

**Rev. Stephen Blackmer**  
**Church of the Woods, 92 Foster Road, Canterbury NH 03224**  
**603-731-5013**

September 23, 2021

Re: Update with Revised Plan

Dear Members of the Planning Board,

Thank you for your time and attention on September 14. In the days since, based on revisiting the site aesthetically and with a clear-eyed assessment of finances, I have concluded that scaling down the size of our planned accessory building is in order. Accordingly, I am writing to update you.

Revised Plan: Our revised plan is to construct a building accessory to the current chapel and other prayerful uses of this land in the range of 400 square feet, pending final design. The purpose of the building remains as before, to support existing functions of Church of the Woods, including:

- Bathroom with indoor composting toilet
- Office space, with a small library/bookshelves
- Small group meeting space for workshops, retreats, and prayer
- Storage and utility space for supplies and building systems

These all are usual functions of and supports for a church.

The building will be on a slab, ~25 feet north of the chapel, across the woods road. Electricity will be provided by a connection to the existing off-grid solar system that serves the chapel. Water will be provided by the existing well; gray water from a sink will drain into a dry well. With a composting toilet there is no need for a septic system. We will continue the existing porta-potty by the parking area for general public use. Heat will be propane and a small woodstove.

The building site is approximately 800 feet off Foster Road. These uses are inherently quiet and peaceful and will not disrupt neighbors or the natural environment. Because the building will support existing uses, there is no significant new traffic impact. The back of the building will be ~40 feet from the property boundary and ~60 feet from the intermittent stream and associated wetland. There will be no disturbance of ground between the building site and the stream.

Expansion of Existing Use: The Planning Board approved on October 27, 2015 the Site Plan for Church of the Woods' barn and chapel. We improved the existing driveway and parking area in 2015 along with installing culverts and restoring the stream and wetland. These became part of the church when the land was re-zoned.

Site Plan Review regulations provide that:

2. Exemptions. Site plan review which would otherwise be required under subsection 1 is not required: ...

b. Minor Expansion of Previously Approved Use. For expansion of an existing use which has previously received site plan review if the expansion is not a substantial expansion (see subsection 1 b.)

Substantial expansion is defined as:

Expanded Use. Any substantial physical expansion of a nonresidential or multifamily or mixed residential and nonresidential use. Substantial expansion shall be deemed to exist when:

- (1) The area of any building or structure or the area of the property devoted to the use will be increased by 10% or by 500 square feet, whichever is less; or
- (2) Where the expansion will result in increased traffic, noise or other effects on the public or the neighborhood.

The parts of the property that may reasonably be considered as developed for and devoted to church use (excluding relatively undisturbed areas used for prayer) are the driveway, parking area, barn, and chapel. These also are the portions of the property that have been removed from Current Use, confirming their "developed" condition.

Calculations to assess the Current Use Change Tax provide an objective and fair measurement of how much land the town has considered developed for church purposes. According to these calculations (map attached), the area of these uses is:

Driveway	9,840 sq ft
Barn & Parking area	7,800 "
<u>Chapel</u>	<u>4,752 "</u>

Total area = 22,392 square feet, or half an acre — reasonable for a small church.

According to the regulations, therefore, new site plan review is not required for a building of less than 500 square feet that bears no significant increase in traffic, noise or other effects on the public, environment, or neighborhood.

I would be glad to meet with you again if that would be helpful. I have attached a site map showing the entire property and maps showing the Current Use measurement and calculations, with the location of the proposed utility building. Thank you for your attention.

