

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:

Virginia G Laporte
137 Old Tilton Rd. Canterbury NH 03224

Phone Number: 603 783 4702

Email Address: CANTERBURY@AOL.COM

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

Same Virginia G Laporte Zuckale Trust

Phone Number: Same

Email Address: Same

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):

N/A
LeeAnn Mackey 603 708 1476 Agent/operator

4. Location of proposed project:

137 Old Tilton Rd

Tax Map/Lot No.: 000238 008000 000000

5. **Zoning District:** RU, A **Flood Area:** ~~Yes~~ / No

6. **Name of proposed development (if applicable):**
Pitch Perfect at Canterburybrook

7. **Number of acres:** 10A more or less **Number of lots:** N/A
Number of structures: N/A **Number of units in structure:** N/A

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

9. **Type(s) of proposed uses in development:**
Residential Multi-Family Manufactured Housing Park
Cluster Campgrounds Commercial Industrial

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

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

Date of approval: ~~Pending~~ Approved

10. **Date of last Site Plan Review or Subdivision of land:** _____

11. **DES Subdivision Number (if applicable):** N/A

12. **Identify any existing easements or Rights of Way on property:**
N/A

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:	\$ <u>100.00</u>
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>80.00</u>
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.	\$ <u>\$180 -</u>

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 an additional 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: 9/15/20 Applicant: Virginia G Laplante
Date: 9/15/20 Owner: Virginia G Laplante Revocable Trust
Date: 9/15/20 Agent: [Signature]

FOR PLANNING BOARD USE ONLY:

Filing Fee:	\$ <u>100.00</u>	Date: <u>12/7/20</u>
Lot Fee:	\$ _____	Date: _____
Abutter Fee:	\$ <u>80.00</u>	Date: <u>12/7/20</u>
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) _____
Date

Fees paid Amount: \$ 180 - _____
Date 12/7/20.

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

September 14, 2020

Canterbury Planning Board

Re: Letter of Authorization

Dear Board Members,

Please consider this letter my full authorization for LeeAnn Mackey of 137A Old Tilton Road, Canterbury NH, to be the agent for purposes of communicating with the town of Canterbury as it pertains to the campground at Canterbrook; as she will be the family member in charge of running the operation.

Thank you,

A handwritten signature in cursive script that reads "Virginia Laplante". The signature is written in dark ink and is positioned above the printed name.

Virginia Laplante, owner

000232 004000 000000
BARRETT, MARK S. & PAMELA S.
178 GREENVIEW DRIVE
LOUDON, NH 03307

000232 005000 000000
DAVIS, LEROY & DIANE
20 BOROUGH RD
CANTERBURY, NH 03224-2203

000232 006000 000000
HAMPTON, FAMILY REV TRUST
HAMPTON, MARK & DORIS TRUSTEES
38 BOROUGH ROAD
CANTERBURY, NH 03224

000232 003000 000000
LAPLANTE REVOCABLE TRUST
137 OLD TILTON ROAD
CANTERBURY, NH 03224

~~000238 005000 000000
LAPLANTE REVOCABLE TRUST
137 OLD TILTON ROAD
CANTERBURY, NH 03224~~

~~000238 008000 000000
LAPLANTE REVOCABLE TRUST
137 OLD TILTON ROAD
CANTERBURY, NH 03224~~

~~000238 009000 000000
LAPLANTE REVOCABLE TRUST
137 OLD TILTON ROAD
CANTERBURY, NH 03224~~

000231 002000 000000
MCGRAW, HARRIET B. TRUSTEE
MCGRAW 1987 TRUST
1521 BEACON ST, APT 2
BROOKLINE, MA 02446

000104 005000 000000
RUESSWICK, KENT
& FISCHER, DONETA
99 OLD TILTON ROAD
CANTERBURY, NH 03224

000238 001000 000000
SCANLON, DAVID & NAOMI
23 CLOUGH TAVERN ROAD
CANTERBURY, NH 03224

~~000238 002000 000000
SCANLON, DAVID & NAOMI
23 CLOUGH TAVERN ROAD
CANTERBURY, NH 03224~~

000238 010000 000000
UDALOY, JOHN JR. & CAROLYN A.
113 OLD TILTON ROAD
CANTERBURY, NH 03224

000232 018000 000000
WOLFE, MATTHEW W. & PAULETTE W
592 TILTON HILL ROAD
PITTSFIELD, NH 03263

September 14, 2020

Canterbury Planning Board

Re: waiver request; Campground at Canterbrook/Virginia Laplante

Dear Board Members,

Please consider this note to be a request for waiver on many items requested on the check list of the Site Plan Application. Waiver requests are for 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 our constructing small rock firepits and running a nature conscious camping operation on our property.

