



MERIDIAN

LAND SERVICES, INC.

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

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June 3rd, 2025

HILDRETH'S FARM SUBDIVISION

(FKA: 114 West Road, LLC Conceptual Condominium Development)

**114 West Road,
Tax Map 248 Lot 8
Canterbury, NH**

Cluster Subdivision - Conditional Use (CU) Permit Narrative

The subject property is about 37.26 acres located along Route 93 and West Road. The lot described as Tax Map 248 Lot 8. The property is within the Commercial Zone and is subject to the Aquifer & Groundwater Protection District. The owner/applicant (114 West Road, LLC) intends to construct 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 property provides many benefits to the town, such as reasonably priced housing during a housing crisis, reserved areas/parcels for commercial use, preservation of over 50% of the gross parcel area, screening of the majority of the development from the town public ROW, and architecture that meets the spirit of the town.

Case facts

- Immediately adjacent to Exit 18 of Route 93, allowing for residents and customers to easily travel to and from the project area.
- The property provides reasonable housing for the community during a housing crisis.
- The project provides remainder parcels to be used as commercial properties
- Provides a mixed use, which is a desire of the Canterbury Master Plan.
- Dwelling units are clustered together to reduce housing cost and maintenance cost
- Preserves more than half of the gross lot area



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Section 6.5 Conditional Use (CU) Permit

- A. All cluster neighborhoods shall obtain approval of a CU permit from the Planning Board. The CU permit application shall include a narrative that describes the project and addresses the requirements of this Article, as well as a yield plan that reasonably demonstrates the permitted density on the parcel.

Attached to the overall submittal is the project narrative and density calculation. The density calculations were performed in accordance with Section 6.4.C. The density, or maximum number of units, permitted in a cluster neighborhood may not exceed the density allowed under Section 5.2 of the Zoning Ordinance, except when a request for a density incentive is approved by the Planning Board under Section 6.6 or Section 6.7.

- B. Applications for a CU permits for a cluster neighborhood shall be made in accordance with the procedures set forth in the Canterbury Site Plan Review Regulations.

Acknowledged. It is recognized that the reference to the Site plan Review Regulations is out of date, as those regulations have been replaced with 2024 Land Development Regulations, Adopted: November 12, 2024. It should also be noted that at the time of completing this application the Canterbury NH Site Plan Review Regulations are available on the website and the 2024 Land Development Regulations are not easily available. Meridian has designed the mixed-use cluster development in accordance with the 2024 Land Development Regulations.

- C. When reviewing a CU permit application for a cluster development, the Planning Board shall take into consideration the following.
1. The location, character and natural features of the parcel.

See the Construction Plan set for the location, character and natural features of the parcel. The front of the parcel is comprised of a field with a large shed/barn that sits overlooking a wet meadow in the middle of the property that is approximately 10- 20' below. The back portion is comprised of a vacant field that is bordered by Route 93, a brook, and the wet meadow in the middle of the property. These natural features have been described to have been created when Route 93 was constructed. During the construction NHDOT used the property for gravel excavation, sequency over excavating and creating the wet meadow now present on the property. This is backed up by the use of historic aerials.

2. The landscaping, topography and natural drainage.



The topography is generally flat with a large depression in the middle of the parcel. The parcel is gently slopped from northwest to southeast unit the property drops off to the wet meadow at a slope between 15% to 20%. The wet meadow is gradually sloped till it drops off to the adjacent brook.

3. Vehicular access, circulation and parking.

The vehicular access is from a private roadway that connects to West Road. The road the residential dwelling units are located on create a loop to allow easy circulation back to the main access road. The commercial lots will have circulation within the parking lots to allow vehicles to enter and exit easily. The main access road has been designed to allow large vehicles to maneuver in and out of the property.

4. Pedestrian circulation.

Due to no through traffic within the residential section of the project, residents will be able to walk around the loop road and in the open space area. Depending on the type of eventual commercial use, residents will be able to walk to the commercial sites along the access road as well.

5. Signs and lighting.

Signs and lighting will comply with local ordinances and regulations.

6. Proposed architecture.

The Planning Board has stated that they would like the architecture to resemble "Farmstead" outlined in the "Voluntary Farmstead Design Standards" in the 2024 zoning ordinance. The applicant has made reasonable efforts to meet these standards. See attached Architectural Examples.

D. A CU permit shall be issued only if a cluster neighborhood complies with all of the requirements of this Article. The Planning Board may set reasonable additional conditions to accomplish the objectives of this Article or of Canterbury's Plan for Tomorrow.

Acknowledged. The applicant has been mindful of "Canterbury's Plan for Tomorrow" by delaying their development of this property at the advice of the town. The applicant has listened to what the towns people wanted based on the recently updated Master Plan indicating the want for mixed-use developments at exist 18. This mixed-use cluster subdivision is a result of discussions with town staff and interpretation of the 2024 Canterbury Master Plan.



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E. Standards of Review: The following shall govern the Planning Board's consideration of any and all CU permit applications under this Article:

1. If, in the opinion of the Planning Board, all of the standards described in this Article have been met, the Board shall issue the CU permit. The CU permit shall also require the approval of any accompanying site plan or subdivision applications. In the event any accompanying site plan or subdivision application is denied by the Board or withdrawn by the Applicant, the CU permit approval shall be deemed null and void. The Planning Board may or may not affix other conditions of approval at their discretion.

Acknowledged.

2. If, in the opinion of the Planning Board, all of the standards of Section 6.6 have been met, the Board may grant a density bonus or bonuses as described in that section.

Acknowledged.