

May 17, 2021

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

Re: A&M Project #2915-01
Proposed Development
Hall Road, Canterbury NH
Site Plan Review,
Lot Line Adjustment

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 proposed commercial project located at Hall Road. The application contains a submission for Site Plan Review, Lot Line Adjustment, and Conditional Use Permit. The Conditional Use Permit is required for the proposed development of more than 2,500 square feet of impervious area. 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 June 8, 2021 meeting.

The proposed Lot Line Adjustment will simplify the lots and generate more usable area for both parties. The subject parcel Tax Map 251 Lot 18, will be slightly reduced in size from 5.12 Acres to 5.05 Acres. Tax Map 251, Lot 20, will be slightly increased in size from 1.40 Acres to 1.47 Acres. There is a 2 acres lot minimum with the Industrial Zone and this will bring the proposed lot size closer to conformance from existing.

The proposed development consists of two buildings. The 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 per NHDOT standard. The building will be serviced by a proposed septic system, well, and available electric. Stormwater is proposed to include low impact development techniques including swales and a stormwater infiltration pond. The stormwater management system has been designed to meet state and local regulations. Supporting calculations have been provided within the submitted drainage report.

Thank you for your time to review the proposed project. If there are any questions prior to the meeting please contact me by phone at, (603) 627-5503, or by email at amackey@allenmajor.com.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Aaron Mackey, P.E.
Project Engineer

- Enclosures:
- 1) Site Development Plans for Hall Road, Dated, May 17, 2021
 - 2) Drainage Summary, Dated, Dated, May 17, 2021
 - 3) Traffic Summary, Dated, Dated, May 17, 2021
 - 4) Waiver Request, Dated, Dated, May 17, 2021
 - 5) Site Plan Review Application
 - 6) Lot Line Adjustment Application
 - 7) Abutters List