Thank you,



Virginia Laplante, owner

LeeAnn Mackey, operator

To the Planning Board:

I am proposing a rustic, recreational campground in the area on the property that was previously designed and used as a popular equine campground in the late 1970's-early '80's. There are no excessive campground amenities being offered and it is planned to be a seasonal offering from spring to fall—March 2021-November 2021, or until snow melts/fries (same dates and snow conditions for each consecutive year)

We will not be running in the winter months, or if there is snow on the ground.

Mandatory amenities for each camper site are as follows: Firepit, firewood, picnic table and ample space to pitch tents. Additionally, we will keep a permanent 5-gallon supply of water in each site for fire extinguishing as per NHDFL rules.

As the property was formally used as an equine (and other) event property, there is already ample parking space on-site for large and small vehicles.

Four portable toilet facilities will be located on the property in reasonable proximity to each section of campground in order to accommodate 3 sites per toilet.

We will NOT be providing any additional water other than purchased drinking water.

We have passed building and fire inspection-letter provided.

We will have 2 dedicated areas (out of a total of 12 sites) for camper type vehicles, but will not be providing traditional amenities such as sewage or electric (traditionally known as hook-ups).

We plan to promote the campground via the camping website known as 'Hip Camp'.

All sites, potties and check in/out procedures will be maintained and handled with careful Covid-19 restrictions and guidelines in place as dictated by the state and the CDC.

All insurances are up to date through the current farm policy, with additional coverage being provided by Hip Camp.

Our overall goal is to protect and preserve the natural beauty on the property while providing a way to help keep the property undeveloped. We also want to provide a safe, quiet and woodsy appeal to campers. Our secondary aim is also to promote Canterbury tourism and patronage, and as such, we will be providing each camper with a list of local events and offerings.

We are in full compliance of RSA 216-1: 1-15, RSA 216-I:5

We have contracted with a septic company for potty sewage removal-letter provided. Additionally, all of our potties have above ground tanks for sewage collection.

We do not require any DES involvement per water supply permit as there is no water being provided campers directly other than bottled-for sale.

We do not require DES involvement in sewage concerns because there is no subsurface systems involved in our operation whatsoever. Portable Potties are considered by the state to be 'alternative' and therefore do not require DES involvement.

We will be limiting occupancy per site at 4 adults, with the option of adding 2 more adults per site at an additional cost—bringing the total allowable per site to 6.

All of our sites offer direct in-site parking.

All paths to/from sites are woods roads that pass directly by, or within 10 feet of each site.

Conditions required for Site Plan Review:

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

Our operation would benefit local businesses and tourism in our area. Additionally, through design and intent, it will promote a love of the outdoors and farming through the experience of being in close proximity to livestock, wildlife and the beauty of nature. It will also help the landowners to maintain their large property in an undeveloped way.

2. That the proposed use would not adversely affect the property values in the district.

Considering the property was formally a campground and equine event facility without any adverse effect on our property or others, we do not anticipate a 'reopening' to alter or change that status in any way.

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

Our location has already successfully demonstrated the natural appropriateness and with 175 available acres, we will be utilizing a considerably small amount for this purpose.

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.

There is nothing in this proposal that poses a health hazard, or conditions that could adversely affect nearby residents or others. Further, our property is densely wooded at the periphery of our proposed campground, and thereby provides an extremely healthy buffer between us and any adjoining residences.

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

There isn't anything in this proposal which poses a risk to anything on that list. There will be some campfire smoke that should not, in any way, constitute a nuisance and/or effect adjacent property due to the densely wooded buffer. Campers will be given an instruction sheet upon entry which includes covering general guidelines according to fire safety and noise in compliance with local ordinances.

