



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

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

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

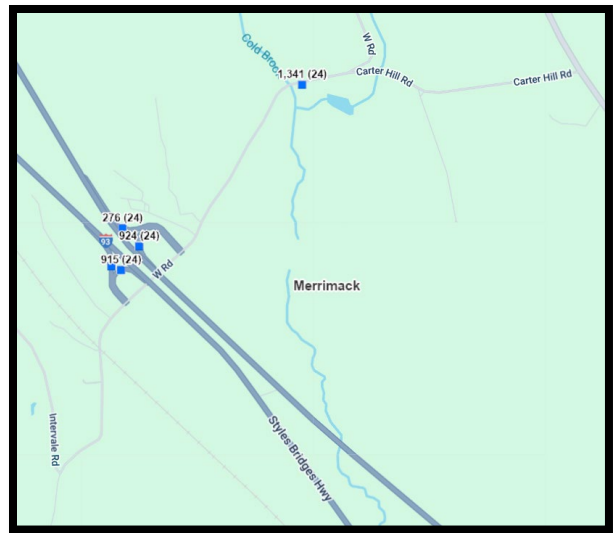
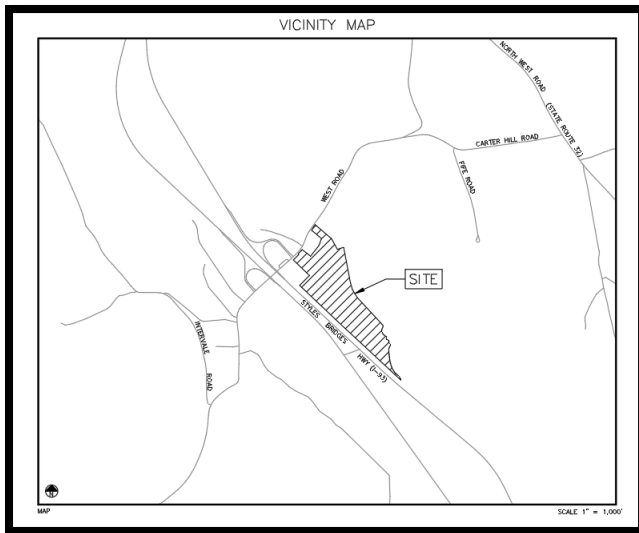
June 3rd, 2025

**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

Narrative:

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 two commercial areas could be any use permitted use within the Commercial Zoning District outlined in Article 5 Section C Table of Principle Uses. For the purposes of this Trip Memo the front commercial parcel is a coffee shop, and the rear parcel is a self-storage facility





Hildreth's Farm Subdivision
Project #12609.00

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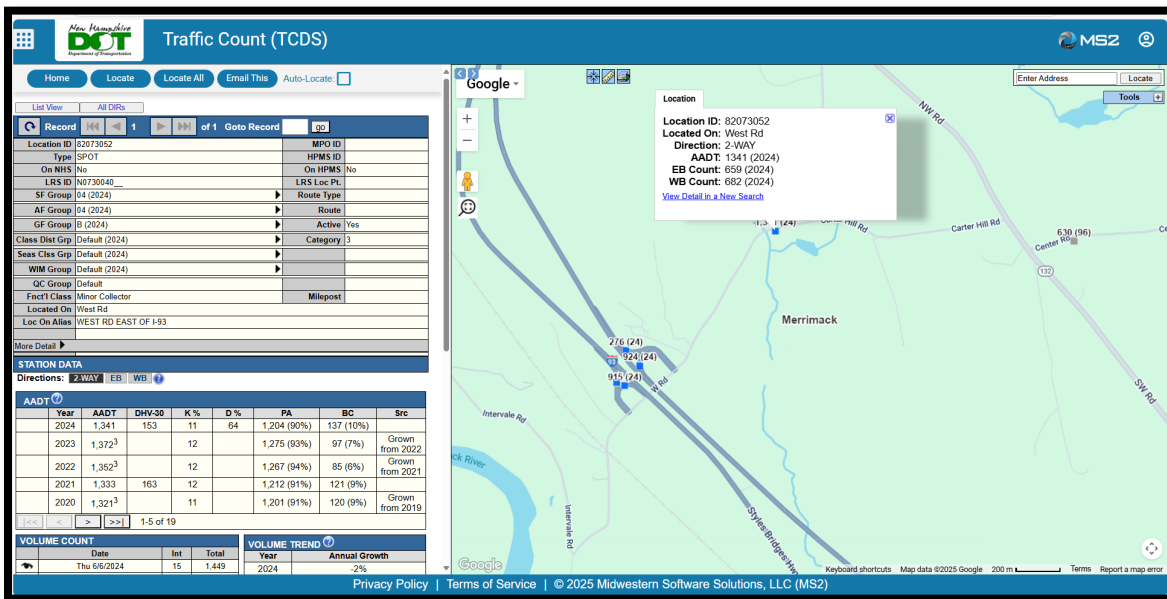
Description of Existing Roadway, Transportation Network, and Pedestrians Facilities

The existing transportation network in the immediate vicinity of the site, is the West Road corridor. The site is immediately across the street from the Exit 18 on and off ramp.

