

PLANNING BOARD



PO BOX 500  
CANTERBURY, NH 03224

### **AGENDA FOR THE MEETING OF SEPTEMBER 8, 2020 at 7:00 p.m.**

Members of the Planning Board, applicants at item #3 below, and other Canterbury Board members may attend the meeting in person at The Meeting House.

**Due to the COVID-19 crisis and in accordance with Governor Sununu's Emergency Orders, members of the public are authorized to attend via telephone conference by calling 1-866-678-6823. When prompted, enter Guest Passcode 8863361#. All callers must identify themselves for the Minutes.**

1. Call to order by the Chair;
2. Review draft Minutes of 8/25/20;
3. Public Hearing for Ronald & Paula Boisvert, Application for Lot Line Adjustment, 282 and 256 Intervale Road, Map and Lot #'s 234-02 and 234-01;
4. Other Business.
  - Ongoing project discussions including campgrounds

CANTERBURY PLANNING BOARD  
PO BOX 500  
THE SAM LAKE HOUSE  
CANTERBURY, NH 03224

APPLICATION FOR LOT LINE ADJUSTMENT

(Rev. 10/2016)

NOTE: This application, and all required information, must be filed at least twenty-one (21) days before the date of the meeting at which it is to be submitted to the Board for acceptance as complete, whether in person or by mail. Filing is to be done at The Sam Lake House, Canterbury, NH to the attention of the Planning Board.

1. Name and address of applicant:

RONALD BOISVERT JR. & PAULA J. BOISVERT (TRUSTEES)  
FOR  
282 INTERVALE ROAD CANTERBURY, NH 03224

Phone Number: OFC 603-783-9915 RON'S CELL 603-903-4818

Email Address: ronsmeter@aol.com

2. Name and address of owner of record, if other than applicant:

THE P & R BOISVERT REVOCABLE TRUST OF 2016  
(RONALD JR. & PAULA J. BOISVERT TRUSTEES)

Phone Number: ~SAME~

Email Address: ~SAME~

3. Name, address and telephone number of surveyor and or agent authorized to represent owner/applicant before the Planning Board: (attach letter of authorization to application):

RONALD BOISVERT JR. REPRESENTING SELF 603-903-4818  
(SURVEYOR HANK AMSDEN AVAILABLE TO CALL AT 603-224-1741)

4. Location of lot line adjustment:

WHERE 282 INTERVALE AND 256 INTERVALE PARCELS ABUT

Tax Map/Lot No.: 234 002 AND 234 001 (SEE ATTACHED)  
(282) (256)

5. **Zoning District:** AC **Flood Area:** Yes No

6. **Number of acres and presently existing lots involved in the proposed subdivision:** LOT LINE ADJUSTMENT

Acres: 5.68 + 9.26 Lots: 002 + 001  
(282) (256) (282) (256)

7. **Number of acres and lots being proposed:**

Acres: APPROX .5 Lots: N/A

8. **Type(s) and number of dwelling units proposed:** N/A

Single Family \_\_\_\_\_ Duplex \_\_\_\_\_ Multi-Family \_\_\_\_\_

9. **Type(s) of proposed uses in development:** N/A

\_\_\_\_\_ Residential \_\_\_\_\_ Multi-Family \_\_\_\_\_ Manufactured Housing Park  
\_\_\_\_\_ Cluster \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial

As to each use identified above, is the use a permitted use under the Zoning Ordinance?  
N/A

If no, has a Special Exception or Variance been applied for or obtained? N/A

Date of approval: N/A

10. If you are seeking approval of any lot with less than 300 feet of road frontage, please identify any lots with less than 300 feet of road frontage that are located within 900 feet of the land to be subdivided N/A

11. Water Supply and Pollution Control Division Subdivision Number: N/A

12. **Identify any existing easements or Rights of Way on property:**

NONE

13. **Abutters:** Attach a separate list containing the name, mailing address, and tax map/lot number of all abutters, including those across a street, brook, or stream.  
(SEE ATTACHED)

Names should be those of current owner as recorded in the Tax Records five (5) days prior to the submission of this application.

