH 77° 13' WEST Nine and Twenty-Five Hundredths (9.25) feet, more or less, thence

SOUTH 73° 40' WEST Fifty (50) feet, more or less; thence;

SOUTH 65° 07' WEST Twenty-Five (25) feet, more or less; thence

SOUTH 53° 30' WEST Twenty-Five (25) feet, more or less; thence

SOUTH 40° 58' WEST Fifty (50) feet, more or less, to an iron pipe in the WEST side of said road (the above stated five courses are along the WEST side of said road and lie 20 feet WESTERLY of the EAST ditch line); thence

Running NORTH 49° 02' WEST Four (4) feet, more or less, to a point at high water mark of Connecticut River as flooded by the Vernon Dam; thence

Running NORTHERLY along said riverbank One Hundred Fifty-Six and Five-Tenths (156.5) feet, more or less, to a point; thence

Running SOUTH 53° 03' EAST Ten (10) feet, more or less, to an iron pipe; thence

Running SOUTH 53° 03' EAST One Hundred Fourteen and Twenty-Five Hundredths (114.25) feet, more or less, to the place of beginning. Containing 7,226 square feet.

Subject to any highway rights that the Town of Chesterfield may have in said Old Mountain Road, and subject to an easement to the public Service Company of New Hampshire for a service line.

This conveyance is further made subject to the conditions that the said Grantees, their heirs, executors, administrators, and assigns, never use the above described lot or premises for any other purpose than residence purposes and no business, trade, or manufacture of any sort or nature be conducted upon the property hereby conveyed.

For title reference see deed to Dennis P. Smith, Trustee of the Dennis P. Smith Revocable Trust by deed of Dennis P. Smith, dated December 27, 2019 and recorded January 13, 2020 in Book 3096, Page 60 of the Cheshire County Registry of Deeds. For further title reference, see deeds recorded December 28, 1993 at Book 1475, Page 621 and deed recorded December 27, 1995 at Book 1545, Page 777 of the Cheshire County Registry of Deeds.

This is not homestead property of Dennis P. Smith.

Executed this 8th day of November 2024.

**Dennis P. Smith Revocable Trust,
dated February 19, 2014**

By: Dennis P. Smith
Dennis P. Smith, Trustee

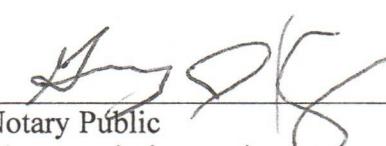
Dennis P. Smith
Dennis P. Smith

STATE OF NEW HAMPSHIRE

COUNTY OF CHESHIRE

The foregoing instrument was acknowledged before me on November 8, 2024, by Dennis P. Smith, Trustee of the Dennis P. Smith Revocable Trust and Dennis P. Smith.




Notary Public
My commission expires:



TRUSTEE CERTIFICATE

The undersigned Trustee under the Dennis P. Smith Revocable Trust, dated February 19, 2014, created by Dennis P. Smith as grantor, certifies he has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Executed this 8th day of November 2024.

Dennis P. Smith Revocable Trust

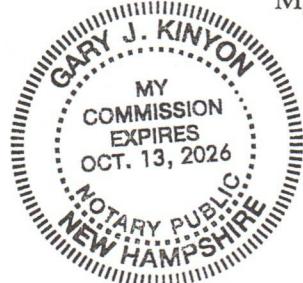
By: Dennis P. Smith
Dennis P. Smith, Trustee

STATE OF NEW HAMPSHIRE

COUNTY OF CHESHIRE

This instrument was acknowledged before me on November 8, 2024 by Dennis P. Smith, Trustee of the Dennis P. Smith Revocable Trust.

Notary Public
My commission expires:



Return to:
Bradley & Faulkner, P.C.
@ Desk

Anne L. Tiffen

WARRANTY DEED

Dennis P. Smith, Trustee of the Dennis P. Smith Revocable Trust, dated February 19, 2014, and Dennis P. Smith, individually, unmarried, of 808 Orchard Street, Brattleboro, Vermont 05301, for consideration paid, grant to River Realty LLC, a New Hampshire limited liability company, of 30 Bradford Drive Suite #201, Brattleboro, Vermont 05301, with WARRANTY COVENANTS:

All right, title and interest in and to a certain tract of land with the buildings thereon situated in Chesterfield, County of Cheshire and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe in the WEST line of the Old Mountain Road, so called, and at the NORTHEAST corner of the within described premises; thence

Running SOUTH $77^\circ 13'$ WEST Nine and Twenty-Five Hundredths (9.25) feet, more or less, thence

SOUTH $73^\circ 40'$ WEST Fifty (50) feet, more or less; thence;

SOUTH $65^\circ 07'$ WEST Twenty-Five (25) feet, more or less; thence

SOUTH $53^\circ 30'$ WEST Twenty-Five (25) feet, more or less; thence

SOUTH $40^\circ 58'$ WEST Fifty (50) feet, more or less, to an iron pipe in the WEST side of said road (the above stated five courses are along the WEST side of said road and lie 20 feet WESTERLY of the EAST ditch line); thence

Running NORTH $49^\circ 02'$ WEST Four (4) feet, more or less, to a point at high water mark of Connecticut River as flooded by the Vernon Dam; thence

Running NORTHERLY along said riverbank One Hundred Fifty-Six and Five-Tenths (156.5) feet, more or less, to a point; thence

Running SOUTH 53° 03' EAST Ten (10) feet, more or less, to an iron pipe; thence

Running SOUTH 53° 03' EAST One Hundred Fourteen and Twenty-Five Hundredths (114.25) feet, more or less, to the place of beginning. Containing 7,226 square feet.

