



T.F. BERNIER, INC.
Land Surveyors~Designers~Consultants

50 Pleasant Street, P.O. Box 3464
Concord, NH 03302-3464

Environmental Permitting
State and Local Permitting
Land Surveying
Aerial Mapping
Aerial Photography

Tel. (603) 224-4148
Fax (603) 224-0507

February 15, 2022

Canterbury Planning Board
The Sam Lake House
P.O. Box 500
Canterbury, NH 03224

RE: Application for Site Plan
Land of M.D.M. Property Management LLC
Assessors Map 267 Lot 46

Dear Planning Board Members:

Please find enclosed an application for site development of Lot 46, located on Oxbow Pond Road. The proposal is for a new 9,450 s.f. commercial building containing seven individual contractor units. There will be two new paved driveway entrances to access the site, adequate paved parking for the proposed use, a new septic system and well.

The site is presently undeveloped and has sparse vegetation. The soils on the site from the NRCS Web Soil Survey are Champlain (35A), somewhat excessively drained, Hydrologic Soil Group A. This was confirmed in the test pit dug for the new septic system.

As a part of this application, we are requesting waivers of the following site plan regulations:

Section IV (11) – A noise study. This building will be in the Commercial Zoning District and used as office and storage space for contractors. The uses are not expected to produce measurable noise for this commercial use. We feel a noise study would cause unnecessary financial burden to the applicant. Landscape trees are proposed along Oxbow Pond Road as a buffer to residential properties.

Section IV (12) – A traffic study. The proposed commercial building will not produce a measurable impact to the traffic in the area and we feel a traffic study would cause unnecessary financial burden to the applicant.

Section IV (13) – Lighting study. The lighting proposed on the site is minimal, for employee safety on the site. The lighting will only be building mounted, and specified to be typical down-facing, full-cutoff, dark-sky compliant lights. Landscape trees are proposed along Oxbow Pond Road as a buffer to residential properties.

Section V (K) – Maximum lot coverage of 35%. We are requesting that all of the internal access ways and parking areas on the lot be paved rather than gravel, resulting in a total impervious lot coverage on the lot of 54.8%. We feel that a waiver to the lot coverage requirement on this site is justified for the following reasons: Paving the driveways and parking areas will result in much cleaner, more

attractive site development; The entire stormwater management system will be much easier to maintain; Snow removal/storage on the site will be much easier and cleaner; There will be no dust generated from a gravel driveway or yard; There will be no vehicle tracking of gravel onto Oxbow Pond Road; The soils on the lot provide excellent infiltration of stormwater- runoff from 95% of the new impervious areas will be collected in the closed drainage system and directed into a pre-treatment sediment forebay and a retention pond for infiltration on the lot.

Thank you for your consideration of this project. If you have any questions or need additional information, please give us a call.

Sincerely,
T.F. BERNIER, INC.



Jonathan R. Crowdes
Project Manager

enclosures

cc: file 564-02

Drainage Analysis

M.D.M. Property Management LLC Site Development Map 267 Lot 46 Oxbow Pond Road

February 2022

PREPARED BY:

T. F. Bernier, Inc.
50 Pleasant Street
P.O. Box 3464
Concord, NH 03302-3464
Phone: 603-224-4148

The drainage analysis was performed using HydroCad Version 10.00. The rainfalls used in the analysis were for AMC=2, Type III 24-hour Storm: 2yr.=2.79", 10yr.= 4.09", and 50yr.=6.01", as obtained from the Extreme Precipitation Analysis data sheets posted on Cornell.edu website.

Runoff from the new building, the internal paved areas is collected in a closed drainage system and directed to a sediment forebay and retention/infiltration basin on the lot. The forebay is a pre-treatment device, meant to collect sediment before it reaches the infiltration basin. The forebay must be cleared of sediment as it accumulates. The basin allows infiltration, providing groundwater recharge into the sandy soils to offset the new impervious surfaces.

