



MERIDIAN

LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

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www.MeridianLandServices.com

Canterbury Planning Board
The Sam Lake House
10 Hackleboro Rd.
PO Box 500
Canterbury, NH 03224
Phone: (603) 783-9955

June 3rd, 2025

**Re: Hildreth's Farm Subdivision (FKA: 114 West Road, LLC Conceptual Condominium Development)
114 West Road, Tax Map 248 Lot 8, Canterbury, NH**

Major Subdivision Application

To Whom it May Concern:

114 West Road, LLC (the Owner and Applicant) intends to construct a mixed-use (residential and commercial) cluster development located at the above referenced property. The project consists of approximately 35 residential units and two areas reserved for future commercial development. The residential units will be a mixer of duplex and single family detach residential condominium clustered together in the front/middle of the site.

The project is associated with the Design Review Discussion Hearing:

Submitted: December 23, 2024

Public Notice: January 3, 2025

Initial Hearing and Acceptance: January 14, 2025

2nd Hearing and Closed: February 11, 2025

This project has been before the Canterbury Planning Board on three separate times under two application submittals, Conceptual and Design Review. The purpose of these meetings was to gain a clear understanding of the Zoning Ordinance where it lacked clear procedure. Most importantly Baseline Density Determination and Density Allocation of Commercial and Residential. The design team first presented the project with our opinion of the Zoning Ordinance at the October 22nd, 2024 Planning Board Meeting. At this meeting we were unable to get a clear answer. We again submitted for a Conceptual Discussion but ultimately withdrew this application to be heard under the Design Review Discussion. On December 23, 2024 Meridian submitted for a Design Review Discussion, including our determination on:

- I) Use Determination
- II) Baseline Density Determination and Density Allocation of Commercial and Residential
- III) Architectural Style
- IV) Use of the Open space
- V) Required Studies

This is outlined in the letter titled "*Interpretation of Mixed Used Cluster Development, Density Determination, and Unit Allocation*", dated November 19th, 2024. During the initial Design Review Discussion with the Planning Board at the January 14th, 2025 meeting, Meridian again presented our interpretation of the Zoning Ordinance. With no clear direction, this meeting continued for one month with the understanding that the Town Attorney would weigh in. To make it easy and clear what questions the design team needed answered, Meridian outlined with the specific questions to be answered by the Town Attorney, title "*Canterbury Zoning Questions for Town Attorney*", dated January 17th, 2025. This letter was sent to landuseadministrator@canterburynh.gov. 114 West Road, LLC, Meridian



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Final Review Application Submittal
Project #12609.00

June 3rd, 2025
Page 2 of 2

and the rest of the team eagerly attended the February 11th, 2025 planning board meeting, in the hopes of gaining the direction to move forward. However, the same outcome occurred with no clear direction.

Having not received constructive direction from the Planning Board and an official opinion from the Town Attorney, 114 West Road, LLC and the design team have been forced to proceed with our original interpretation of the Zoning Ordinance. As such this application is a result of this interpretation and follows the Zoning Ordinance Rev 04/09/2024 and the and the 2024 Land Development Regulations, Town of Canterbury, adopted 11/12/2024.

Please find the following items as they relate to the above referenced project to be distributed to the Planning Board members and their review:

1. One (1) completed Subdivision Application – Design Review;
2. One (1) completed Subdivision Checklist – Design Review;
3. One (1) Check for **\$340.00** for application fee payable to the **Town of Canterbury**;
4. One (1) copies of Abutters List;
5. Two (2) set mailing labels;
6. Ten (10) copies of Cluster Subdivision Narrative prepared by Meridian Land Services, Inc.;
7. Ten (10) copies of Density Calculation prepared by Meridian Land Services, Inc.;
8. Ten (10) copies of Conditional Use (CU) Permit Narrative;
9. Ten (10) copies of the previously provided Interpretation of Mixed Used Cluster Development, Density Determination, and Unit Allocation, dated November 19th, 2024.
10. Ten (10) copies of Architectural Style;
11. Ten (10) copies of Trip Generation Memo;
12. Ten (10) 11” x 17” sets Conceptual Conventional Subdivision “Yield Plan”;
13. Ten (10) 11” x 17” sets of Conceptual Site Plan prepared by *Meridian Land Services, Inc.*;
14. One (1) 22” x 34” sets of Conceptual Site Plan prepared by *Meridian Land Services, Inc.*

If there are any questions or concerns, please do not hesitate to contact Meridian Land Services, Inc.

Sincerely,

Samuel R. Foisie, P.E.

Project Manager

Meridian Land Services, Inc.

srfoisie@MeridianLandServices.com

(603) 673-1441

MLS Project No.: 12609.00

Cc: Keith Anastasy and Timothy M. McGibbon with attachments