Yours,



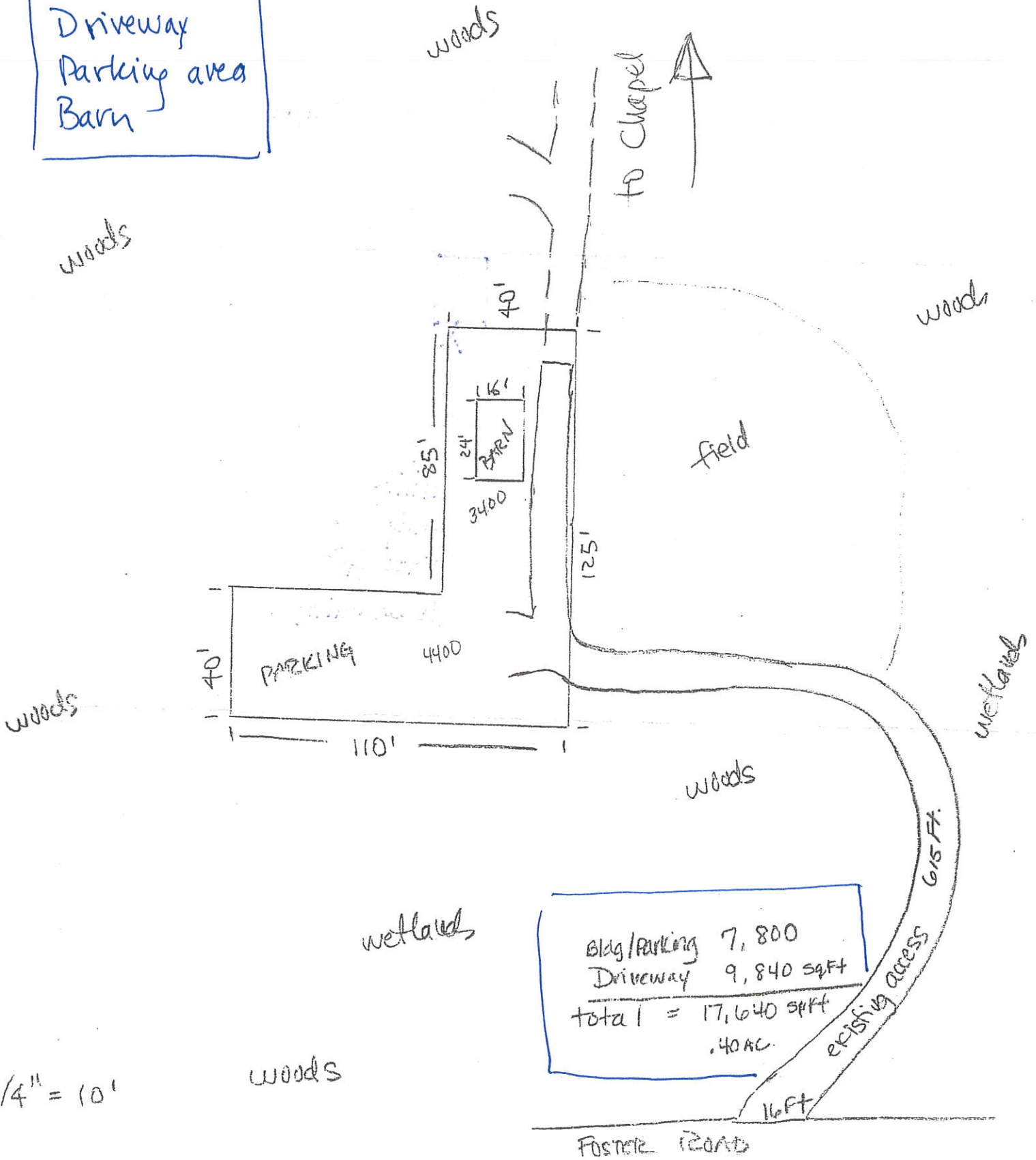
Rev. Stephen Blackmer

CHURCH of THE WOODS  
92 Foster Road

continued on  
other side

total area removed from CU = 7,800 sq feet

Driveway  
Parking area  
Barn



Bldg/Parking 7,800  
Driveway 9,840 sqft  
total = 17,640 sqft  
.40 AC.