The NRCS Web Soil Survey shows the soil type on the site as Champlain (35A), which typically has infiltration rates far exceeding 10 inches per hour. This was confirmed in the test pit performed for the new septic system. The infiltration rate in the bottom of the basin was assumed to be 10 inches per hour. A factor of safety of 2 was then applied, giving a conservative design infiltration rate of 5 inches per hour used in the Hydrocad analysis of the basin. The basin has been designed to retain and infiltrate the runoff from a 50-year storm event.

Runoff from the two entrance drives will sheet flow into the adjacent vegetated areas which will slow the runoff, allowing infiltration into the sandy soils.

**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:

M.D.M. Property Management LLC (c/o Matthew D. McKerley)

459 Daniel Webster Highway Boscawen, NH 03303

Phone Number: 603-796-2822

Email Address: mdmproperty@yahoo.com

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

same

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):

T.F. Bernier, Inc. (Timothy Bernier)

P.O. Box 3464 50 Pleasant Street Concord, NH 03302 (603-224-4148)

4. Location of proposed project:

Oxbow Pond Road

Tax Map/Lot No.: Map 267 Lot 46

5. **Zoning District:** "C" Commercial **Flood Area:** Yes / No

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

Siteplan prepared for M.D.M. Property Management LLC

7. **Number of acres:** 1.49 **Number of lots** 1

Number of structures: 1 **Number of units in structure:** 7

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?

Commercial use- contractor units & offices (permitted).

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:** 1st siteplan submittal

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

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

NA

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.

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 X 9 (Include applicant, owner if other than applicant, and surveyor, and anyone else whose seal appears on the plan)	\$ <u>90.00</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>NA</u>
TOTAL (check payable to Town of Canterbury Planning Board.)	\$ <u>190.00</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 an additional 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: 2/10/22

Applicant: Martine McKelley

Date: 2/14/22 ↘

Owner: [Signature] ↘ Agent, Tim Bernier

Date: _____

Agent: _____

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

Matthew D. McKerley
M.D.M. Property Management LLC
459 Daniel Webster Highway
Boscawen, NH 03303

Town of Canterbury
Planning Board
The Sam Lake House
PO Box 500
Canterbury, NH 03224

RE: Site Plan Map 267 Lot 46

To Whom It May Concern:

I, Matthew D. McKerley of M.D.M Property Management LLC, hereby give permission for T.F. Bernier, Inc., P.O. Box 3464, Concord, New Hampshire, to represent me before the Town of Canterbury Planning Board relative to the application for site plan approval and any and all related matters.


Matthew D. McKerley



T.F. BERNIER, INC.
Land Surveyors~Designers~Consultants

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Concord, NH 03302-3464

Environmental Permitting
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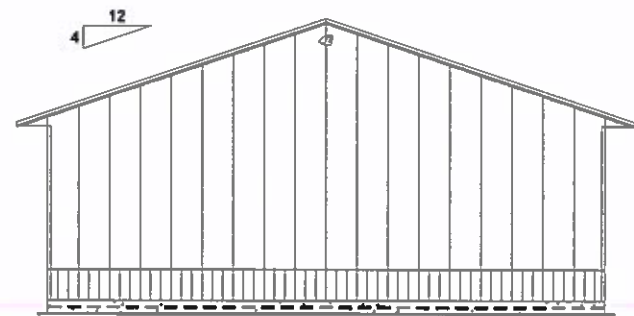
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Abutters List
Site Plan Application
MDM Property Management
Tax Map 267 Lot 46
Oxbow Pond Road

