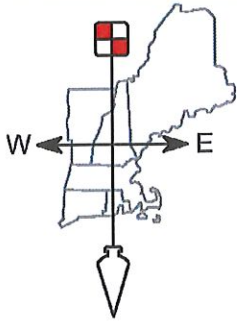


LETTER OF TRANSMITTAL



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Lois Scribner – Secretary
Canterbury Planning Board
PO Box 500
Canterbury, NH 03224

Date: May 24, 2022

Re: Patriot Holdings, LLC
All Purpose Storage Canterbury - Site Plan Application
Tax Map 248, Lot 15
Hall Road, Canterbury, NH

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			Site Plan Review Application
2			Notarized List of Abutters, Owner, Applicant, and Engineer
3			Sets of Mailing Labels
2			Project Narrative
2			Stormwater Management Report
3			22" x 34" Site Plans
3			8.5"x11" Architectural Example
1			Application Fee – determined by Mandy Irving

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For review and comment Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected copies

REMARKS

Ms. Scribner,
We are submitting the above listed items for the next Planning Board meeting, June 14. Please contact me with any questions or if you require additional information for this submission.

**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:

Patriot Holdings, LLC

4007 Dean Martin Drive, Las Vegas, NV 89103

Phone Number: 702-550-9161

Email Address: jeremiah@patrioholdings.com

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

ALL PURPOSE STORAGE CANTERBURY, LLC

4007 Dean Martin Drive, Las Vegas, NV 89103

Phone Number: 702-550-9161

Email Address: jeremiah@patrioholdings.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):

Fieldstone Land Consultants, PLLC - surveyor and engineer

206 Elm St., Milford, NH 03055

4. Location of proposed project:

Hall Road

Tax Map/Lot No.: Map 248, Lot 15

5. **Zoning District:** I - Industrial **Flood Area:** Yes / No

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

All Purpose Self-Storage Canterbury

7. **Number of acres:** 5.102 AC **Number of lots** 1

Number of structures: 5 **Number of units in structure:** Varies by size

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 X Commercial _____ Industrial

As to each use identified above, is the use a permitted use under the Zoning Ordinance?
Yes - Page 29 lists Warehousing and Storage as Allowed Uses

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

Date of approval: _____

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

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

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

None

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.
See Attached Abutters List.

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.	\$ <u>0</u>
TOTAL (check payable to Town of Canterbury Planning Board.)	\$ <u>180.00</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: _____ Applicant: _____
Date: _____ Owner: _____
Date: 5/24/22 Agent: John Norman

FOR PLANNING BOARD USE ONLY:

Filing Fee:	\$ _____	Date: _____
Lot Fee:	\$ _____	Date: _____
Abutter Fee:	\$ _____	Date: _____
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 _____.

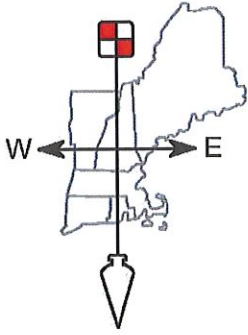
Secretary/Clerk/Agent for Planning Board

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: _____	_____
	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



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May 3, 2022

RE: Patriot Holdings, LLC – All Purpose Self-Storage
Hall Road - Canterbury, NH
Tax Map 248 Lot 15
APPLICANT LETTER OF AUTHORIZATION

To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking the necessary local, state and federal approvals for the above referenced project.

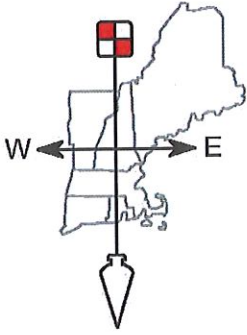
Very truly yours,

Applicant:

Signature: 

Print: Jeremiah Boucher

Date 05/23/22



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Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
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May 3, 2022

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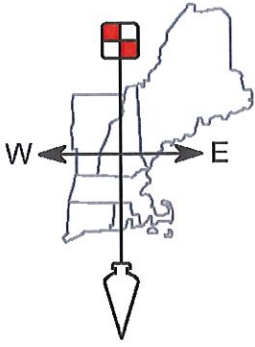
The undersigned hereby authorizes Patriot Holdings, LLC and Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Owner:

Signature: *Je Sh*

Print: Jeremiah Boucher Date 05/23/22



FIELDSTONE

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May 24, 2022

FLC#3127.00 / CDF

List of Abutters
Tax Map 248 Lot Number 15
Canterbury, New Hampshire

Map 248 Lot 15
All Purpose Storage Canterbury
4007 Dean Martin Drive
Las Vegas, NV 89103