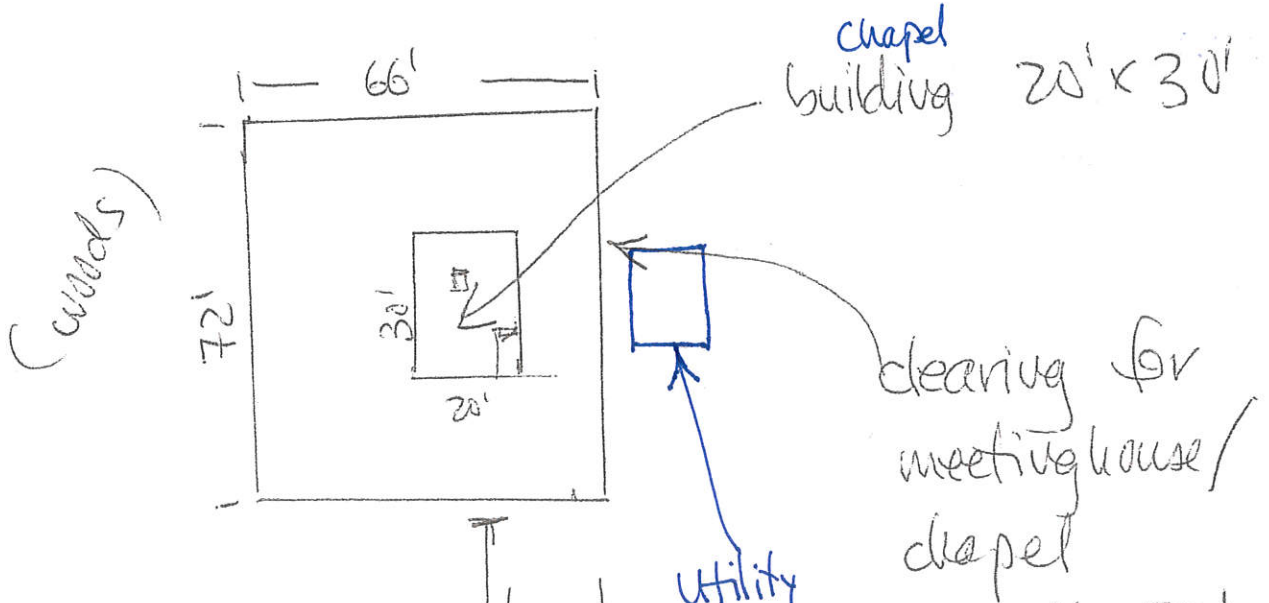
1/4" = 10'

