

April 20, 2021

Kent Ruesswick
Planning Board Chairman
Town of Canterbury
P.O. Box 500
Canterbury, NH 03224

Re: A&M Project #2915-01
Proposed Industrial/Commercial
Hall Road, Canterbury NH
Pre-Application Conceptual
Consultation

Dear Mr. Ruesswick and Members of the Board,

On behalf of our Client, Station Meadow, LLC, Allen & Major Associates (A&M) is pleased to provide this letter in support of the pre-application conceptual consultation for the proposed industrial/commercial project located at Hall Road. We are requesting to be on the agenda for the next possible meeting date. If possible we would like to be placed on the agenda for the April 27, 2021 meeting.

The project will require a lot line adjustment application, and a site plan review application. A conceptual lot line adjustment plan has been provided. This proposal will simplify the lots and generate more usable area for both parties. The proposed development can be seen on sheet C-102 Layout & Materials. Two buildings are proposed including a phase 1 building which is 6,000 square feet, and a phase 2 building which is 6,500 square feet. Drive aisles and turning areas are proposed to be compacted gravel surface. Stormwater is proposed to include low impact development techniques including swales and stormwater infiltration ponds. Stormwater management will be designed to meet state and local regulations.

Thank you for your time to discuss the proposed project.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Aaron Mackey, P.E.
Project Engineer

- Enclosures:
- 1) Existing Conditions Plan, Dated, April 20, 2020
 - 2) Lot Line Adjustment Plan, Dated, April 20, 2020
 - 3) Layout & Materials Plan, Dated, April 20, 2020
 - 4) Truck Turning Plan, Dated, April 20, 2020
 - 5) Application; Request for Pre-Application Conceptual Consultation

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

REQUEST FOR PRE-APPLICATION CONCEPTUAL CONSULTATION
(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 you wish to appear before the Board, 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:

Paula Benard

200 Merrimac Street, Woburn, MA 01801

Phone Number: 781-395-1919

Email Address: pbenard@cn-wood.com

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

Kathleen S. Rice

Morrill Road, Canterbury NH 03224

Phone Number: TBD

Email Address: TBD

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):

Allen & Major Associates (Aaron Mackey, PE)

400 Harvey Road, Manchester, NH 03103 PH:603-627-5500

4. Type of project:

The project proposed a lot line adjustment, and commercial site plan.

5. Location of project to be discussed:

Map 251 Lot 18, Hall Road

Tax Map/Lot No.: Map 251, Lot 18

6. Zoning District: Industrial **Flood Area:** Yes / No X

7. Number of acres and presently existing lots involved in the proposed project:

Acres: 5.12 Existing
5.05 Proposed Lots: 1

8. Type(s) of proposed uses in development:

 Residential Multi-Family Manufactured Housing Park
 Cluster X Commercial X Industrial

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

Yes

If no, has a Special Exception or Variance been applied for or obtained? NO

Date of approval: N/A

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

N/A

FOR PLANNING BOARD USE ONLY:

Completed application filed with Board
(at least 21 days before appearance) _____
Date

Application on Board agenda _____
Date