

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

SITE PLAN REVIEW APPLICATION
(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:**

Elle Bezanson

Phone Number:

603-783-4746

Email Address:

bezansonelle@gmail.com

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

Phone Number:

Email Address:

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. **Location of proposed project:**

175 Lambert Rd

Tax Map/Lot No.:

000219 011000

5. **Zoning District:** Rural AG **Flood Area:** Yes No

6. **Name of proposed development (if applicable):**
N/A

7. **Number of acres:** 52 +/- **Number of lots:** 1
Number of structures: 0 **Number of units in structure:**

8. **Type(s) and number of dwelling units proposed in development (check all that apply):**
Single Family 0 Duplex 0 Multi-Family 0

9. **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?

If no, has a Special Exception or Variance been applied for or obtained? yes
Date of approval: 9/30/20

10. **Date of last Site Plan Review or Subdivision of land:** N/A

11. **DES Subdivision Number (if applicable):**

12. **Identify any existing easements or Rights of Way on property:**
discontinued Town Roads and
Right of ways

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. 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 Site Plan Regulations of 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) \$ 600.00

Registry filing fee (\$33.00 for each Mylar recording; fee
includes \$7.00 for a recorded copy for the Planning
Board's file). \$ _____
**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.) \$ _____

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 and addition 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 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 subdivided, 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.

- IV. I agree to pay any costs incurred by the Planning Board in employing an engineer in accordance with Section VI of the Site Plan Review 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: 11/10/20

Applicant: *Elle Beyer*

Date: _____

Owner: *Elle Beyer*

Date: _____

Agent: _____

FOR PLANNING BOARD USE ONLY:

Filing Fee: \$ 100.00

Date: 11/30/20

Lot Fee: \$ _____

Date: _____

Abutter Fee: \$ 60.00

Date: 11/30/20 Check 1028.

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 _____.

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)

12/7/2020
Date

Fees paid

Amount: \$160-

12/7/2020
Date

Notices mailed and posted

Date

Completed application on Board agenda

Date

Application accepted by Board

Date

Public hearing dates

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

Canterbury Planning Board
Site Plan Review
Application, Letters, Waiver,
Brief Explanation of Intent.

Dear Members of the Board,

I have enclosed the required documents and Applications.

I Have been running a simple camping area, where people
Can pitch tents in a natural environment that are very private,
And away from the general public. I have found during these
Trying times, no one wants to camp in a regular campground.
Social distancing is easy on 50+ acres, my tent sites are very
Spaced out literally acres apart. This allows for complete
Privacy and seclusion which is what people want.

I have been granted permission by the ZBA, I have met all
Their requirements, regarding health, safety and fire permits.

I Have enclosed maps, Property lines and map with descriptions
Of sites as per request of the Fire Department. And most
Importantly a letter requesting waivers of things that do not
Apply to my particular Application.

Thank You

A handwritten signature in black ink, appearing to read 'Elle Bezanson', with a long horizontal flourish extending to the right.

Elle Bezanson

000219 011000 000000

BEZANSON, E & GOWLIS, V
175 LAMBERT ROAD
CANTERBURY, NH 03224

000219 018000 000000

BLOMBACH, JAMES & ANN G. ✓
10 BATTIS CROSSING ROAD
CANTERBURY, NH 03224

000234 007000 000000 ✓

BOND, MARK ✓
BEHAN, CYNTHIA
24 BATTIS CROSSING ROAD
CANTERBURY, NH 03224

000219 012000 000000

GLINES, LEROY A. ✓
PO BOX 800
CANTERBURY, NH 03224

000234 026000 000000

NEW HAMPSHIRE, STATE OF ✓
PO BOX 457
CONCORD, NH 03302-0457

000219 015000 000000

O'BRIEN, AIDEN PATRICK ✓
393 INTERVALE ROAD ✓
CANTERBURY, NH 03224

November 30, 2020

Canterbury Planning Board

Re: Waiver Request: Camping at Wolf Swamp,
Located at; Not The End of The Trail Farm.