CHAPEL

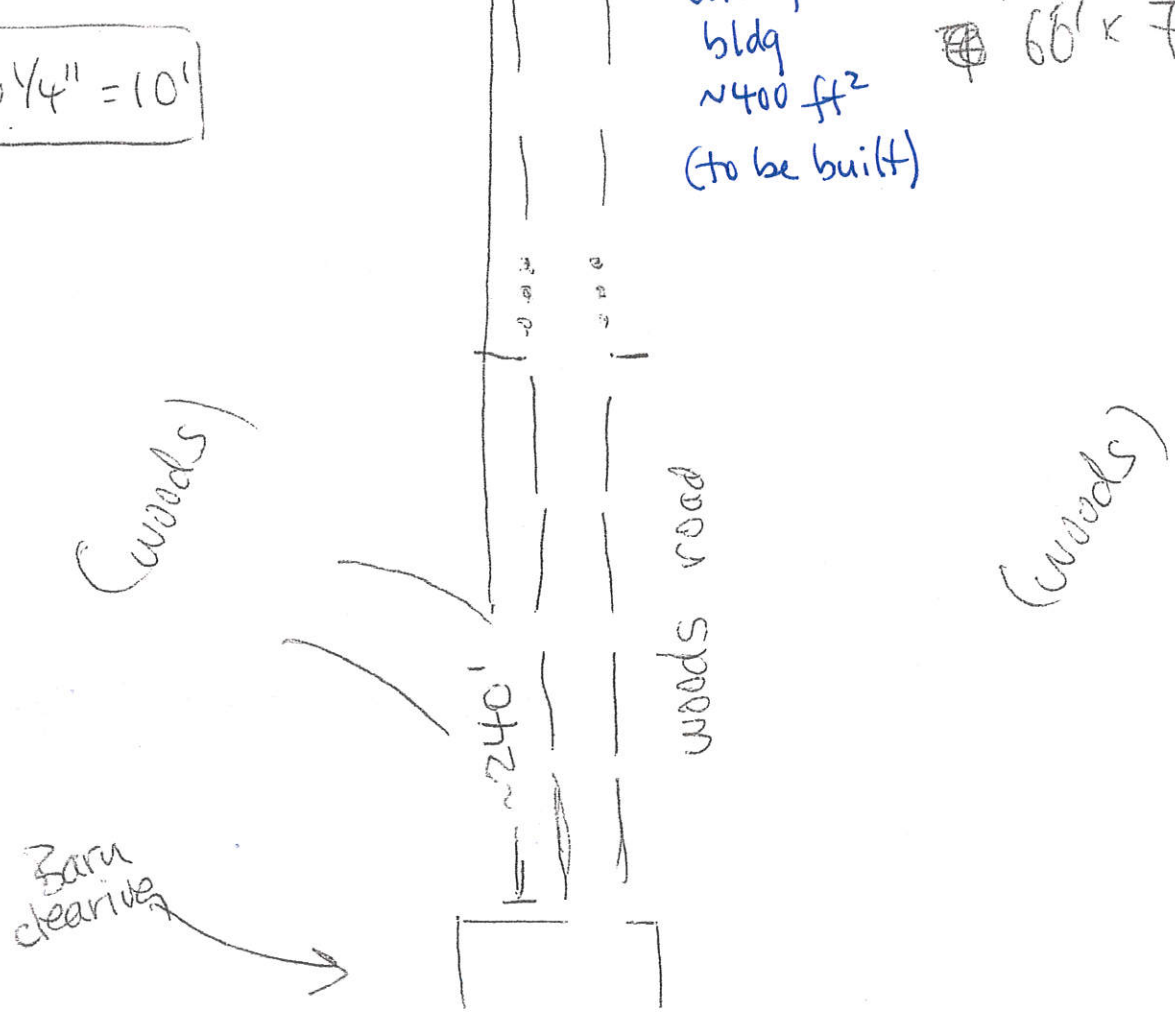
total area removed from current use  
= 66' x 72' = 4,752 ft<sup>2</sup>.



(woods)