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

Canterbury likes to promote a healthy interest in small business and this proposal would fall well into that category, as well as encouraging patronage to other small businesses in town. It will also help us to preserve having a large property remain undeveloped.

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

Reservation and check in/out times will be naturally staggered and therefore not pose any undue strains, hazards, or concerns regarding traffic. We do not foresee any 'other' conditions, nor issues with hazardous materials.

Pitch Perfect At Canterbrook

Site Map

137 Old Tilton Road
Canterbury NH 03224

Campsites:

- 1 - The Summit
- 2 - Royal Oak
- 3 - Winterbrook
- 4 - Field View
- 5 - The Secret Field
- 6 - Hills Corner
- 7 - Hilltop
- 8 - The Glade
- 9 - Brookside
- 10 - Brook Bend
- 11 - Pineview
- 12 - Pine Nook

Small cook fires only, no bonfires.

Dogs must be leashed.

No hunting or harming of animals.

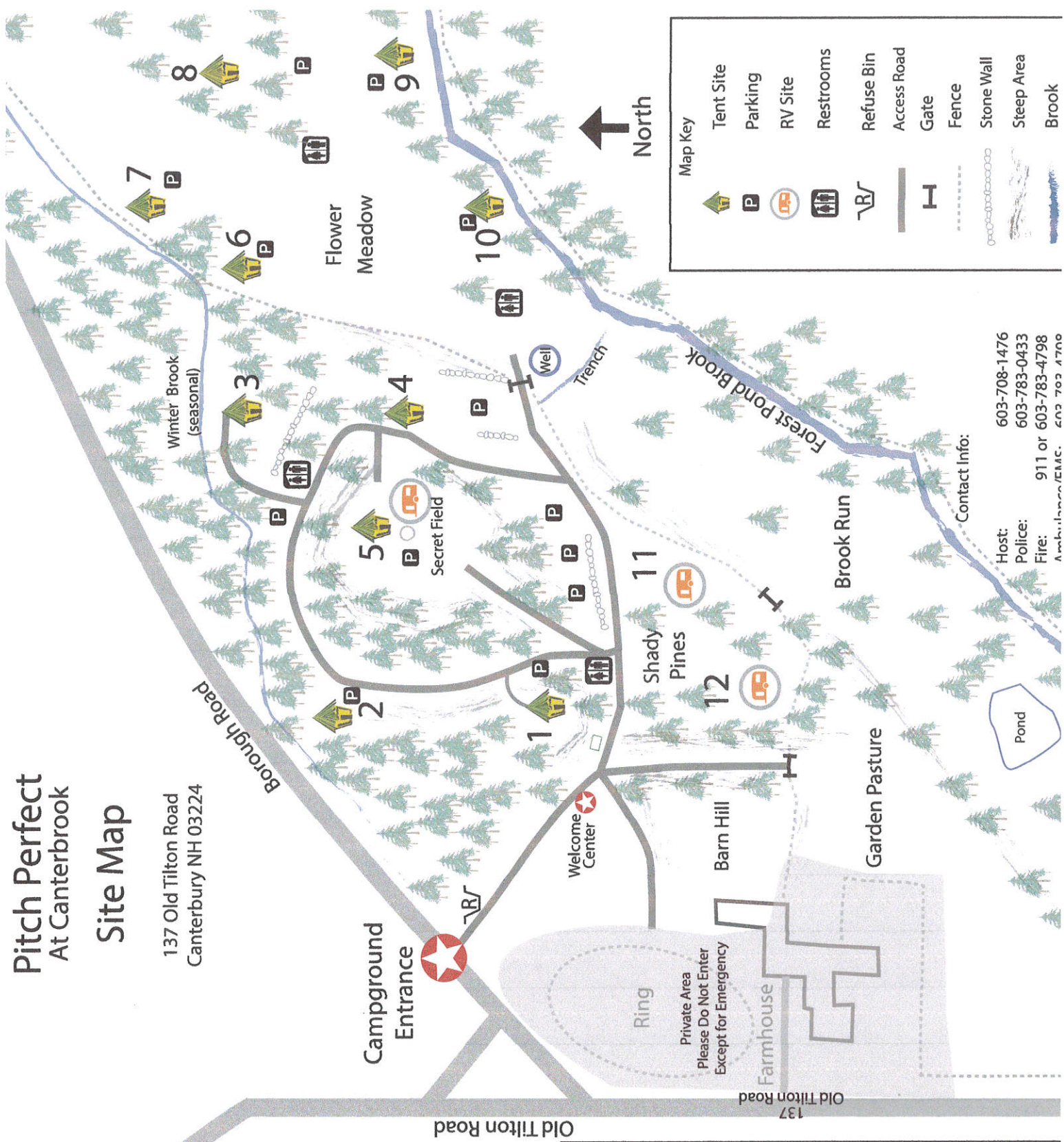
No soaps on or near water sources.