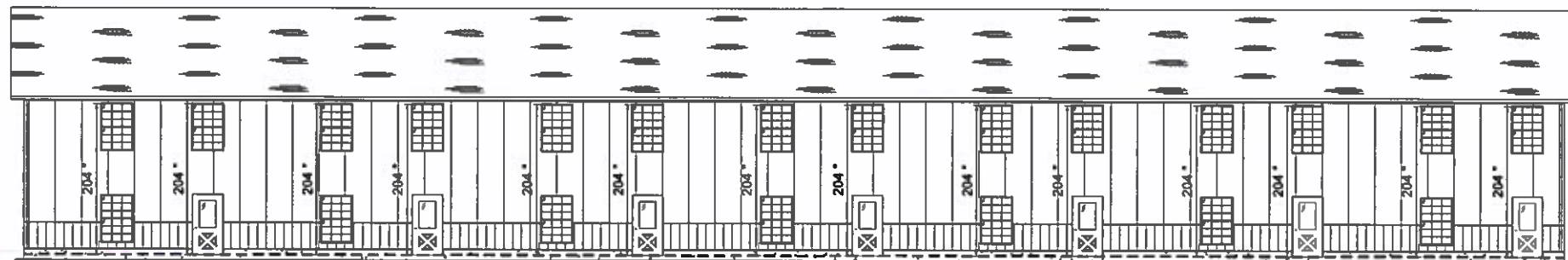
<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>
267	46	MDM Property Management, LLC 459 Daniel Webster Highway Boscawen, NH 03303
267	43	Charles Phinney 16 Riverland Road Canterbury, NH 03224
267	44	Steven A. & Susan M. Booth 56 Baptist Road Canterbury, NH 03224
267	45	McKerley Properties, LLC 459 Daniel Webster Highway Boscawen, NH 03303
267	47	Dugout Properties, LLC 15 Freedom Acres Drive Concord, NH 03301
267	60	William C. & Lori Wight 7 Oxbow Pond Road Canterbury, NH 03224
267	61	Jonathan Elwell & Joanne Terino 5 Oxbow Pond Road Canterbury, NH 03224
267	62	Lisa Phinney 186 Dunbarton Road Unit #6 Manchester, NH 03102

Agent / Professional Consultant

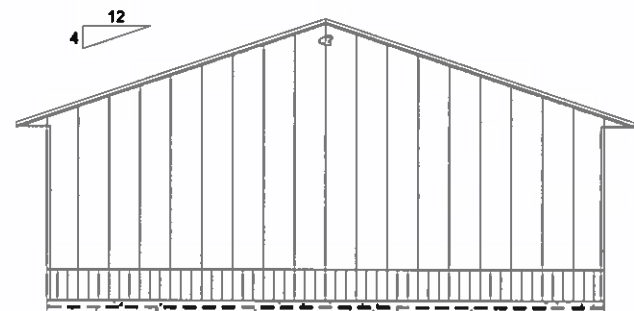
Timothy F. Bernier, LLS, CWS
T.F. Bernier, Inc.
PO Box 3464
Concord, NH 03302-3464