Dear Members of the Board,

Please consider this letter to be a request for waiver of
The following items requested on the checklist of the
Site Plan Application, waiver are for the item numbers
As follows:

2-c, d, e, g, h, i & 3, 4, 5, 7, 8, 9, 10, 11, 12, 13

None of the above requests are applicable to my
Application for allowing simple nature conscious
Camping in an open space undisturbed environment.

Thank you



Elle Bezanson



Jesse James Hideout

Sunset Hill

Tucked & Tilted

Camp David

Yogi's Place

175 Lambert Road
The Meadow

The Get-Away

Beaver Pond

Sand Pit

Copacabana

Google

Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, U

Sandpit is not a site.

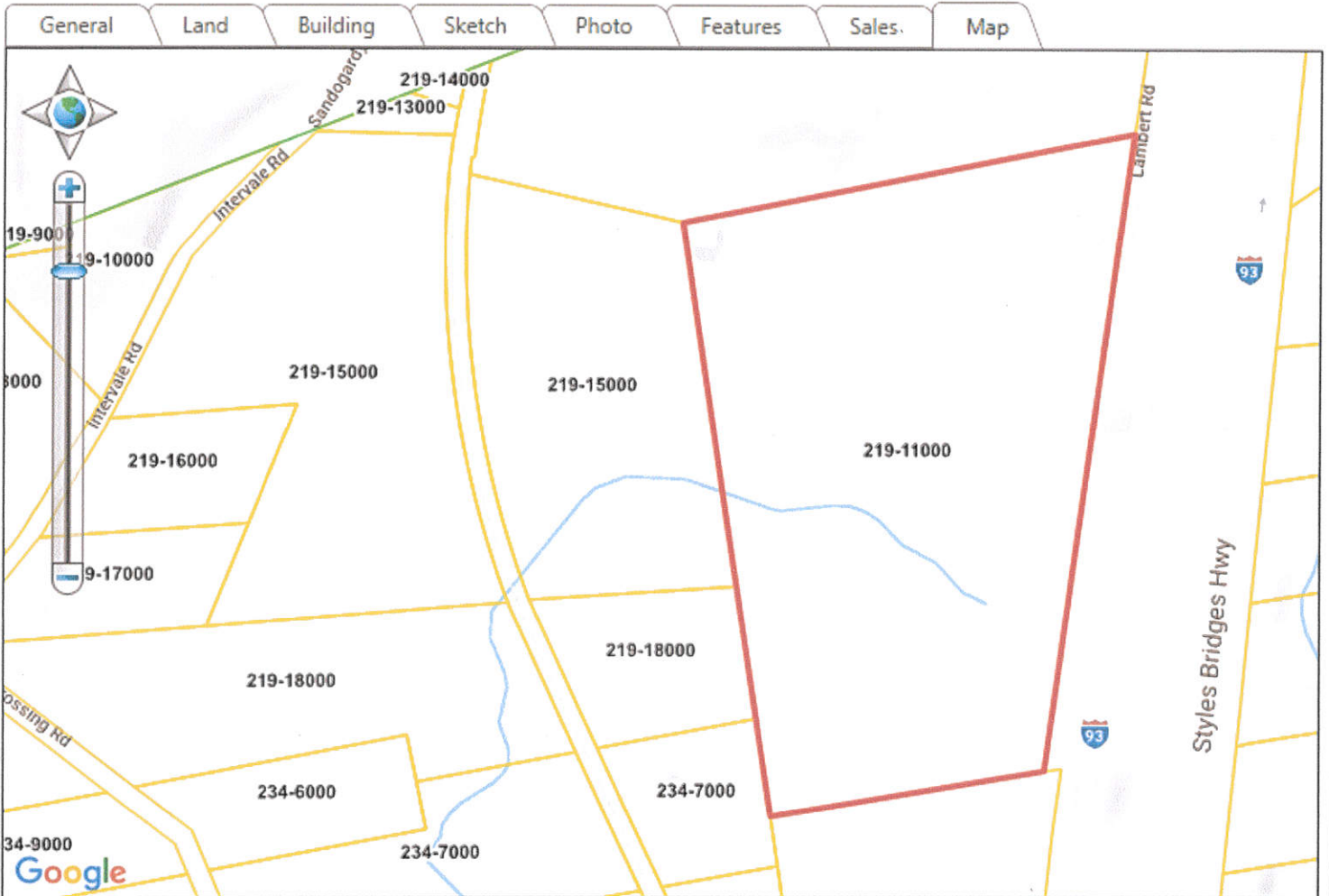
The meadow is just a ~~viewing~~ viewing location.