West Road has the following parameters:

- Class V NHDOT maintained right-of-way;
- 24'-0" wide two lane paved roadway;
- Posted speed limit of 35 MPH;
- Travel lanes 11'-0" wide;
- Paved shoulders 2'-0"± wide;
- No pedestrian facilities within the vicinity of the site;
- AADT of 1,341 vehicles/day.

Traffic Data – From NHDOT Traffic Counts





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NH DOT Roads and Projects– Project Information Center

NH DOT Roads and Projects
Project Information Center

Identify Drawings Pan/Zoom Measurements Print

CANTERBURY	
IS_CIRCLE	NO
STREET	West Rd
STREET_SOURCE	E911
TOWN_ID	073
TOWN_NAME	CANTERBURY
SECT_LENGTH	0.049
ROUTE_TYPE	Non-numbered state
FUNCT_SYSTEM	6
FUNCT_SYSTEM_DESCR	inor Collector
URBAN_ID	
URBAN_NAME	Rural
POPULATION_GROUP	POP < 5K
IS_NHS	NO
NHS	0
NHS_DESCR	Not on NHS
IS_FED_AID	NO
TOLL	0
IS_TRK_ROUTE	NO
TIER	4
TIER_DESCR	Local Connectors
LC_LEGEND	State
LEGIS_CLASS	II
WINTER_MAINT	525
SUMMER_MAINTENAN	525
CE	
JURISDICTION	525
JURISDICTION_DESCR	DISTRICT 5
PLOW_LEVEL	3
STURF_TYPE	paurl

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Phase 1: Trip Generation/Distribution - 35 Residential Units

Single family detached housing (ITE code 210) have an Annual Average Daily Trip (ADDT) count of 9.44 trips/day/unit, a peak AM hour of 0.74 trips/unit, and a peak PM hour of 0.99 trips/unit which yields the following:

- An average of 330.4 trips/day;
- 25.9 trips in the peak AM hour (7-9 AM);
- 34.7 trips in the peak PM hour (4-6 PM).

Trip Generation Summary

<u>Time Period/Direction</u>	<u>No. of Trips</u>
Weekday Daily	330.4
Weekday AM Peak Hour:	
<i>Enter</i>	6.5
<u><i>Exit</i></u>	<u>19.4</u>
<i>Total</i>	25.9
Weekday PM Peak Hour:	
<i>Enter</i>	<u>21.8</u>
<u><i>Exit</i></u>	12.9
<i>Total</i>	34.7



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Phase 2A: Trip Generation/Distribution – Front Commercial Parcel

Coffee Shop (ITE code 937) have an Annual Average Daily Trip (ADDT) count of 820.38 trips/day/1000 sf, a peak AM hour of 88.99 trips/unit, and a peak PM hour of 43.38 trips/unit which yields the following:

- An average of 1,230.6 trips/day;
- 133.5 trips in the peak AM hour (7-9 AM);
- 65.1 trips in the peak PM hour (4-6 PM).

Trip Generation Summary

<u>Time Period/Direction</u>	<u>No. of Trips</u>
Weekday Daily	1230.6
Weekday AM Peak Hour:	
<i>Enter</i>	68.1
<i>Exit</i>	<u>65.4</u>
<i>Total</i>	133.5
Weekday PM Peak Hour:	
<i>Enter</i>	<u>32.6</u>
<i>Exit</i>	32.5
<i>Total</i>	65.1



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Phase 2B: Trip Generation/Distribution – Rear Commercial Parcel

Mini-Warehouse (ITE code 151) have an Annual Average Daily Trip (ADDT) count of 1.51 trips/day/1000 sf, a peak AM hour of 0.1 trips/unit, and a peak PM hour of 0.17 trips/unit which yields the following:

- An average of 150 trips/day;
- 10 trips in the peak AM hour (7-9 AM);
- 17 trips in the peak PM hour (4-6 PM).

Trip Generation Summary

<u>Time Period/Direction</u>	<u>No. of Trips</u>
Weekday Daily	150
Weekday AM Peak Hour:	
<i>Enter</i>	<u>6</u>
<i>Exit</i>	4
<i>Total</i>	10
Weekday PM Peak Hour:	
<i>Enter</i>	8
<i>Exit</i>	<u>9</u>
<i>Total</i>	17