Map 248 Lot 14
Grover Street LLC
AKA A&B Vending
26 Hall Road
Canterbury, NH 03224

Map 248 Lot 13
Ronald Olszak
PO Box 732
Bristol, NH 03222-0732

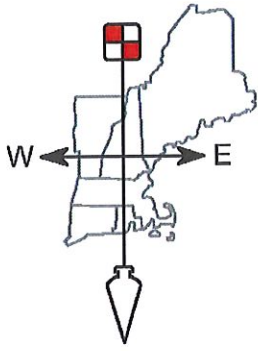
Map 251 Lot 17-1
Kent Ruesswick
99 Old Tilton Road
Canterbury, NH 03224

Map 249 Lot 16
C.N. Wood Realty Canterbury
200 Merrimac Street
Woburn, MA 01801

Map 249 Lots 17 & 18
Ten Mile Brook Holdings, LLC
85 Ten Mile Brook Road
Bristol, NH 03222

Map 251 Lot 18
Station Meadow, LLC
4 Dunlop Road
Burlington, MA 01803

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



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Land Planning ♦ Septic Designs

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All-Purpose Storage – Canterbury SELF-STORAGE FACILITY Site Plan Narrative

Patriot Holdings, LLC
Tax Map Parcel 248, Lot 15
Hall Road
Canterbury, New Hampshire

May 24, 2022

Project Narrative:

Fieldstone Land Consultants, on behalf of Patriot Holdings, LLC, are submitting this application for Planning Board review of a Site Plan Application. The proposal consists of constructing five buildings, driveway and access aisles for a self-storage facility. The storage facility will be available to the public to rent units to store items, as deemed appropriate. This project was presented at a Conceptual Hearing on May 10, 2022.

The existing Tax Map Lot 248-15 has 222,238 square feet or 5.102 +/- acres with 916.84 feet of frontage along Hall Road. The lot is located in the I - Industrial District per the Zoning Map and the use is permitted in this district. The parcel is currently undeveloped, mostly wooded with some areas disturbed by past gravel pit operations, and several ATV trails.

Based on the Site Plan Regulations, the items outlined for the project narrative are listed below, with a brief description of each item.

Site Plan Narrative Items:

- 1. Purpose** – The purpose of the project is to provide storage options for the community. There is a large demand for self-storage facilities and this location is ideal for this type of use.
- 2. Hours of Operation** – The storage site will be fenced/gated and have hours of operation 5 AM – 10 PM. There are no peak hours of operation, as each renter goes to their unit on an “as-needed” basis.
- 3. Parking Needs** – Parking is available in front of each storage unit. The drive aisles are 25 feet in width to accommodate rental trucks, fire trucks, and regular vehicles. There are no stand-alone parking spaces proposed, as there are no demand for it.
- 4. Lighting** – Lighting will be provided around the buildings to ensure the drive aisles are illuminated. The fixtures are wall mounted, energy efficient LED, that are full cutoff. There is a proposed lighting plan included in the site plans, showing that no light will leave the property.
- 5. Employment Figures** – The business will not have any on-site, full time employees. The business is managed by the applicant’s management division, whom oversees the operations and

3127.00 All Purpose Storage Canterbury
Tax Map Parcel 248-15
Canterbury, NH

maintenance of many storage facilities. The site will be visited by the management staff 4-5 times a week. One of the storage units will be dedicated for an office for the property manager to use while on-premises. The site will be under video surveillance 24/7, which can be viewed by the management team of Patriot Holdings at any time, across the country. If there is any issue on-site, the local police will be contacted and the closest property manager is in Tilton, NH to respond to the issue.

6. **Land use Compatibility** – The Zoning is Industrial and lists warehousing and storage as specific uses. This use of the land is compatible with the Zoning and vision of the town to develop the Industrial District. The close proximity to I-93 makes it an attractive location for the business developer.
7. **Aesthetics** – The buildings will be metal-panel buildings with gabled roofs and fit in with typical aesthetics of industrial locations. There is landscaping proposed at the Hall Road entrance and adjacent to the business sign. The remainder of the lot will have the existing vegetation maintained to provide a buffer from abutting properties.
8. **School Population Projection** – There will be no impact to school populations.
9. **Noise** – These types of facilities have very little noise associated with them. The staggered use of the renters accessing their units, really minimizes the vehicle noise.
10. **Traffic Impacts** – The traffic associated with this use is negligible. As mentioned, the renters will access the site as-needed, which spreads traffic out over the day. There are no peak hours of arrival or departure associated with this type of use. The majority of the time, there will be no vehicles present at the site. The driveway is 25 feet wide and has a safe sight distance in both directions on Hall Road. The inner drive aisles are also 25 feet wide to allow for traffic to flow in both directions, and cars to pass each other if one vehicle is parked at a unit. These drive aisles are wide enough to provide access for emergency vehicles (ambulance, fire, and police).