Subject to any highway rights that the Town of Chesterfield may have in said Old Mountain Road, and subject to an easement to the public Service Company of New Hampshire for a service line.

This conveyance is further made subject to the conditions that the said Grantees, their heirs, executors, administrators, and assigns, never use the above described lot or premises for any other purpose than residence purposes and no business, trade, or manufacture of any sort or nature be conducted upon the property hereby conveyed.

For title reference see deed to Dennis P. Smith, Trustee of the Dennis P. Smith Revocable Trust by deed of Dennis P. Smith, dated December 27, 2019 and recorded January 13, 2020 in Book 3096, Page 60 of the Cheshire County Registry of Deeds. For further title reference, see deeds recorded December 28, 1993 at Book 1475, Page 621 and deed recorded December 27, 1995 at Book 1545, Page 777 of the Cheshire County Registry of Deeds.

This is not homestead property of Dennis P. Smith.

Executed this 8th day of November 2024.

**Dennis P. Smith Revocable Trust,
dated February 19, 2014**

By: Dennis P. Smith
Dennis P. Smith, Trustee

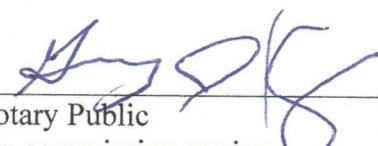
Dennis P. Smith
Dennis P. Smith

STATE OF NEW HAMPSHIRE

COUNTY OF CHESHIRE

The foregoing instrument was acknowledged before me on November 8, 2024, by Dennis P. Smith, Trustee of the Dennis P. Smith Revocable Trust and Dennis P. Smith.




Notary Public
My commission expires:

TRUSTEE CERTIFICATE

The undersigned Trustee under the Dennis P. Smith Revocable Trust, dated February 19, 2014, created by Dennis P. Smith as grantor, certifies he has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

Executed this 8th day of November 2024.

Dennis P. Smith Revocable Trust

By: Dennis P. Smith
Dennis P. Smith, Trustee

STATE OF NEW HAMPSHIRE

COUNTY OF CHESHIRE

This instrument was acknowledged before me on November 8, 2024 by Dennis P. Smith, Trustee of the Dennis P. Smith Revocable Trust.

Notary Public
My commission expires:



Business Information

Business Details

Business Name: RIVER REALTY LLC	Business ID: 806110
Business Type: Domestic Limited Liability Company	Business Status: Good Standing
Management Style: Member Managed	
Business Creation Date: 10/29/2018	Name in State of Formation: Not Available
Date of Formation in Jurisdiction: N/A	
Principal Office Address: 34 Mountain Rd, W Chesterfield, NH, 03466, USA	Mailing Address: PO Box 524, W Chesterfield, NH, 03466, USA
Citizenship / State of Formation: Domestic/New Hampshire	Last Annual Report Year: 2025
Duration: Perpetual	Next Report Year: 2026
Business Email: CELINE@WEHAVESTORAGE.COM	Phone #: 802-254-5155
Notification Email: CELINE@WEHAVESTORAGE.COM	Fiscal Year End Date: NONE

Principal Purpose

S.No	NAICS Code	NAICS Subcode
1	Real Estate and Rental and Leasing	Lessors of Residential Buildings and Dwellings

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Principals Information

Name/Title	Business Address
CELINE LACROIX / Member	PO BOX 524, West Chesterfield, NH, 03466, USA

Page 1 of 1, records 1 to 1 of 1

Registered Agent Information

Name: Celine Lacroix Tte

Registered Office 182 Mountain Road, W Chesterfield, NH, 03466, USA
Address:

Registered Mailing PO Box 156, W Chesterfield, NH, 03466, USA
Address:

Trade Name Information

No Trade Name(s) associated to this business.

Trade Name Owned By

No Records to View.

Trademark Information

Trademark Number	Trademark Name	Business Address	Mailing Address
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No records to view.

[Filing History](#) [Address History](#) [View All Other Addresses](#) [Name History](#) [Shares](#)
[Businesses Linked to Registered Agent](#) [Return to Search](#) [Back](#)

NH Department of State, 107 North Main St. Room 204, Concord, NH 03301 -- [**Contact Us**](#)
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Town of Chesterfield, NH
Tax Property Map #14C

11/13/2023

