

APPLICATION NUMBER _____
(For Board Use Only)

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

APPLICATION FOR SITE PLAN REVIEW

Note: This form and all required information must be filed at least fifteen (15) days before the date of the meeting at which it is to be submitted to the board. Filing is to be done at The Sam Lake House, Canterbury, New Hampshire, or by mail sent to the Canterbury Planning Board, The Sam Lake House, PO Box 500, Canterbury, New Hampshire 03224, and must be received fifteen (15) days before the meeting at which it is to be formally submitted to the Planning Board.

1. Name, mailing address and telephone number of applicant:
CHAUVEZ ANDERSON
PO BOX 38
CANTERBURY NH 03224

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

(If owner is represented by a designated agent, a letter of authorization is required at the time of application.)

3. Location of Proposed Subdivision: MAP 231 LOT 7

4. Town of Canterbury Tax Map: 231 Lot Number(s): 7

5. Zoning District(s): A
Flood Hazard Area _____ Yes (No)

6. Name of Proposed Development (if applicable) TINY EARTH CABINS

7. Number of acres 55.5 and presently existing lots 1 involved in the proposed site development.

8. Number of separate structures for which approval is sought: 2 RECREATIONAL CABINS, 1 TENT PLATFORM

17. Payment of all applicable fees:

Application submission fee	\$ 100
Abutter notification - \$10.00 each abutter (include applicant, owner if other than applicant, and surveyor and anyone else whose seal appears on the plan)	\$ <u>600-</u>
Registry filing fee (\$33.00 for each Mylar to be filed which includes \$7.00 for a Xerox copy from the Registry for the Planning Board files) (Note: Mylar will not be accepted at the Registry without a surveyor's seal and signature)	\$ <u>—</u>
TOTAL (payable by check to the Town of Canterbury Planning Board)	\$ <u>160-</u>

*pd. Cash
9-30-21 MI.*

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 administrative, 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 incurred by the Planning Board of the Town of Canterbury in the site plan review 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 Site Plan Review Regulations prior to submission of this application.
- III. I, as owner of the land to be developed, hereby authorize the Canterbury Planning Board and its agents to access my land for the purpose of reviewing this site 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.

EXPLANATION OF PROPOSED USE

CANTERBURY ZONING BOARD OF ADJUSTMENT
CANTERBURY, NEW HAMPSHIRE

ATTACHMENT TO THE APPLICATION OF CHANCE ANDERSON FOR SPECIAL EXCEPTION, PURSUANT TO ARTICLE 19

1. That granting the permit would be in the public interest:

The applicant's request is for 3 sites, which will consist of two (2) tiny cabins and one (1) tent site. The application is consistent with the public interest, as seen by the affirmative vote of the residents of the Town to allow Campgrounds (#19.1), consistent with Article 19 of the Ordinances. Also, granting the application will tend to benefit local businesses and tourism. The minimal "footprint" of the three (3) small, fairly isolated sites is consistent with low-density in rural areas, and the number of sites requested in this application is only one-half of the total number that could be requested (#19.5). Further, the proposed use, being located on the Applicant's 56 acres+/- parcel of land and will be accessed by way of the town-approved driveway off of a town road is unlikely to cause any impact to surrounding properties and/or the health or safety of the residents of the Rural District. All of which show that the proposed use is consistent with the purpose of the town's Ordinances and with the overall rural character and natural state of the Town which residents wish to retain, all of which speaks to and shows that the granting of the requested special exception is in the public interest.

2. Describe how the proposed use would not adversely affect the property values in the district:

The applicant's request for three (3) sites, which will consist of two (2) tiny cabins and one (1) tent site, results in a very minimal "footprint" as to each site and each one will be fairly isolated from each other by walking path(s), with the maximum of six (6) people at any one time at a specific site, and each site being slightly over one thousand (1,000) square feet in area, as well as being well over two hundred (200) feet from any public road and common property line. All of this is consistent with low-density development & habitation in this Rural District and unlikely that any abutter (or anyone else for that matter) will be aware of guests using the 3 sites. Further, in light of the subject parcel of

land being heavily-forested and the sites being located within the applicant's fifty-six (56) acre +/- parcel of land, support the applicant's position that the proposed use will not adversely affect the value of any property in the Rural District.