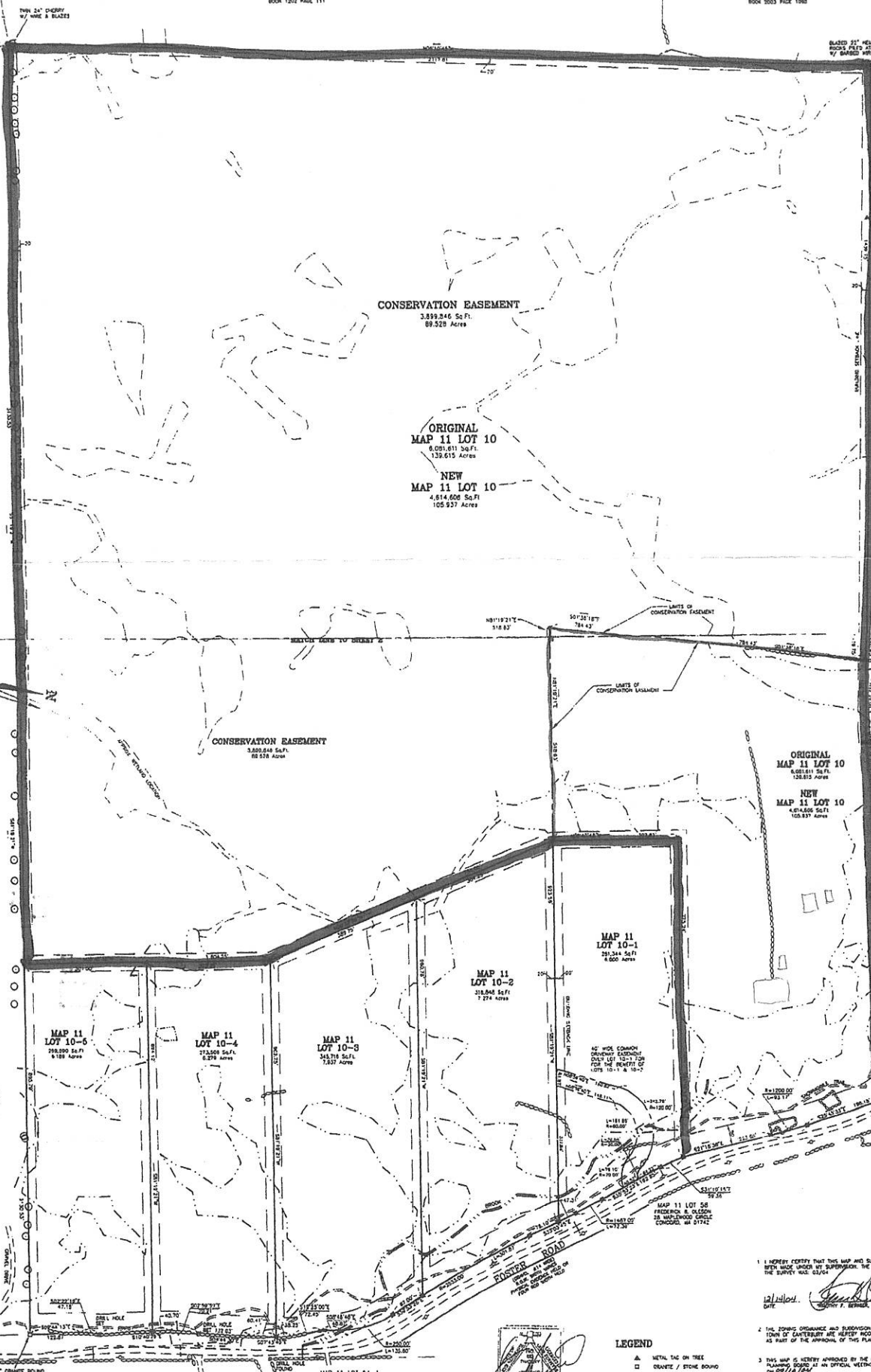


Scale ~ 1/4" = 10'



2-8-2 #17225 Recorded Jan. 13 10:45 A.M. 2005  
 Draft: Rev. of Survey, CPO, Angleton

1-4-2 #17225 Recorded Jan. 13 10:45 A.M. 2005  
 Draft: Rev. of Survey, CPO, Angleton



1. I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS 12/14/04 DATE
2. THE ZONING OR ZONING AND SUBDIVISION REGULATIONS OF THE TOWN OF CANTERBURY ARE HEREBY INCORPORATED BY REFERENCE AS PART OF THE APPROVAL OF THIS PLAN
3. THIS MAP IS A REVISION OF THE SURVEY MADE BY ME ON 12/14/04 DATE

NOTES:  
 1. THE SETBACKS FROM THE FRONT AND SIDE OF THE LOT ARE AS SHOWN ON THE SURVEY MAP.

MAP 11 LOT 5  
 THE FOSTER TRUST  
 HARRY ANN WOODS TRUSTEE  
 100 FOSTER ROAD  
 CANTERBURY, NH 03224  
 BOOK 1507 PAGE 841



SUB:  
**FREDERICK**  
 ASSES  
 SOUTHERN  
 CANTERBURY



- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO CLASSIFY THE COFF OF ADJACENT LOTS TO THE FOLLOWING
  2. THIS PLAN IS IN CLASSIFICATION COFF OF ADJACENT LOTS TO THE FOLLOWING
  3. THE SUBJECT OF THIS SURVEY IS THE COFF OF ADJACENT LOTS TO THE FOLLOWING
  4. AS A CONDITION OF THIS SURVEY, THE COFF OF ADJACENT LOTS TO THE FOLLOWING
  5. THE SETBACKS FROM THE FRONT AND SIDE OF THE LOT ARE AS SHOWN ON THE SURVEY MAP.