May 24, 2022
FLC#3127.00 / CDF

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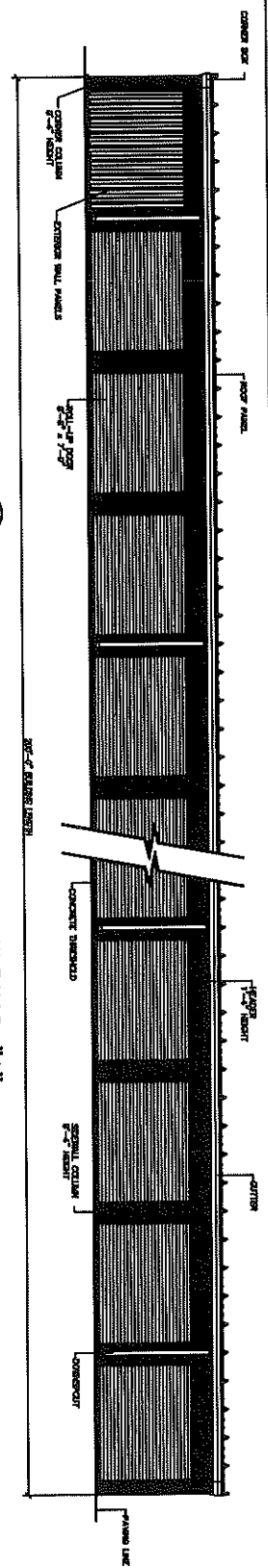
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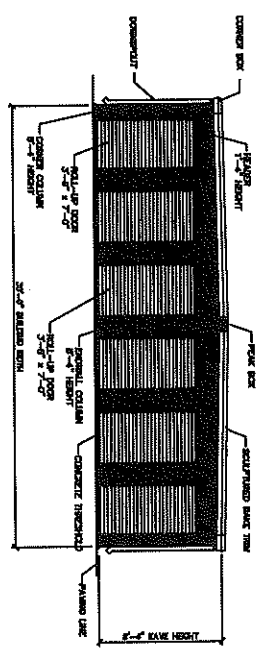
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Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

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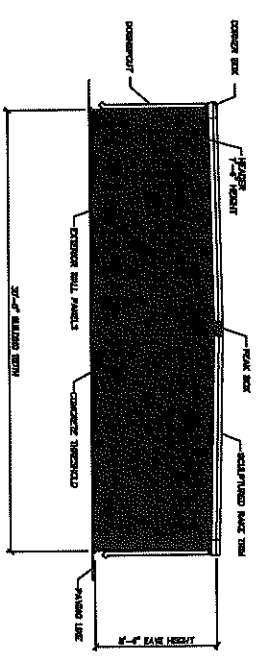
Engineer:
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206 Elm Street
Milford, NH 03055



A SIDEWALL ELEVATION BUILDING "1"
 SCALE: 1/8" = 1'-0"



B ENDWALL ELEVATION BUILDING "1"
 SCALE: 1/8" = 1'-0"



C ENDWALL ELEVATION BUILDING "1"
 SCALE: 1/8" = 1'-0"

NOTE: . . . SEE OWNER FOR BUILDING ORIENTATION ON SITE

NOTE: DIMENSIONS LOCATING SHALL FOR DIMENSION PLACES ON 1/2" WITH TOLERANCE SHALL BE 1/8" UNLESS NOTED OTHERWISE

- GENERAL NOTES:**
1. CONCRETE FOUNDATIONS AND STAIRS SHALL BE TO BE APPROVED AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT.
 2. EXISTING CONCRETE SHALL BE REPAIRED AS NOTED OTHERWISE TO BE CONCRETE WORK.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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BETCO P.O. BOX 1850 STATESVILLE, NC 28687 (800)554-7815		MINI STORAGE PROJECT MANUFACTURE EXHAUST NORTON & SONS BUILDING 1	SHEET NO. 4 OF 4
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