3. That the specific site is an appropriate location for the proposed use:

The proposed use, of three (3) small camp/cabin sites, is appropriate, since each site will be situated on the applicant's fifty-six (56) acre +/- parcel of land, have just over the minimal "footprint" required by Article 19 of the Ordinance and each site being fairly well-isolated from each other site and situated under and/or among mature native trees, as well as being well over two hundred (200) feet from any common property line and two thousand three hundred (2,300) feet from any public road. The requested use is not inconsistent with the right of landowners to camp out on their own land with extended family this Rural District and there will not be any type of construction, manufacturing, or other activity associated with commercial activity or commercial use of any site.

4. That the proposed use would not adversely affect the health and safety of the residents and others in the area and would not be detrimental to the use or development of adjacent or neighboring properties:

The health and safety of residents and other people in the area of the three (3) sites will not be adversely affected, because there can only be a maximum of eighteen (18) people staying at the three (3) sites (which is not likely to occur often, if at all) located on the applicant's 56-acre +/- parcel of land. There is only one (1) firepit which has an eight (8) foot radius that is devoid of organic/combustible material and the applicant will have at least five (5) gallons of water (potable) located on each site, and will comply with the requirement that each person be registered by providing the information set forth under NH law.

5. That the proposed use would not constitute a nuisance, because of offensive noise, vibration, smoke, dust, odors, heat, glare, or unsightliness:

The proposed use will not cause or bring about a nuisance because the people who are expected want to use one of the three (3) small camp/cabin sites, which will be located under and/or among large mature native trees, at least two thousand three hundred (2,300) feet off of the nearest town road and much farther away than two hundred (200)

feet from any common property line, on the applicant's 56-acre +/- parcel of land likely will be seeking out quiet and secluded campsite and to be surrounded by Nature. Guests staying in either of the two (2) tiny cabins or the one (1) tent site will be required to park their vehicles in designated locations in the area of the applicant's residence, which is approximately two thousand three hundred (2,300) feet off of the town road that provides access to the applicant's home, which also results in decreasing any likelihood of any issue of "unsightliness" impacting any abutting property owner and/or travelers along the public road. There, also is only one (1) fire pit on the applicant's property and no OHRVs will be allowed (#19.11), so it is extremely unlikely that the proposed use would cause anything to substantially and unreasonably interfere with the use and enjoyment of another person's property.

6. That the granting of the permit would be in the spirit of the ordinance:

The spirit of Article 19 is stated as to "allow Campgrounds...in a manner that complies with [the Zoning Ordinance of the Town] to maximize [1] compatibility with surround land uses, [2] avoid health and safety hazards, [3] protect environmental and aesthetic resources, [4] minimize demands on public services, [5] not cause significant disruption to others who either live in or use adjacent areas, and [6] protect the rural qualities of the community [as a whole]. As to item [1], use of surrounding lands are woodlands with single-family homes and the proposed use does not construct any additional homes and each site will contain minimally-required area to comply with the Ordinance and RSA 216-I. With respect to [2], the proposed use will be accessible, by guests using the sites as well as by the Fire and Police Departments, if necessary, from the public road, onto the applicant's town-approved driveway to the applicant's residence then, along walking paths, which will be mowed. With respect to [3], the proposed use will have the minimum "footprint necessary for each of the three (3) sites, which will not require removal of any mature standing trees and no impervious pavement surfaces, and no public or historic aesthetic resources are involved in these three (3) small sites. With respect to [4], the proposed use, with only three (3) small sites with intermittent use and unlikely that each site would have its maximum of six (6) people and with guests staying in this type of accommodations typically interested in enjoying the outdoors, there is little likelihood that the proposed use would have any demand on public services. With