MAP 11 LOT 10-6  
 268,200 Sq Ft  
 6.188 Acres

MAP 11 LOT 10-4  
 213,208 Sq Ft  
 4.879 Acres

MAP 11 LOT 10-3  
 345,798 Sq Ft  
 7.857 Acres

MAP 11 LOT 10-2  
 318,848 Sq Ft  
 7.274 Acres

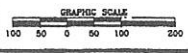
MAP 11 LOT 10-1  
 281,344 Sq Ft  
 6.400 Acres

ORIGINAL  
 MAP 11 LOT 10  
 4,081,611 Sq Ft  
 139.615 Acres

NEW  
 MAP 11 LOT 10  
 4,814,608 Sq Ft  
 109.937 Acres

CONSERVATION EASEMENT  
 3,899,846 Sq Ft  
 89.529 Acres

CONSERVATION EASEMENT  
 3,899,846 Sq Ft  
 89.529 Acres



**DATA LISTING**

1. TOTAL AREA OF LAND SUBMITTED: 139.910 ACRES
2. NUMBER OF BUILDING LOTS: 6
3. LENGTH OF HIGHWAYS: 0.000 ACRES
4. AREA OF OPEN SPACE/CONSERVATION LAND: 84%

**LEGEND**

- ▲ METAL TAG ON TREE
- GRANITE / STONE BOUND
- IRON ROD
- DRILL HOLE
- SHAWNT BOUND TO BE SET
- IRON ROD TO BE SET
- BLAZED TREE
- WALKWAY
- UTILITY POLE
- BARBED WIRE FENCE
- EDGE OF WETLAND
- CLOSING
- STAKE/PAVING
- WETLAND DELIMITED BY SETA FORMULATION

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS 12/14/04 DATE

1. THE ZONING OR ZONING AND SUBDIVISION REGULATIONS OF THE TOWN OF CANTERBURY ARE HEREBY INCORPORATED BY REFERENCE AS PART OF THE APPROVAL OF THIS PLAN

2. THIS MAP IS A REVISION OF THE SURVEY MADE BY ME ON 12/14/04 DATE

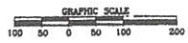
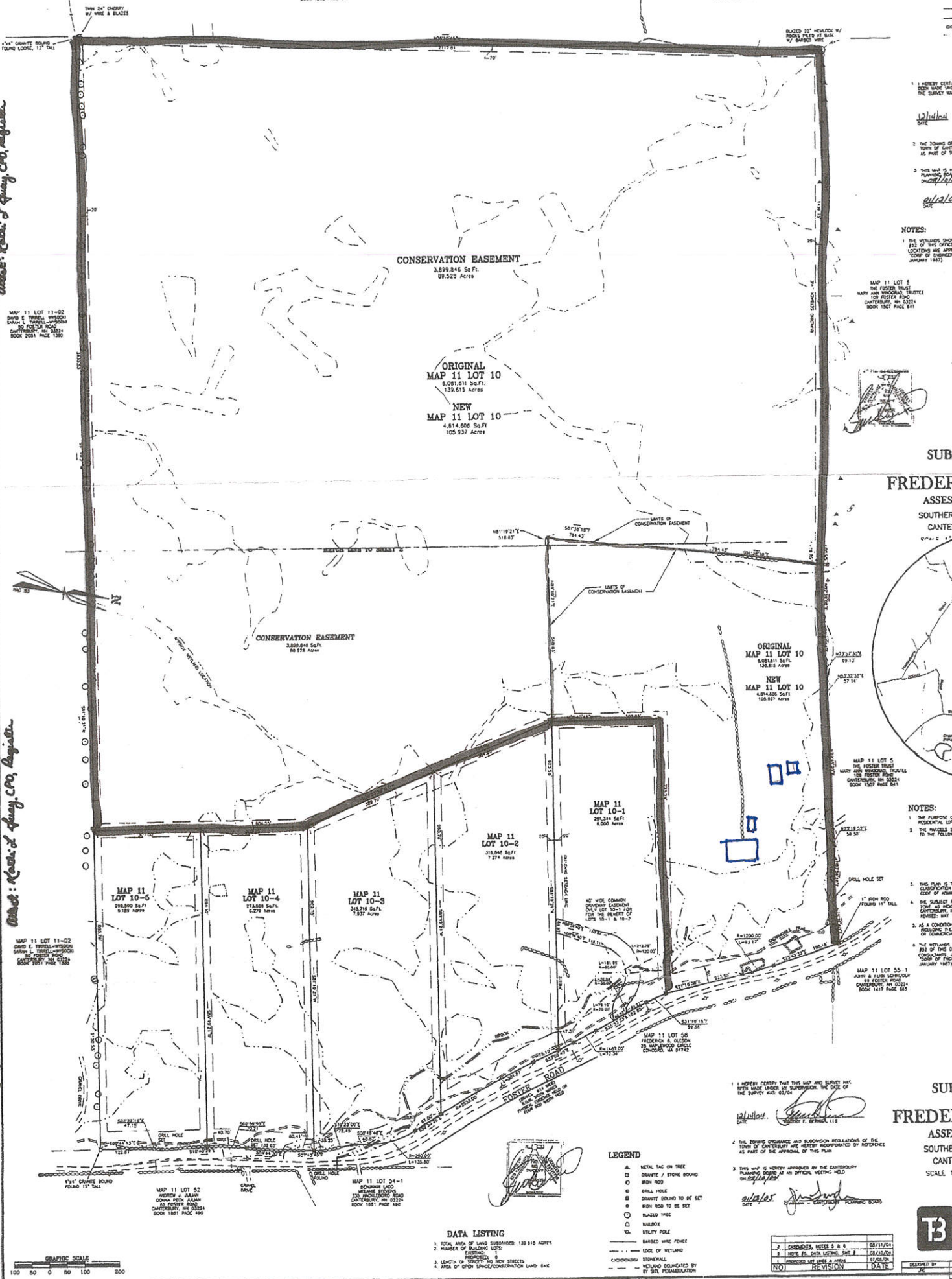
SUF  
**FREDERICK**  
 ASSES  
 SOUTHERN  
 CANTERBURY



