

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

SITE PLAN REVIEW APPLICATION
(Rev. 10/2016)

RECEIVED MAR 14 2022

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:

Derek Januszewski

417 Shaker Rd, Canterbury, NH 03224-2731

Phone Number: 904-377-7534

Email Address: derek@pachamamaretreats.org

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

Nancy Emerson Kress and Brian Thomas Kress

PO Box 1606 Nederland, CO 80466-1606

Phone Number: 303-709-1783

Email Address: nancy.emerson.kress@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):

N/A

4. Location of proposed project:

417 Shaker Rd, Canterbury, NH 03224

Tax Map/Lot No.: 212-014

parcel number (APN) CNBYM00212B014000L000000

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

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

7. **Number of acres:** 3.2 **Number of lots** 1
Number of structures: 2 **Number of units in structure:** 1

8. **Type(s) and number of dwelling units proposed in development (check all that apply):**

Single Family Duplex _____ Multi-Family _____

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?

Yes, with special exception

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

Date of approval: 2/23/22

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:**

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 <i>12</i> (Include applicant, owner if other than applicant, and surveyor, and anyone else whose seal appears on the plan)	\$ <u>120.00</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>220.00</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 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: 3/21/21

Applicant: 

Date: _____

Owner: _____

Date: _____

Agent: _____

FOR PLANNING BOARD USE ONLY:

Filing Fee:	\$ <u>100 -</u>	Date: <u>3/14/22</u>
Lot Fee:	\$ _____	Date: _____
Abutter Fee:	\$ <u>120 -</u>	Date: <u>3/14/22</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: <u>220 -</u>	<u>3-14-22</u>
		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

ANDREW, THOMAS G. & CHERYL D.
ANDREW FAMILY TRUST 12/1/15
413 SHAKER ROAD
CANTERBURY, NH 03224

BOOTH, DAVID & RUSH, MELORA
153 ELM STREET
SOMERVILLE, MA 02144

CLOCK, KERRY & TOMASEK, DEBRA
TOMASEK-CLOCK FAMILY TRUST
PO BOX 134
CANTERBURY, NH 03224

EMERSON, DAVID & ANNE
418 SHAKER ROAD
CANTERBURY, NH 03224

GENDRON, GEORGE JR. & KAREN
427 SHAKER ROAD
CANTERBURY, NH 03224

HEATH, GREGORY & RUTH
C/O SOFT PATH COMM ASSOC
49 WYVEN ROAD
CANTERBURY, NH 03224

KRESS, NANCY EMERSON &
KRESS, BRIAN THOMAS
PO BOX 1606
NEDERLAND, CO 80466

MELASECCA, SARAH B. E. & MICHA
434 SHAKER ROAD
CANTERBURY, NH 03224

PARKER- BUCHANAN, KAREN AKA
WITHROW, KAREN TRUSTEE OF THE
REVOCABLE TRUST OF 2009
39 WYVEN ROAD
CANTERBURY, NH 03224

SCHEPKER, CAROL P. & MILLER, R
98 SADDLEWOOD DRIVE
HILLSDALE, NJ 07642

SOFT PATH COMMUNITY ASSOC.
C/O RUTH HEATH
49 WYVEN ROAD
CANTERBURY, NH 03224

12. total.

Narrative Description of Site Plan for Pachamama Sanctuary

Purpose:

Pachamama Sanctuary seeks to improve the lives of our congregation, our community, and the world at large through safe and effective practices of connecting with our spirituality. We chose Canterbury, New Hampshire for our location in part because of this town's rich history of religious tolerance. Before moving here, we researched the Shakers and were inspired by their devotion to the community and their strong beliefs in the value of integrity.

Hours of Operation:

Friday 2 pm to Sunday 2 pm

Closed Sunday 2 pm to Friday 2 pm

Parking Needs:

Approximately 20 cars per weekend

Lighting:

All interior areas are well-lit.

The exterior of the structure is surrounded by motion-activated floodlights.

Employment Figures:

Pastor

Assistant Pastor

Head Deacon

Shaman

Volunteers

Land Use Compatibility:

Permitted use under the Zoning Ordinance with a special exception, granted on February 23, 2022.

Aesthetics:

There is no intention of any alterations of the current state.

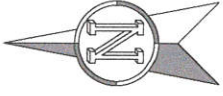
School Population Projection:

