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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 3, 2022

Project Narrative:

Fieldstone Land Consultants, on behalf of Patriot Holdings, LLC, are submitting this application for Planning Board Pre-Application Conceptual Consultation, followed by a Site Plan Application. 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 units will be available to access 24/7 to the renters. 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 illuminated. The fixtures are wall mounted, energy efficient LED, that are full cutoff. There is a

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

- 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 maintenance of many storage facilities. The site will be monitored 24/7 by security cameras, and routine on-site visits done.
 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.