

# ***TOWN OF CHESTER ORDINANCE PLANNING BOARD***

**THE PLANNING BOARD IS SEPARATE FROM THE TOWN OFFICE. THE TOWN OFFICE DOES NOT TAKE PAYMENT FOR PLANNING BOARD TRANSACTIONS. PLEASE COMMUNICATE WITH THE PLANNING BOARD DIRECTLY.**

**STEVE NEFF: 207-794-8415  
DALE ARCHER: 207-794-6319**

- 1. Any building exceeding 10'X10' or 100 sq. ft., a building permit is required.*
- 2. A copy of soil test for septic must be submitted with building permit, if test is required.*
- 3. All septic systems MUST BE INSPECTED by plumbing inspector.*
- 4. Minimum lot size TWO ACRES.*
- 5. Building site must have at least 200' of road frontage or a 200' X 300' area on the site.*
- 6. All construction must have a 30' setback from the town or state road right of way: (6a.) The total distance of setback from center line is 63'.*
- 7. Any buildings, wells, septic systems or construction must have at least a 20' setback from town or state right of way.*
- 8. Driveway culverts must be at least 15" in diameter and at least 20' in length and no less than 16 gauge thick, (The Planning Board will decide if a culvert is needed at the site.)*
- 9. All mobile homes moving into Town of Chester must have an approved building permit. Mobile homes 15 years or older are not approved per the Land Use Ordinance in effect.*
- 10. It is legal to use holding tanks in some instances.*
- 11. The Town of Chester will follow all state fire codes.*
- 12. Following the issuance of a permit, if no substantial start of 30% is made in construction or in the use of the property, within two years in the Residential Zone or one year in ALL OTHER ZONES of the date of the permit, the permit shall lapse and become void.*

**TOWN OF CHESTER  
APPLICATION FOR A BUILDING PERMIT**

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**FEE** \_\_\_\_\_ **PERMIT #** \_\_\_\_\_ **DATE** \_\_\_\_\_

*The undersigned applies for a permit for the following use said permit to be issued on the basis of the information within this application. The applicant hereby certifies that all the information and attachments to this application are true and correct.*

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**1. Applicant:**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_ Zip \_\_\_\_\_

**2. Land Owner:**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_ Zip \_\_\_\_\_

**3. Address or location of property (describe or indicate on a map)**

\_\_\_\_\_

**4. Existing Use of Property:** \_\_\_\_\_

**5. Property is zoned as:** \_\_\_\_\_

**6. Is the property part of a Subdivision? YES \_\_\_\_\_ NO \_\_\_\_\_**

**7. Proposed Use(s)**

a. Residence \_\_\_\_\_ b. Accessory Building \_\_\_\_\_

c. Pier or Dock Temporary \_\_\_\_\_ or Permanent \_\_\_\_\_

d. Clearing for approved construction \_\_\_\_\_

e. Private Sewage Disposal System \_\_\_\_\_

f. Filling or Other Earth Moving Activity of Less than 10 cubic yards \_\_\_\_\_ More than 10 cubic yards \_\_\_\_\_

g. OTHER (Please Explain) \_\_\_\_\_

\_\_\_\_\_

**8. Type of Sewage Disposal:**

Existing \_\_\_\_\_ Proposed \_\_\_\_\_

**9. Percentage of lot to be occupied by structure(s) \_\_\_\_\_%**

10. Lot Width \_\_\_\_\_ ft. Lot Depth \_\_\_\_\_ ft. Lot Area \_\_\_\_\_ ac

**11. STRUCTURES – Exterior Dimensions (length and width)**

- a. Residence \_\_\_\_\_ by \_\_\_\_\_ Number of Stories \_\_\_\_\_
- b. Garage \_\_\_\_\_ by \_\_\_\_\_ Number of Stories \_\_\_\_\_
- c. Accessory Building \_\_\_\_\_ by \_\_\_\_\_ Number of Stories \_\_\_\_\_
- d. Commercial \_\_\_\_\_ by \_\_\_\_\_ Number of Stories \_\_\_\_\_
- e. Industrial \_\_\_\_\_ by \_\_\_\_\_ Number of Stories \_\_\_\_\_
- f. Other \_\_\_\_\_

11-A. Number of Rooms \_\_\_\_\_ Number of Families \_\_\_\_\_

11-B. Type of Construction (wood, metal, etc.) \_\_\_\_\_

11-C. Type of Roof \_\_\_\_\_

**12. Site Plan: Illustrate the following Information about the Lot and the Proposed Use of the Lot on a Scale Drawing:**