Not Applicable

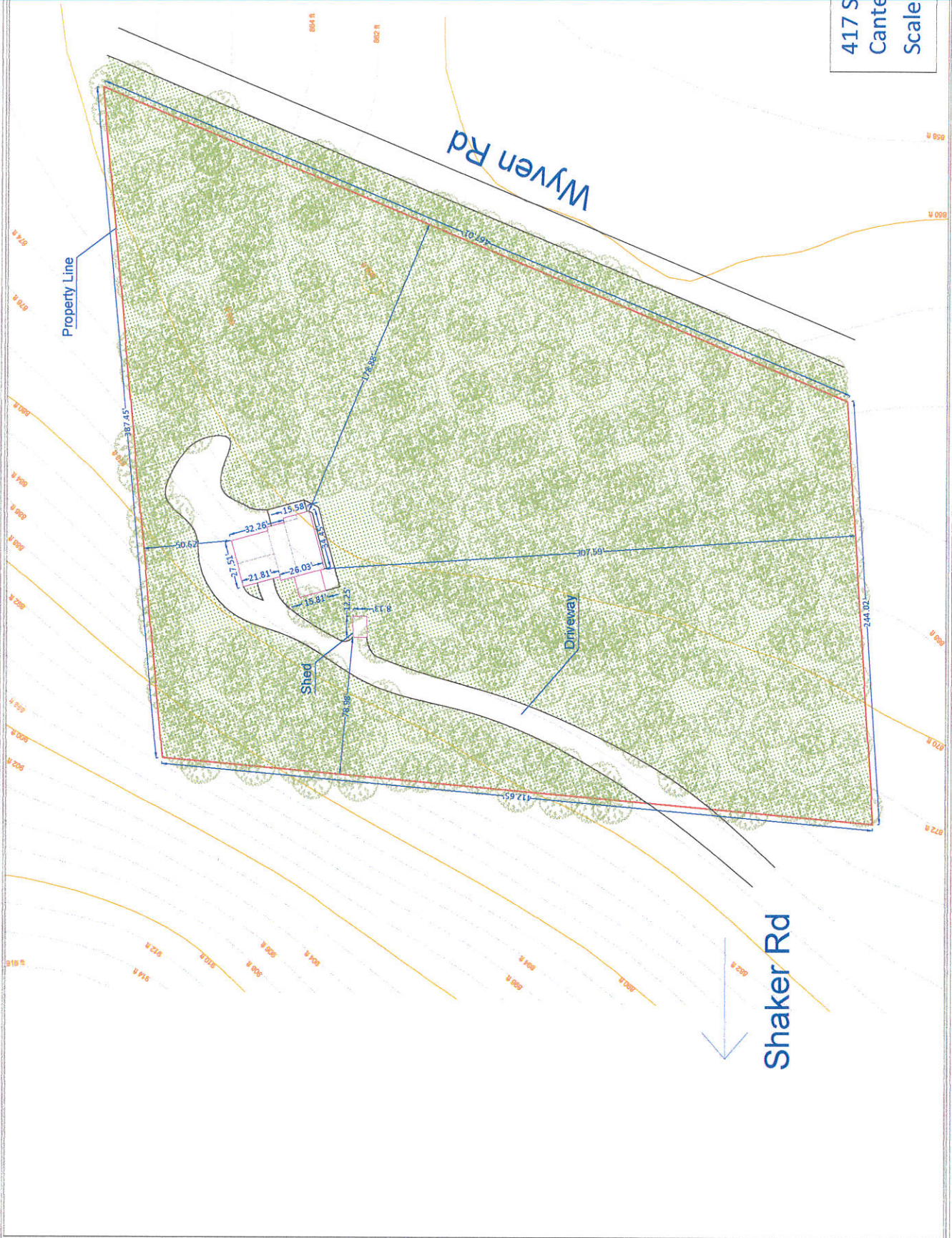
Noise and Traffic Impacts:

Previous operations have not provoked any noise complaints from abutters.

Approximately 60 cars per month or 2 cars per day are added to local traffic.



417 Shaker Rd
Canterbury, NH 03224
Scale: 1"=25'





Mandy Irving

From: Nancy Kress <nancy.emerson.kress@gmail.com>
Sent: Monday, March 28, 2022 8:01 AM
To: Mandy Irving
Subject: Fwd: Communication related to 417 Shaker Road

Hi Mindy, I originally sent this to the planningboard email address, and I received an automatic out of office until April 6 reply from Lois. I am forwarding this to you, as indicated in that automatic reply email.

Thanks,
Nancy Kress

----- Forwarded message -----

From: **Nancy Kress** <nancy.emerson.kress@gmail.com>
Date: Mon, Mar 28, 2022 at 5:51 AM
Subject: Communication related to 417 Shaker Road
To: <planningboard@canterbury-nh.org>, Derek Januszewski <derekjanus@gmail.com>

To Whom it May Concern, I was asked to write and provide permission for you to communicate directly with Derek Januszewski regarding the site plan review for Derek's activities at our 417 Shaker Road house and property. Derek will keep me informed as to the progress of this review. I give permission for the Canterbury town planning board to work directly with Derek Januszewski to accomplish the review process.

Sincerely,
Nancy Kress

Electronic forms from the town of Canterbury, NH. To receive a duplicate receipt, please call 603-783-9955. To receive a duplicate receipt, please call 603-783-9955.



Nancy Kress
417 Shaker Rd
Map # 212-14
P.O. Box 1606 Nederland CO 80466

March 2, 2022

Dear Ms. Kress,

The Canterbury Board of Selectmen are aware of the Zoning Board of Adjustment grant of "Special Exception" for your property at 417 Shaker Rd. in Canterbury. The granting of the "Special Exception" is the first step in the process for compliance with zoning. The next step is the "Site Plan Review" by the Planning Board. The completion of the "Site Plan Review" is required in order for the occupant to operate his business.

The Board of Selectmen chose not to enforce the "Cease and Desist" until the ZBA had heard the case. They now feel that because of the potential for extensive requirements by the Planning Board that they want to remind you and the occupant that the "Cease and Desist" order is still in place. Any future violation of this order will cause the Board of Selectmen to file for Injunctive Relief through the Superior Court under NH RSA 676:17. The violation of zoning can carry fines of up to \$275 per day.

Please contact me no later than March 9, 2022 to avoid court action.

Sincerely,

Kenneth Folsom

Town Administrator
Canterbury, NH 03224
603-783-9955
kfolsom@canterbury-nh.org

cc-Joel French