**This application must comply with all requirements set forth in the Subdivision Regulations for the Town of Canterbury.**

**14. Application fees:**

Application Submission fee: \$ 100.00

Abutter notification - \$10.00 each abutter  
(Include applicant, owner if other than applicant,  
and surveyor, and anyone else whose seal appears  
on the plan) \$ 60.00

Registry filing fee (\$33.00 for each Mylar recording; fee  
includes \$7.00 for a recorded copy for the Planning  
Board's file). \$ 33.00  
**Mylar will not be recorded until Town  
receives letter from surveyor indicating bounds  
have been set.**

TOTAL (check payable to Town of Canterbury Planning Board) \$ 193.00

**Also include a check in the amount of \$25.00 (per plan) payable to the Merrimack County Registry of Deeds for the State of New Hampshire LCHIP surcharge.**

Note regarding costs: Upon submission of this application, the Planning Board may, in its discretion, require that the applicant pay an additional sum for estimated administration, legal, or technical review costs.

**CERTIFICATION AND ACKNOWLEDGMENT**

- I. The applicant (and the owner or agent, if applicable) certifies that the information and representations contained in this application are complete and correct. All costs for engineering, legal or other professional services or recording by the Planning Board or the Town of Canterbury in the subdivision process of this property shall be borne by the applicant and/or owner and shall be paid prior to recording of the final plat.
- II. I have reviewed, or have had an opportunity to review, the Town of Canterbury Zoning Ordinance and Subdivision Regulations prior to submission of this application.

- III. I, as owner of the land to be subdivided, hereby authorize the Canterbury Planning Board and its agents to access my land for the purpose of reviewing this <sup>\*</sup>subdivision plan, and performing road inspections and any other inspections deemed necessary by the Board or its agents to ensure conformance of the on-site improvements with the approved plan and all Town of Canterbury ordinances and regulations. <sup>\*</sup>LOT LINE ADJUSTMENT
- IV. I agree to pay any costs incurred by the Planning Board in employing an engineer in accordance with Subdivision Regulations.
- V. I am aware that failure to satisfy all conditions precedent to final approval within 45 days of the Planning Board vote shall be adequate grounds for revocation of approval of the application and/or termination of the application process. The Planning Board, in its sole discretion, may grant extensions for this 45-day period.

Date: 8/20/2020 Applicant: RONALD BOISVERT JR. [Signature]  
 Date: 8/20/2020 Owner: RONALD JR & PAULA J. BOISVERT TRUSTEES  
 Date: N/A Agent: N/A

**FOR PLANNING BOARD USE ONLY:**

Filing Fee:	\$ <u>100-</u>	Date: <u>8/25/20</u>
Lot Fee:	\$ _____	Date: _____
Abutter Fee:	\$ <u>100-80-</u>	Date: <u>8/25/20</u>
Registry Fee:	\$ _____	Date: _____
Estimated Technical Review Fee (if any):	\$ _____	Date: _____

NOTE: Fees must be paid before hearing. A position has been reserved on the agenda for 9/8/20.

[Signature]  
 Secretary/Clerk/Agent for Planning Board

**FOR PLANNING BOARD USE ONLY:**

Preapplication consultation (optional)

\_\_\_\_\_           
Date

Completed application filed with Board  
(at least 21 days before hearing date)

8/25/20  
\_\_\_\_\_  
Date

Fees paid

Amount: ~~\$160~~ 180 -  
\_\_\_\_\_

8/25/20  
\_\_\_\_\_  
Date

Notices mailed and posted

8/26/20  
\_\_\_\_\_  
Date

Completed application on Board agenda

9/8/20  
\_\_\_\_\_  
Date

Application accepted by Board

\_\_\_\_\_  
Date

Public hearing dates

9/8/20  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Approved/Disapproved

\_\_\_\_\_  
Date

Applicant notified of Board action

\_\_\_\_\_  
Date

All conditions in final approval satisfied

\_\_\_\_\_  
Date

Recording of final plat (Plan No. \_\_\_\_\_)

\_\_\_\_\_  
Date

Copy of final plat provided to Selectmen

\_\_\_\_\_  
Date

Attachment to Application for Lot Line Adjustment - Boisvert  
date submitted August 20, 2020

To Attn: Canterbury Planning Board The Sam Lake House Canterbury, NH  
From: Boisvert, Ronald Jr. & Paula J. of 282 Intervale Road Canterbury, NH

\*List of Abutters:

234 001  
Contoocook Investments, LLC  
Attn: Josh Isabelle  
329 Bound Tree Road  
Hopkinton, NH 03229

234 002  
the P&R Boisvert Revocable Trust of 2016  
Ronald Jr. & Paula J. Boisvert Trustees  
282 Intervale Road  
Canterbury, NH 03224

235 001  
Degreenia One Family Trust  
Leo & Bette Degreenia Trustees  
288 Intervale Road  
Canterbury, NH 03224

234 022  
Lombard, John E.  
273 Intervale Road  
Canterbury, NH 03224

234 021  
Bezanson, Michael & Peggy Co-T  
Bezanson Family Trust  
275 Intervale Road  
Canterbury, NH 03224

Surveyor  
H.H. Amsden & Sons  
attn: Hank Amsden  
5-A Wilfred Avenue  
Concord, NH 03301

*add Chuvala Trust  
+ Trinity Stables  
as abutters*

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\*Also at this time, we respectfully request these waivers: A waiver on Soil Types, a waiver on Wetlands, a waiver on Coverage permeable vs. impermeable surfaces and a waiver on Topography believing all listed are not applicable and they are unnecessary to complete this project at hand.

