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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 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 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.

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

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

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.