

Canterbury Planning Board.  
PO Box 500  
The Sam Lake House  
Canterbury NH, 03224

9/20/21

Dear Planning board members, I am partnering with Martinson Investment Properties LLC., of 25 Morrill Road in Canterbury to develop an 8.42 acre lot in your town. Enclosed is a preconception permit application for a small cluster subdivision on Boyce Road.

As investors and builders, we would like to come up with a development option that will address a number of issues. We are obviously a for profit company, and at the same time we want to fill a need for single level housing for our aging population, while trying to stay within your current zoning ordinances. We believe we can obtain this while creating a development as beautiful as the setting your town provides, and at the same time increase your tax base.

Please review our application and let us know if what we are proposing will be feasible moving forward. Feel free to reach out anytime for clarification or additional information.

Very Truly Yours:

A handwritten signature in cursive script, appearing to read "Phil Bates".

Phil Bates  
Bates Services  
603-731-8265  
philbatesrealtor@gmail.com

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:**

Philip Bates  
30 Hannah Dustin Drive Concord NH 03301  
Phone Number: (603) 731-8265  
Email Address: philbatesrealty@gmail.com

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

Martinson Investment Properties LLC  
25 Merrill Road Canterbury NH 03224  
Phone Number: (802) 309-9551  
Email Address: BLTransmissions17@gmail.com

**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):**

\_\_\_\_\_  
\_\_\_\_\_

**4. Type of project:** Cluster Sub-division  
4 duplex Ranch style houses.  
8 total condo dwellings.

5. **Location of project to be discussed:**

Boyce Road (- approx 34)

Tax Map/Lot No.: 263-008

6. **Zoning District:** Residential **Flood Area:** Yes / (No)

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

Acres: 8.42 Lots: \_\_\_\_\_

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

✓ 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?

Yes

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

Date of approval: \_\_\_\_\_

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

None

**FOR PLANNING BOARD USE ONLY:**

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

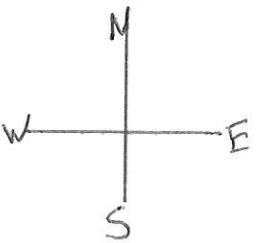
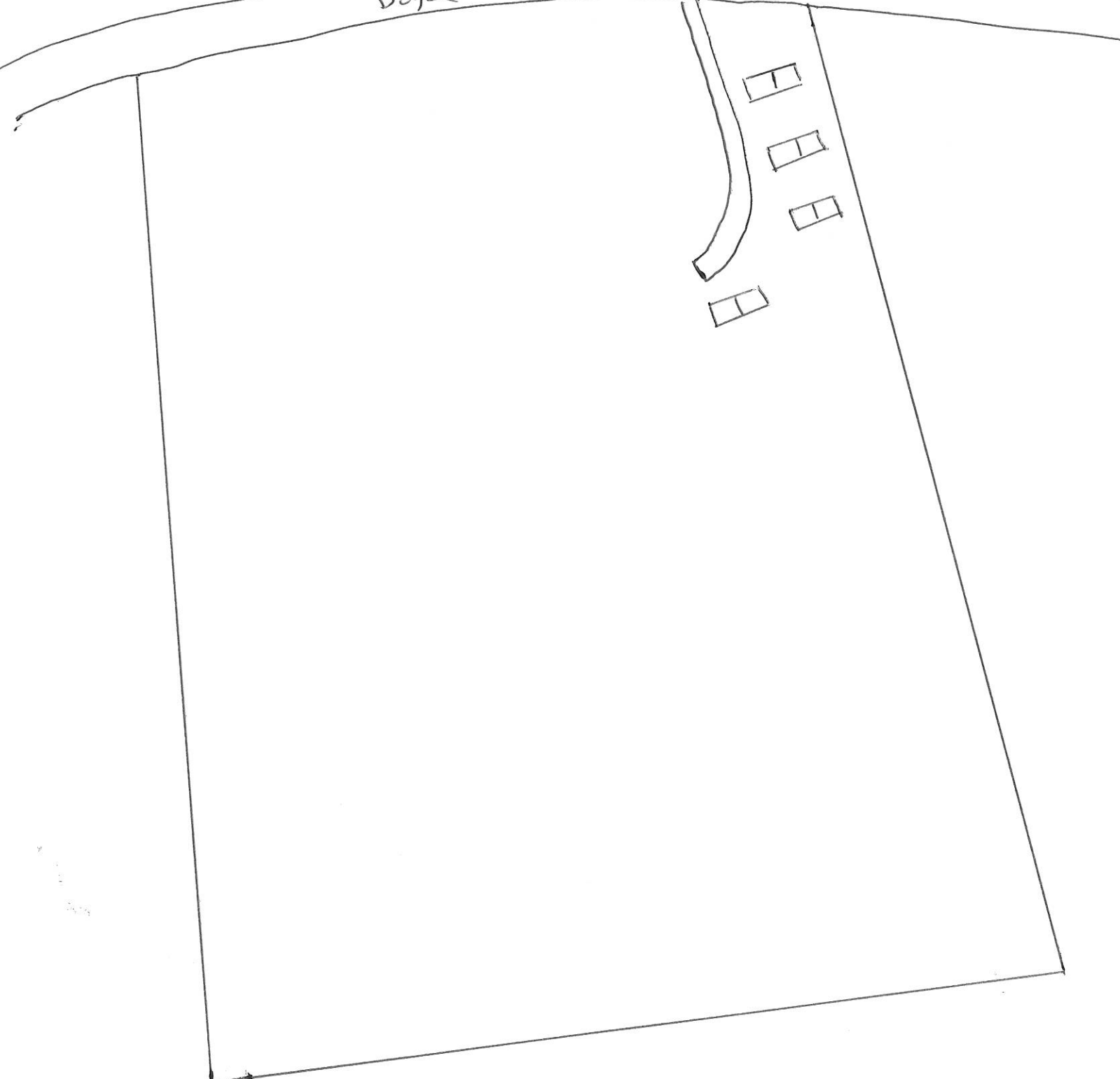
\_\_\_\_\_ Date

Application on Board agenda

\_\_\_\_\_ Date



Boyce Road



Tax Map # 263

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