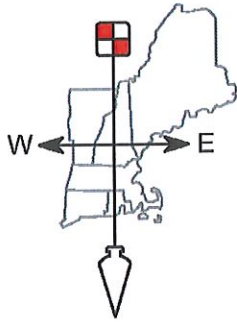


LETTER OF TRANSMITTAL



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 Boat/RV Storage Canterbury - Site Plan Application
Tax Map 249, Lot 16
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	5/24/22		Site Plan Review Application
2			List of Abutters, Owner, Applicant, and Engineer
3			Sets of Mailing Labels
2	5/24/22		Waiver Request (Lot Coverage)
2	5/24/22		Project Narrative
2			Stormwater Management Report
3	5/24/22		22" x 34" Site Plans
3			11"X17" Architectural Examples
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:

C.N. Wood Realty Canterbury, 200 Merrimac Street, Woburn, MA 01801

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):

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 249, Lot 16

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

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

All Purpose Boat/RV Storage Canterbury

7. **Number of acres:** 5.069 AC **Number of lots** 1

Number of structures: 4 **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:**

Frontage on Hall Road Right-of-Way; West border is NHDOT

Railroads Right-of-Way; no interior right-of-ways or easements.

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 Noonan

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

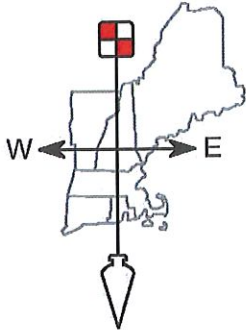
Approved/Disapproved _____
Date

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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LAND CONSULTANTS, PLLC

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www.FieldstoneLandConsultants.com

May 3, 2022

RE: Patriot Holdings, LLC – All Purpose Boat/RV Storage
Hall Road - Canterbury, NH
Tax Map 249 Lot 16

To Whom It May Concern:

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.

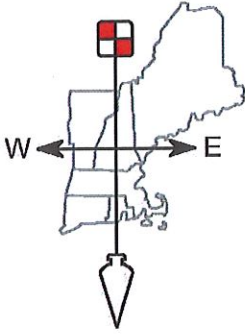
Very truly yours,

Owner:

Signature: _____

Print: Jeremiah Boucher

Date 05/23/22



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


RE: Patriot Holdings, LLC – All Purpose Boat/RV Storage
Hall Road - Canterbury, NH
Tax Map 249 Lot 16
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.

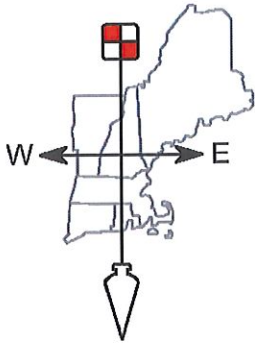
Very truly yours,

Applicant:

Signature: 

Print: Jeremiah Boucher

Date : 05/23/22



FIELDSTONE

Surveying ♦ Engineering
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LAND CONSULTANTS, PLLC

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www.FieldstoneLandConsultants.com

May 24, 2022

FLC#3127.01 / CDF

List of Abutters
Tax Map 249 Lot Number 16
Canterbury, New Hampshire

Map 249 Lot 14
Frederick G. Zeller III
& Lucyall L. Zeller
77 Intervale Road
Canterbury, NH 03224

Map 251 Lot 7
State of New Hampshire
PO Box 457
Concord, NH 03302-0457

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

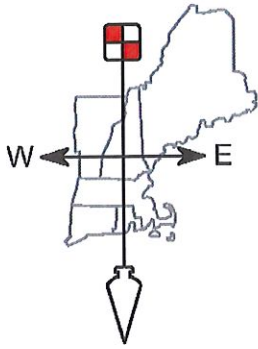
Map 248 Lot 14
Grover Street LLC
AKA A&B Vending
26 Hall Road
Canterbury, NH 03224

Map 249 Lot 15
Benjamin A. & Darlene Matoot
75 Intervale Road
Canterbury, NH 03224

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

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

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



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May 24, 2022

Canterbury Planning Board

Attn: Lois Scribner
PO Box 500
Canterbury, NH 03224

**RE: Site Plan Application
All Purpose Boat/RV Storage
Waiver Request**

Dear Planning Board,

Fieldstone Land Consultants, on behalf of Patriot Holdings, LLC, is submitting this waiver request for Planning Board approval. The proposed project consists of developing Tax Map Lot 249-16 as a Storage Facility for Boats and RVs. Based on the Site Plan Regulations, there are some items that will require a waiver for this project.