Do not feed horses.

Do not enter areas near our home or barns (except for emergency).

Carry out your own refuse (dumpster provided).

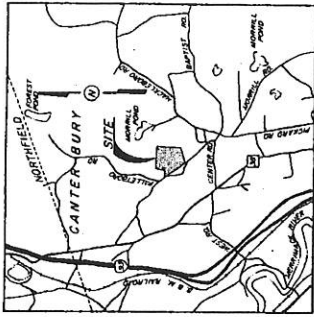
No activities that could detract from nature, or interfere with the enjoyment of other campers.



Contact Info:

Host: 603-708-1476
 Police: 603-783-0433
 Fire: 911 or 603-783-4798
 Ambulance/EMC: 603 703 4700

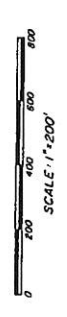
TAX MAP LOT NO. 9
Map 838 lot 9.



**LOCUS
PRELIMINARY
PRINTERS:**
KENNETH G. & VIRGINIA C. BOUCHARD
&
MICHAEL & VIRGINIA G. PLISKO
OLD TILTON ROAD
CANTERBURY, N.H.

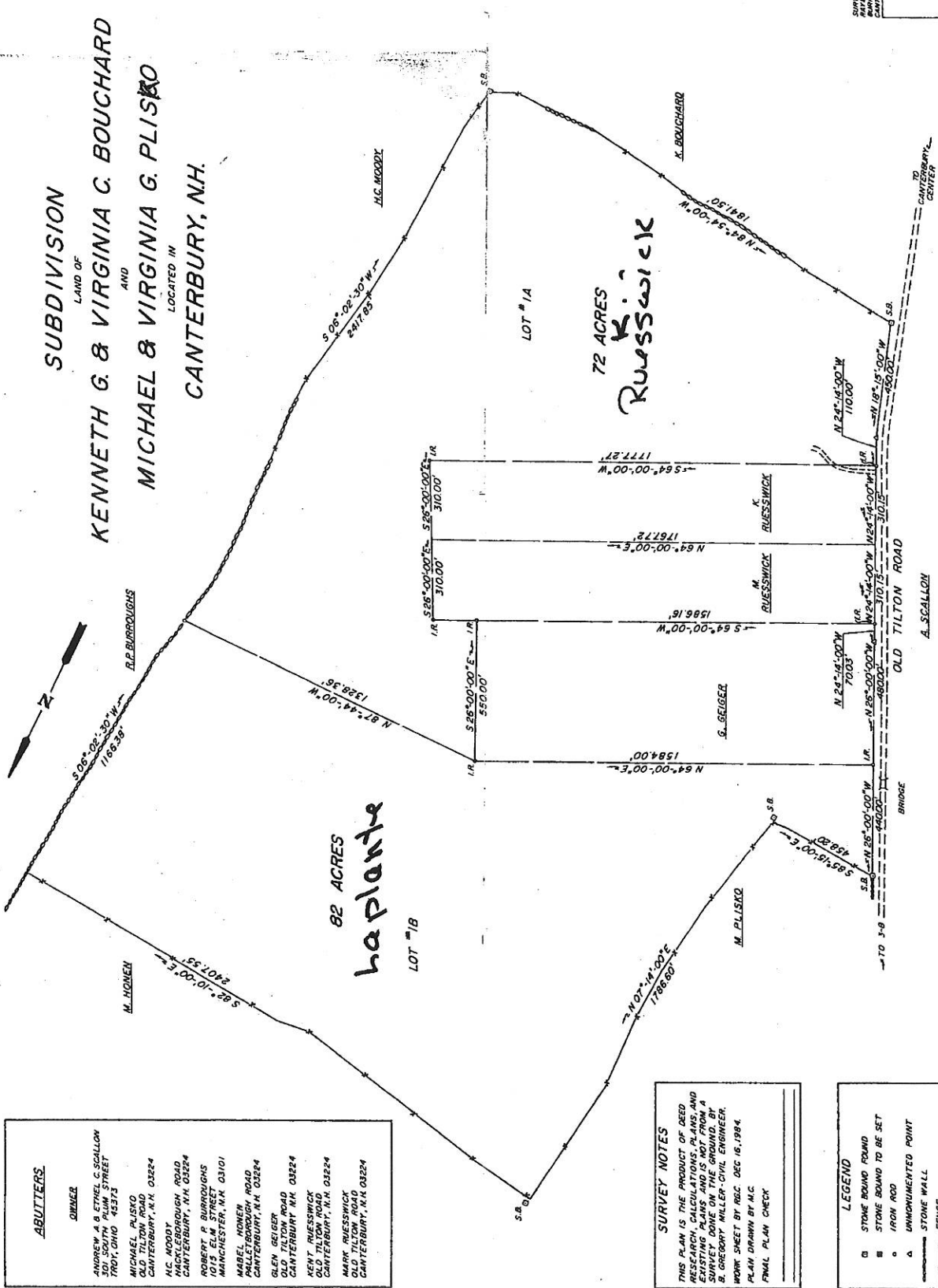
DEED REFERENCE:
MERR CO. VOL 1362 PAGE 722
TOWN OF CANTERBURY N.H.
TAX MAP NO. 8
LOT NO. 90