The presidential suite next to Jessie James is not shown

Canterbury, NH

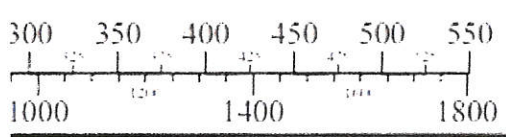


Parcel ID: 000219 011000 000000
Owner: BEZANSON, E & GOWLIS, V
Location: 175 LAMBERT ROAD
Acres: 51.000





MAP NOTES







Best Septic Service

bestseptic-service.com

109 Flagg Road, Loudon, NH 03307

tel. (603)-225-9057 fax. (603)-783-9081

October 20, 2020

Ella Bezanson
175 Lambert Rd
Northfield, NH 03276

Re: 175 Lambert Rd Canterbury, NH

Dear Ms Bezanson-

This letter confirms our conversation relative to Best Septic Service becoming your contractual septic service provider for the pumping of your portable toilets located at the address as listed above.

You have indicated your anticipated usage and we've discussed when you'd need a regular service call schedule for the pumpings and/or when you will call to request service.

Our office number is 603-225-9057, and we are available M-F, and for emergency calls on the weekends.

Thank you for calling Best Septic Service and we look forward to meeting all your septic/camper pumping needs.

Sincerely,

Darlene M. Johnson

Darlene Johnson
Office Manager



Town of
Canterbury, New Hampshire, Settled 1727



9-9-2020

Today myself and Dave Nelson conducted a site visit of 175 Lambert Rd for Elle Bezanson Map 219 Lot 11 for her campground. There was proper access to all camp sites and 3 porta potties were provided for the 6-8 current campsites. They were all spaced out, camp site sq ft exceed the minimum areas, category 1 fire permit was in place and a couple of the campfire stone rings needed to be addressed for 2' interior burning area and non-combustible materials outside of rings. Elle was advised that she would need to provide the FD a proper map of roads and campsite locations with designations and that she had until Friday to get in touch with the Planning and Zoning board to get onto their schedules or she would receive a cease and desist

Joel French

Town of Canterbury Code Enforcement Officer

603-783-9033

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: *map of Campsites*
 - a. Existing natural features (water, soil types, trees) ✓
 - ✓ b. Surveyed property lines ✓
 - c. Existing and proposed grade elevations *N/A*
 - d. Location, elevation and layout of catch basins and other drainage *N/A*
 - e. Location, width, curbing, driveways *N/A*
 - 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 *N/A*
- 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

N/A

13. Lighting study

''

14. Any other exhibits Planning board deems necessary

TABLE OF CONTENTS
SITE PLAN REVIEW REGULATIONS

<u>Section</u>	<u>Page</u>
<u>AUTHORITY and EFFECTIVE DATE</u>	1
<u>INDEX</u>	2
I. <u>PURPOSE AND SCOPE</u>	3-4
II. <u>PROCEDURES</u>	4-5
III. <u>SUBMISSION REQUIREMENTS</u>	5
IV. <u>REQUIRED EXHIBITS AND DATA</u>	6-7
V. <u>GENERAL STANDARDS</u>	7-11
VI. <u>TOWN ENGINEER</u>	11
VII. <u>WAIVERS OF SITE PLAN REVIEW REGULATIONS</u>	12
VIII. <u>PERFORMANCE BOND</u>	12
IX. <u>RECORDATION</u>	12
X. <u>JOINT HEARINGS</u>	12
XI. <u>AMENDMENTS</u>	12
XII. <u>SEVERABILITY</u>	13
XIII. <u>DEFINITIONS</u>	13
XIV. <u>PENALTIES</u>	13
XV. <u>CONCEPTUAL CONSULTATION</u>	13-14

December 1, 2008