respect to [5], the three (3) small sites will be located on the applicant's 56-acre +/- parcel of land, under and/or among mature native trees, as well as being well over two hundred (200) feet from any common property line and two thousand three hundred (2,300) feet from any public road, as well as one (1) fire pit and no guest being allowed to operate an OHRV on the applicant's property in connection with the proposed use (#19.11), it is unlikely that the proposed use would cause any significant disruption to others who either live in or use adjacent areas. With respect to [6], the small "footprints" of the three (3) sites, their relatively isolated locations to each other, the maximum of six (6) people that can be registered to and on each site at any one time, the heavily forested location, and being situated over two hundred (200) feet from any common property line and two thousand three hundred (2,300) feet from any public road ensure that the proposed use will protect the rural qualities of the community [as a whole].

7. That the proposed use would not constitute a hazard, because of traffic, hazardous materials, or other conditions:

The proposed use includes only three (3) sites with minimally-required "footprints" that have the restriction of a maximum of six (6) people who can be registered to and be using each site, along with a likelihood that any site, let alone all three (3) sites, would have the maximum of six (6) people, that there will not be any OHRV (gasoline cans filling gas tanks) use and there will not be any recreational vehicles ("RVs") or trailer-campers allowed on the subject property, it is unlikely that any hazard would be presented by the proposed use.

NATURAL RESOURCES SUPPLEMENTAL CONDITIONS

1. Landscaping and development will be compatible with existing development.

The proposed use does not involve or require the installation of new landscaping, because the three (3) sites, for which the special exception is being requested, will be situated in a heavily-forested portion on the applicant's 56-acre +/- parcel of land, under and/or among mature native trees, as well as being well over two hundred (200) feet from any common property line and two thousand three hundred (2,300) feet from any public road, for the purpose of attracting and enabling guests to 'get back to and reconnect with Nature'.

- 2. Proposed use will be planned and oriented to respect natural features, solar access, scenic vistas, natural drainage areas.**

The proposed use maintains the natural features, solar access, scenic vistas, and natural drainage areas, by locating each of the three (3) sites, for which the special exception is being requested, in a heavily-forested portion on the applicant's 56-acre +/- parcel of land, under and/or among mature native trees.

- 3. Access ways and provisions for motor vehicles be planned to minimize their impact.**

Access to the three (3) sites, for which the special exception is being requested, will be accomplished by/through the use of the applicant's existing town-approved gravel driveway off of the public road then, up the existing driveway to existing open areas in the general location of the applicant's residence that will be designated as parking locations for each site then, along existing walking path(s), which will be mowed, from the parking locations to each site, so no new access ways will need to be constructed for the proposed use.

WAIVER REQUESTS
CHANCE ANDERSON
CIRCLED

Data required to be submitted for Site Plan application approval:

(see pages 4-6 of Site Plan Review Regulations for a more detailed list of each item below)

1. Application
2. Site plan
3. List of current names/addresses of all abutters within 200 feet of any property line
4. Written notification of waiver requests
5. Fees

Required Exhibits:

1. Narrative description of proposal
2. Site plan showing:
 - a. Existing natural features (water, soil types, trees)
 - b. Surveyed property lines
 - c. Existing and proposed grade elevations
 - d. Location, elevation and layout of catch basins and other drainage
 - e. Location, width, curbing, driveways
 - f. Lines, names, of streets, lanes, ways
 - g. Location of existing and proposed utilities
 - h. Size and proposed location of water/sewer
 - i. Size and location of public service connections
3. Seal and signature of engineer and owners
4. Plan of all buildings with type/size/location
5. Landscaping plan
6. Parking needs
7. Description, location, size of proposed signs
8. Type and location of solid waste disposal facilities
9. Provisions for snow removal/disposal
10. Erosion and sediment control plan
11. Noise study
12. Traffic study
13. Lighting study
14. Any other exhibits Planning board deems necessary

WAIVER FROM ARTICLE 19.11 OPERATION PERIOD FOR
WINTER CAMPING.