PLAN REFERENCE:
BOUNDARY SURVEY FOR
CHABLES & FLORENCE POWERS
BY DONALD PELDORF DATED 3-23-1971
SUBDIVISION OF MICHAEL & VIRGINIA G. PLISKO
AND KENNETH G. & VIRGINIA C. BOUCHARD
OLD TILTON ROAD CANTERBURY, N.H.
BY HARROLD G. CUSHMAN P.L.S. 281 DATED 3-4-1980



SURVEY BY
HARROLD G. CUSHMAN P.L.S.
HARRISBURG, N.H.

**B. GREGORY MILLER
CIVIL ENGINEER**
CONCORD, N.H.
603-228-3541



ADJUTERS:

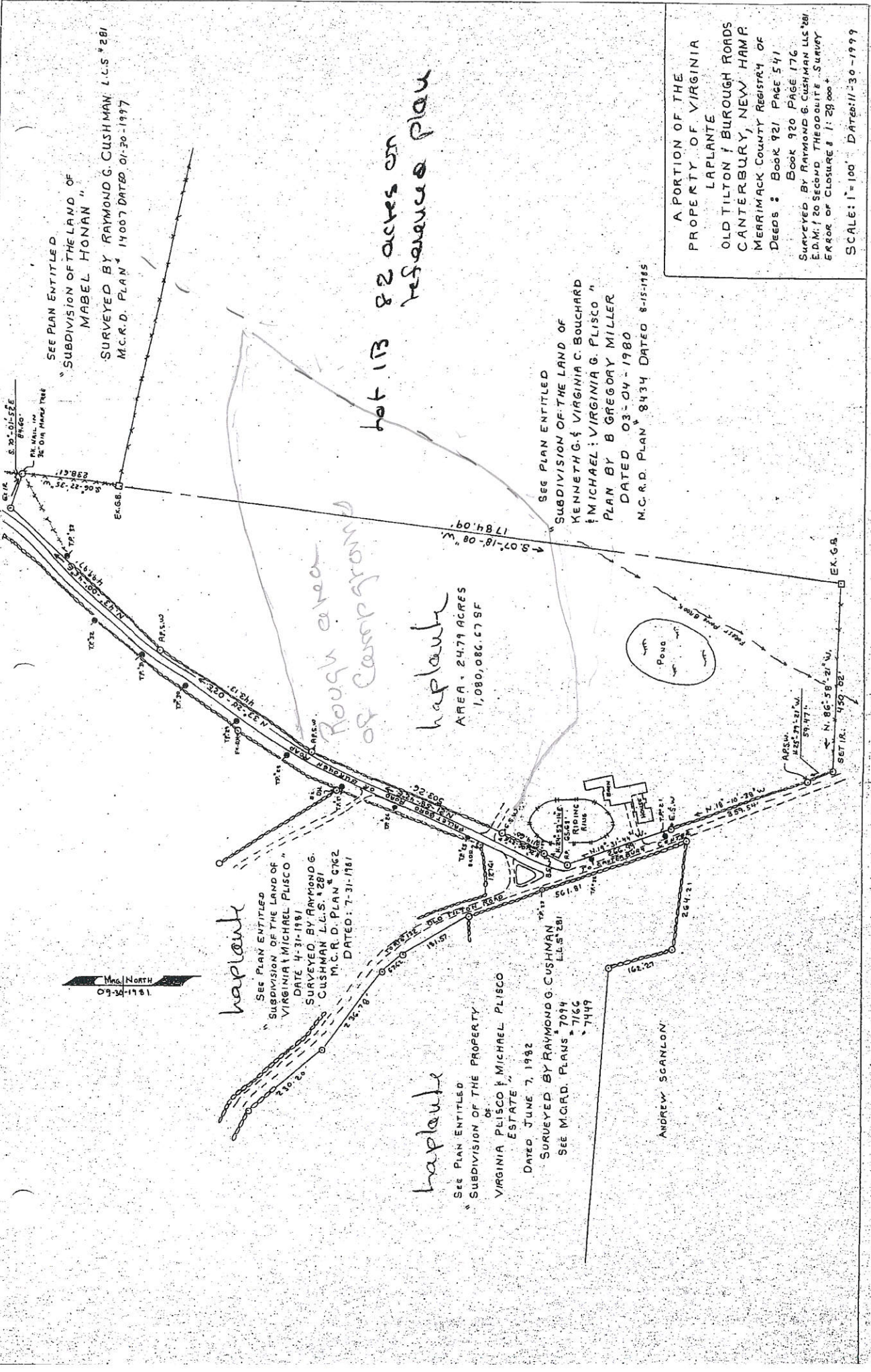
OWNEE	ANDREW A & ETHEL C. SCALLION 301 SOUTH PALM STREET TROY, OHIO 45373
	MICHAEL PLISKO OLD TILTON ROAD CANTERBURY, N.H. 03224
	H.C. MOODY HACKLEBOROUGH ROAD CANTERBURY, N.H. 03224
	ROBERT P. BURROUGHS 1015 WILKINSON MUNICIPALITY, N.H. 03101
	MABEL HONEN CANTERBURY, N.H. 03224
	GLEN SELIGER OLD TILTON ROAD CANTERBURY, N.H. 03224
	KENT RUESSEWICK OLD TILTON ROAD CANTERBURY, N.H. 03224
	MARK RUESSEWICK OLD TILTON ROAD CANTERBURY, N.H. 03224

SURVEY NOTES

THIS PLAN IS THE PRODUCT OF DEED
RESEARCH, CALCULATIONS, PLANS, AND
SURVEY DONE ON THE GROUND BY
B. GREGORY MILLER - CIVIL ENGINEER.
WORK SHEET BY REG. DEC 16, 1984.
PLAN DRAWN BY M.C.
FINAL PLAN CHECK

- LEGEND**
- STONE BOUND FOUND
 - STONE BOUND TO BE SET
 - IRON ROD
 - △ UNMONUMENTED POINT
 - STONE WALL
 - - - FENCE

TAX MAP LOT NO: 000738 008000 000000



SEE PLAN ENTITLED
"SUBDIVISION OF THE LAND OF
MABEL HONAN"
SURVEYED BY RAYMOND G. CUSHMAN L.L.S. #281
M.C.R.D. PLAN # 14007 DATED 01-30-1997