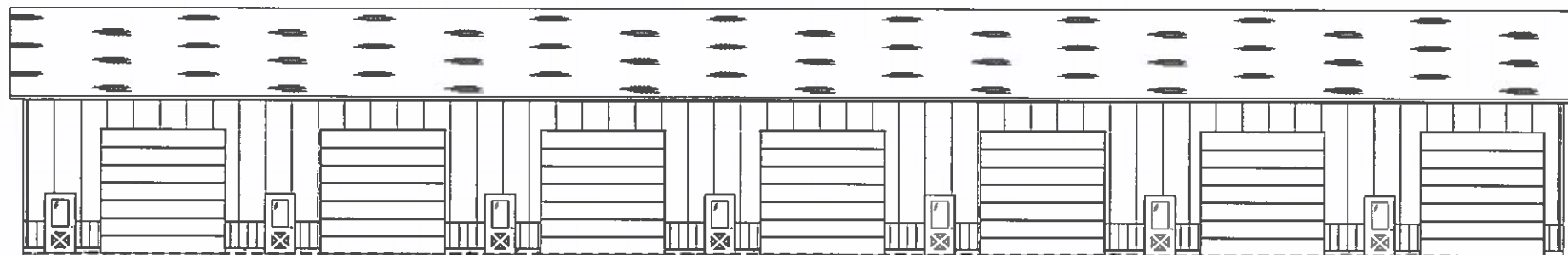
A2 ENDWALL 1 ELEVATION



B2 SIDEWALL 1 ELEVATION

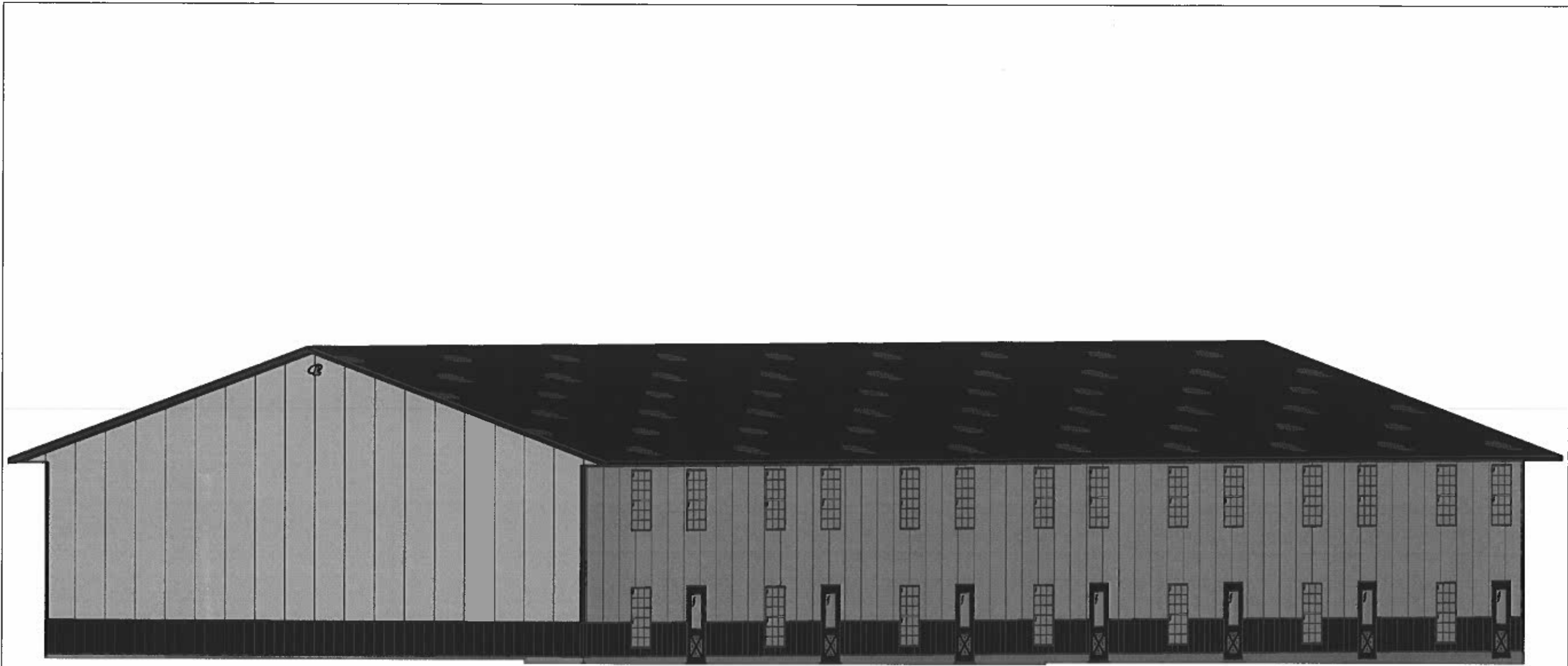



C2 ENDWALL 2 ELEVATION



D2 SIDEWALL 2 ELEVATION

	DEALER INFO.	CUSTOMER INFO.	BUILDING DESCRIPTION	Customer Approval	Bldg Direction	PROJ: 160J-15280-00-00 PROPOSAL DRAWINGS ONLY <small>Not Intended for Construction Purposes</small> <small>The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review.</small> * NOT TO SCALE *
	Dig & Doze LLC 193 Porter Rd Freedom, NH 03836-5129	MDM Old Boyce Rd Canterbury, NH 03224	54'-0" x 175'-1" x 18'-0" Uni-Frame Not Embedded QP072221	_____ <small>(Initials)</small> DATE:	 <small>(Mark North)</small>	



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	<p>Dig & Doze LLC</p> <p>193 Porter Rd</p> <p>Freedom, NH 03836-5129</p>	<p>MDM</p> <p>Old Boyce Rd</p> <p>Canterbury, NH 03224</p>	<p>54'-0" x 175'-1" x 18'-0"</p> <p>Uni-Frame Not Embedded</p> <p>QP072221</p>		