\*In addition to the provided list of abutters, completed Application for Lot Line Adjustment and the two checks enclosed, we describe here the purpose: Both parties involved, Contoocook Investments owners of 256 Intervale Road and Ronald & Paula Boisvert owners of 282 Intervale Road are in agreement that the current lot line where their two properties abut will adjust to show new ownership of the approx .5 acre portion of property as is shown in the preliminary sketch attached (see Exhibit A / Lot A). The final survey-plan conducted by H.H. Amsden & Sons will follow and will be dropped off prior to Tuesday's August 25, 2020 Planning Board meeting so that it is available for review.

Thank you, your consideration concerning this matter is appreciated.

Ronald Boisvert Jr  
Paula J. Boisvert

*Ronald Boisvert Jr*  
*Paula J. Boisvert*

date *8/20/2020*  
date *8-20-2020*

# EXHIBIT (A)

(SEE SHEET 2 OF 6)

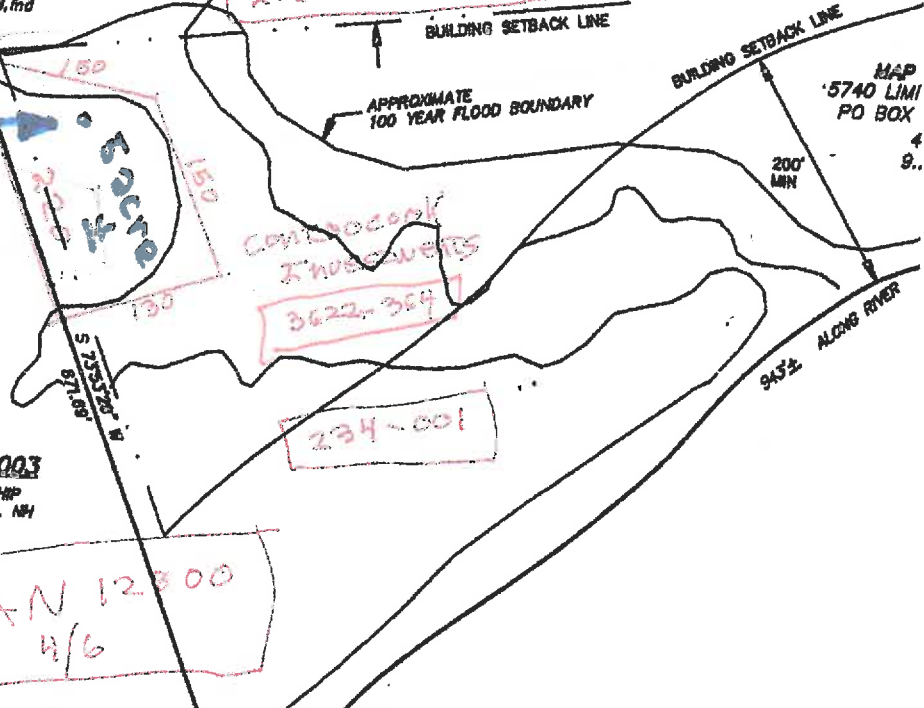
**MAP 4 LOT 006-003**  
 5740 LIMITED PARTNERSHIP  
 PO BOX 10181, BEDFORD, NH  
 V 1902 PG 1974

**MAP 4 LOT 006-002**  
 5740 LIMITED PARTNERSHIP  
 PO BOX 10181, BEDFORD, NH  
 V 1902 PG 1974



**Lot A**

Ronald/Patricia  
 Boisvert  
 3047-1198  
 234-002



**MAP 4 LOT 005-003**  
 5740 LIMITED PARTNERSHIP  
 PO BOX 10181, BEDFORD, NH  
 V 1902 PG 1974  
 (SEE SHEET 3 OF 6)

PLAN 12300  
 4/6

I HEREBY  
 MADE UNDER  
 DURING APRIL