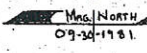
lot 1B 82 acres on
reference plan

SEE PLAN ENTITLED
SUBDIVISION OF THE LAND OF
KENNETH G. & VIRGINIA C. BOUCHARD
& MICHAEL & VIRGINIA G. PLISCO
PLAN BY B GREGORY MILLER
DATED 03-04-1980
M.C.R.D. PLAN # 8434 DATED 8-15-1985

SEE PLAN ENTITLED
"SUBDIVISION OF THE LAND OF
VIRGINIA & MICHAEL PLISCO"
DATE 4-31-1981
SURVEYED BY RAYMOND G.
CUSHMAN L.L.S. #281
M.C.R.D. PLAN # 6162
DATED: 7-31-1981

SEE PLAN ENTITLED
"SUBDIVISION OF THE PROPERTY
OF
VIRGINIA PLISCO & MICHAEL PLISCO
ESTATE"
DATED JUNE 7, 1982
SURVEYED BY RAYMOND G. CUSHMAN
SEE M.C.R.D. PLANS # 7014
7166
7149

A PORTION OF THE
PROPERTY OF VIRGINIA
LAPLANTE
OLD TILTON & BURROUGH ROADS
CANTERBURY, NEW HAMPSHIRE
MERRIMACK COUNTY REGISTRY OF
DEEDS: Book 921 PAGE 541
Book 920 PAGE 176
SURVEYED BY RAYMOND G. CUSHMAN L.L.S. #281
E.D.M. # 20 SECOND THEODOLITE SURVEY
ERROR OF CLOSURE: 1:28000+
SCALE: 1" = 100' DATED: 11-30-1999



haptlante

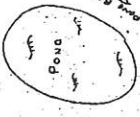
haptlante

haptlante

Rough sketch of
Campground

AREA - 24.79 ACRES
1,080,086.67 SF

ANDREW SCANLON



AP.S.W. #25771-27 W. 59.47'

N. 86° 58' 21" W. 459.82'

EX. G.B.

S. 07° 18' 08" W. 1784.40'

S. 20° 01' 55" E 258.61'

S. 06° 27' 25" W. 119.83'

EX. G.A.

EX. G.A.

EX. G.A.

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EX. G.A.

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EX. G.A.

EX. G.A.