- a. Lot Dimensions
- b. Names of Abutting Property Owners, Names and Locations of Abutting Rights of Way, Public and Private. Location of Abutting Bodies of Water.
- c. Exact Location of Existing and Proposed Buildings and Distance of each from Nearest Lot Lines.
- d. Location of Sewage Disposal System and Water Supply.
- e. Areas to be Cleared if Applicable.
- f. Areas of Cutting, Fill, Grading or Other Earth Moving Activity. (if Applicable)
- g. Estimated Cost of Completed Project
- h. Name of Plumbing Contractor \_\_\_\_\_
- i. Name of Electrical Contractor \_\_\_\_\_

**USE THE SPACE BELOW FOR DRAWING –ATTACH SEPARATE SHEET IF NEEDED**

**13. Attachments: You must have these if applicable to receive a permit.**

- a. Copy of Plumbing Permit
- b. Copy of Sewage Disposal System
- c. A copy of any Official Decision or note pending applications of other Federal, State or Local Agencies regarding the use of this Property. (site location permit, minimum lot size waiver, subdivision approval, shore land zoning etc.)
- d. On a separate sheet, attach any supplemental information or explain any points you feel need clarification.

**To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the TOWN ORDINANCES:**

**APPLICANTS SIGNATURE** \_\_\_\_\_

**DATE** \_\_\_\_\_

**Signatures of the Chester Planning Board**

**Steve Neff, Chair**

\_\_\_\_\_

**Dale Archer, Sec/Treas.**

\_\_\_\_\_

**Harold Jordan**

\_\_\_\_\_

**Christina Tash**

\_\_\_\_\_

**Lucas Tash**

\_\_\_\_\_

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**FOR OFFICIAL USE ONLY MAINTAIN AS A PERMANENT RECORD**

**Date Received** \_\_\_\_\_ **Fee Paid \$** \_\_\_\_\_ **Date of Action** \_\_\_\_\_

**APPROVED** \_\_\_\_\_ **DENIED** \_\_\_\_\_

**If Denied: Reason** \_\_\_\_\_

\_\_\_\_\_

**If Approved: The following conditions and safeguards were added** \_\_\_\_\_

\_\_\_\_\_

**PROJECT COST                      PERMIT FEE SCALE**

<b><i>\$0 to \$25,000.00</i></b>	<b><i>\$20.00</i></b>
<b><i>\$25,001.00 to \$50,000.00</i></b>	<b><i>\$30.00</i></b>
<b><i>\$50,001.00 to \$75,000.00</i></b>	<b><i>\$40.00</i></b>
<b><i>\$75,001.00 to \$100,000.00</i></b>	<b><i>\$50.00</i></b>
<b><i>\$100,001.00 to \$200,000.00</i></b>	<b><i>\$100.00</i></b>
<b><i>\$200,001.00 to \$300,000.00</i></b>	<b><i>\$200.00</i></b>
<b><i>\$300,001.00 to \$400,000.00</i></b>	<b><i>\$300.00</i></b>
<b><i>\$400,001.00 to \$500,000.00</i></b>	<b><i>\$400.00</i></b>
<b><i>\$500,001.00 to \$600,000.00</i></b>	<b><i>\$500.00</i></b>
<b><i>\$600,001.00 to \$700,000.00</i></b>	<b><i>\$600.00</i></b>
<b><i>\$700,001.00 to \$800,000.00</i></b>	<b><i>\$700.00</i></b>
<b><i>\$800,001.00 to \$900,000.00</i></b>	<b><i>\$800.00</i></b>
<b><i>\$900,001.00 to \$1,000,000.00</i></b>	<b><i>\$900.00</i></b>
<b><i>\$1,000,001.00 to \$1,500,000.00</i></b>	<b><i>\$950.00</i></b>
<b><i>\$1,500,001.00 to \$2,000,000.00</i></b>	<b><i>\$1,000.00</i></b>
<b><i>\$2,000,001.00 to \$5,000,000.00</i></b>	<b><i>\$1,500.00</i></b>
<b><i>\$5,000,001.00 and up</i></b>	<b><i>\$1,750.00**</i></b>

***\*\*Plus an additional \$50.00 Fee for each \$1,000.00 of project cost.***