3. PARADISE NOTES 3 & 4	08/11/04
2. NOTE #2 DATA LISTING, PGT #	1/8/04/04
1. DIMENSIONS, LINES, & AREA	12/25/04
NO. REVISION	DATE

2-8-12 #17225 Recorded Jan. 13 10:40 A.M. 2005  
Order: Carol L. Quay, C.P.O., Register

1-6-12 #17225 Recorded Jan. 13 10:40 A.M. 2005  
Order: Carol L. Quay, C.P.O., Register



**DATA LISTING**

- TOTAL AREA OF LAND SUBDIVIDED: 130,810 ACRES
- NUMBER OF BUILDING LOTS: 100
- LENGTH IN FEET OF NEW STREETS:
- AREA OF OTHER SPACE/CONSERVATION LAND: 816

**LEGEND**

- A METAL TAG OR TREE
- DRIVE / STONE BOUND
- IRON ROD
- DIRT HOLE
- DRIVE BOUND TO BE SET
- IRON ROD TO BE SET
- BLAZED TREE
- WALLACE
- UTILITY POLE
- BARBED WIRE FENCE
- DRIVE / STONE BOUND
- EDGE OF WETLAND
- STONEWALL
- WETLAND DELINEATED BY SITE INVESTIGATION

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT.

*[Signature]*  
DATE: 01/11/04

THE FOREWING ORDINANCE AND SUBDIVISION REGULATIONS OF THE TOWN OF CANTERBURY ARE HEREBY INCORPORATED BY REFERENCE AS PART OF THE APPROVAL OF THIS PLAN.

THIS MAP IS HEREBY APPROVED BY THE CANTERBURY PLANNING BOARD AT AN OFFICIAL MEETING HELD ON 01/11/04.

*[Signature]*  
DATE: 01/11/04

1	CANTONMENT VETERANS & A	02/11/04
2	HOUSE #2 DATA LISTING, SUB #	02/11/04
3	PROPOSED LOT LINES & AREA	02/11/04
4	REVISION	11/11/04

SUB:  
**FREDE**  
ASSE:  
SOUTHE  
CANTI  
SCALE 1



APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: 1