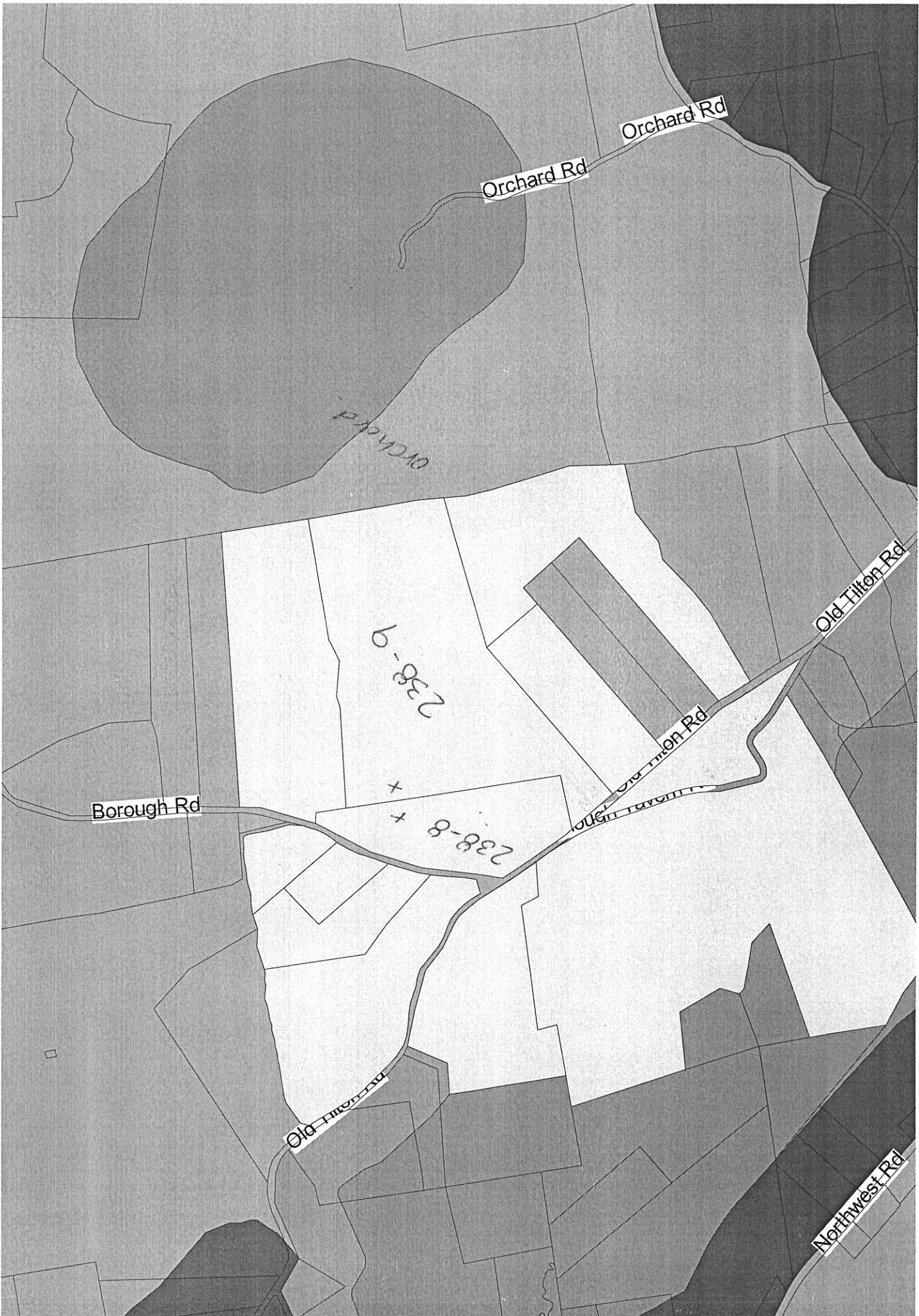
EX. G.A.

EX. G.A.

EX. G.A.

EX. G.A.

EX. G.A.



Orchard Rd

Orchard Rd

Orchard

Old Tilton Rd

238-9

Borough Rd

238-8 + 8-882

Old Tilton Rd

Old Tilton Rd

Northwest Rd



Best Septic Service

bestseptic-service.com

109 Flagg Road, Loudon, NH 03307

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

October 20, 2020

Pitch Perfect at Canterbrook
LeeAnn Mackey
137 Old Tilton Rd
Canterbury, NH 03229

Re: 137 Old Tilton Rd Canterbury, NH

Dear Ms Mackey-

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

From: Building Inspector

Sent: Wednesday, October 14, 2020 4:30 PM

To: Ken Folsom <kfolsom@canterbury-nh.org>; Dave Nelson <dnelson@canterbury-nh.org>

Subject: 137 Old Tilton Rd Pitch Perfect Campground

10/14/2020

I met with Lt. Nelson and Chief Gamache this morning and we agreed that I would do the initial inspection for Building, Zoning and FD

1400

I met with Lee Anna and we toured the property and the 12 sites (please see attached map).

- Fire Pit for site #5 & #9 need to be shrunk down so that the maximum inside burning area is not larger than 24" in any directions and there shall not be confusion on the size of the where to burn in the fire pit
- Porta potties and signage for location of each site will be posted in the spring and shall clearly show access route for each
- All road ways shall be maintained to allow FD for fire and medical easy access during all times of operation
- Each site will be given 3 gallon water container for cleaning dishes
- No potable shall be given to campers but shall be available for purchase
- 5 gallon or larger containers shall be mounted at each site for extinguishment of fire pit upon leaving campsite per NHDFL rules
- Campground shall apply and have valid seasonal Category 1 fire permit - <https://nhdfweb.sovsportsnet.net/>
- Sites 6-10 shall have mowed and clear paths thru the field
- Parking areas are large enough for each site as not to be of hinderance to emergency vehicles

My recommendation is for approval with above mentioned issues to be completed prior to opening in the spring

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:
 - 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 ✓