Waiver 1:

§ V. General Standards K. Lot Coverage: *States that the development of any site subject to these regulations shall not result in coverage of more than 35% of the lot by impervious surfaces... When warranted by soil conditions, topography or the type of use proposed, the planning board may alter the lot coverage requirements....* We are requesting a waiver of this lot coverage requirement based on the soil conditions and the type of use proposed for the lot. The soils are sand and gravels that will allow for infiltration of stormwater that flows off the impermeable surfaces. The stormwater runoff will be treated to meet the NHDES Alteration of Terrain standards to ensure the water is clean prior to reaching the groundwater table. The existing condition of the site is an open sand/gravel pit with no vegetation in the area of the proposed development. The stormwater drains into the pit and infiltrates the ground. The proposed development's stormwater management is designed to mimic this existing condition and will direct all stormwater runoff back into the ground. The areas that are not pavement or buildings will have loam installed and seeded with grass. Therefore, the overall amount of impervious surface is offset by the use of the infiltration systems and the groundwater will be recharged in the same fashion as it is in the existing condition. The impervious surfaces will not increase the flow rate or volume of stormwater off the property.

We believe the spirit and intent of the ordinance will be met by approving the waiver for this impervious lot coverage requirement. The section on lot coverage specifically allows for the

board to alter the lot coverage requirements based on soil conditions and topography. This lot has special conditions based on soil conditions and topography. The soils are good quality sand/gravels that are ideal for utilizing infiltration practices to handle stormwater runoff. The topography of the site shows that all stormwater runoff is directed into the middle of the site, as is typical for sand/gravel pits. The proposed design will ensure that the stormwater runoff from the site will be infiltrated into the native soils, in a similar fashion as the existing condition. The condition of the soils on site are a special condition of the property and are conducive to infiltration of stormwater. The stormwater will be treated by filtering through a sand filter layer in the bottom of the infiltration basins. This method will ensure that the water is clean prior to reaching the groundwater table, which is of utmost importance in the Groundwater & Aquifer Protection District.

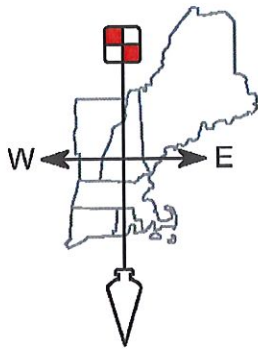
The granting of this waiver will not create any adverse impacts to the abutters, community or environment. The proposed use of a storage facility is a low impact use and fits within the intended use of the industrial district. The stormwater runoff from the impervious surfaces will be treated by methods outlined by the NHDES and will ensure that no adverse environmental impacts will occur due to stormwater infiltrating the ground. Any of the vehicles that are to be stored at the facility will be on impervious concrete slabs and enclosed inside the garage units. There are no proposed re-fueling operations, hazardous waste storage, and petroleum products will be less than five-gallon containers, stored indoors. Based on the general nature of the proposed land use and the handling of stormwater runoff from the impervious areas, there will not be any adverse impacts to the abutters, community or environment.

The proposed impervious lot coverage is 125,850 square feet, which is 57% of the lot. We do not believe this request to waive the 35% maximum and allow 57% impervious cover is unreasonable for the industrial setting. Thank you for your consideration in granting this waiver, as outlined above.

Best Regards,
FIELDSTONE LAND CONSULTANTS, PLLC



John Noonan
Project Engineer



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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All-Purpose Boat/RV Storage – Canterbury STORAGE FACILITY Site Plan Narrative

Patriot Holdings, LLC
Tax Map Parcel 249, Lot 16
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 Site Plan approval. The proposal consists of constructing four buildings, driveway and access aisles for a storage facility, geared towards Boat and Recreational Vehicle (RV) storage. The storage facility will be available to the public to rent units to store larger items, such as boats, RVs and vehicles. The business will have amenities for this use, which include battery chargers and an outdoor wash station.

The existing Tax Map Lot 249-16 has 220,785 square feet or 5.069 +/- acres with 419.95 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, and is an open sand-gravel pit. The property borders the NHDOT Railroad property, that is operated by Vermont Rail Systems. The proposed development will not impact the railroad in any way.

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, specifically for boats, RVs, and collectible automobiles. There is a large demand for storage facilities and this location is ideal for this type of use due to the close proximity of I-93 and the many lakes in the region.
- 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 and inside the garage units. The inner drive aisles are 48 feet in width and 30 feet in width at the ends to accommodate the larger vehicles and trailers. There is a parking area for vehicles to use a wash station.
- 4. Lighting** – Lighting will be provided around the buildings to ensure the drive aisles are

3127.01 All Purpose Boat/RV Storage Canterbury
Tax Map Parcel 249-16
Canterbury, NH

illuminated and for security reasons. The fixtures are wall mounted, energy efficient LED, that are full cutoff (dark-sky compliant). There is a proposed lighting plan included in the site plans (sheet LT-1), showing that no light will leave the property or impact town roads.

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 maintenance of many storage facilities. The site will be visited by the management staff 4-5 times a week, in the same fashion/schedule as the self-storage facility. 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 and the many lakes in the region, 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, such as the railroad.
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 24 feet wide and has a safe sight distance in both directions on Hall Road. The inner drive aisles are wide enough to allow for traffic to flow in both directions, and for trucks with trailers to easily access the garage units.

May 24, 2022
FLC#3127.01 / CDF

List of Abutters
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Canterbury, New Hampshire

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200 Merrimac Street
Woburn, MA 01801

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Engineer:
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206 Elm Street
Milford, NH 03055

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