

APPLICATION NUMBER \_\_\_\_\_  
(For Board Use Only)

CANTERBURY PLANNING BOARD  
THE SAM LAKE HOUSE'  
PO BOX 500  
CANTERBURY, NH 03224

APPLICATION FOR SITE PLAN REVIEW

Note: This form and all required information must be filed at least fifteen (15) days before the date of the meeting at which it is to be submitted to the board. Filing is to be done at The Sam Lake House, Canterbury, New Hampshire, or by mail sent to the Canterbury Planning Board, The Sam Lake House, PO Box 500, Canterbury, New Hampshire 03224, and must be received fifteen (15) days before the meeting at which it is to be formally submitted to the Planning Board.

1. Name, mailing address and telephone number of applicant:  
Martin Vaughn 603-369-1238  
68 Southwest Rd  
Canterbury NH 03224

2. Name, mailing address and telephone number of owner of record if other than applicant: (2)  
Gilman Girls LLC Rebecca and Robert Hawkins  
60 Old Schoolhouse Rd 10609 W. 130<sup>th</sup> Terr.  
Canterbury, NH Overland Park, KS 66013

**(If owner is represented by a designated agent, a letter of authorization is required at the time of application.)**

3. Location of Proposed Subdivision: Old Schoolhouse Rd

4. Town of Canterbury Tax Map: 263 Lot Number(s): 5000  
263 510

5. Zoning District(s): AC  
Flood Hazard Area \_\_\_\_\_ Yes  No

6. Name of Proposed Development (if applicable) Top O' The Hill Disc Golf EXTENSION

7. Number of acres 68 and presently existing lots 2 involved in the proposed site development.

8. Number of separate structures for which approval is sought: 0



Top O' The Hill Disc Golf EXTENSION Application to Canterbury Planning Board 2023

A portable toilet has serviced the players for 12 years and is located in the parking area. Best Septic Service of Loudon provides scheduled weekly emptying of its contents, maintenance and will do extra servicing when necessary.

**9. Provisions for snow removal/disposal**

Marty has been equipped for removing snow from the parking area since Top O' the Hill was first opened. He will continue likewise in the future.

**10. Erosion and sediment control plan**

Waiver Request – no excavation is planned. Woods remain natural within course layout.

**11. Noise study**

Waiver Request – no mechanized noise in disc golf. Woods remain quiet.

**12. Traffic study**

Waiver Request – no new traffic patterns. Entrance and parking is at the current lot at the Pro Shop.

**13. Lighting study**

Waiver Request – no lights are planned. Disc golfing is a natural daylight sport.

**14. Copies of all applicable state and federal applications or permits.**

Waiver Request – no state and federal applications or permits are needed.

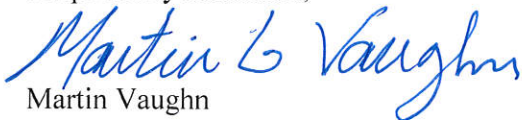
**15. Any other exhibits Planning board deems necessary**

No other exhibits have been requested.

**16. If a subdivision all subdivision regulations shall apply**

This is not a subdivision.

Respectfully submitted,

  
Martin Vaughn

*Top O' the Hill Disc Golf*

*Canterbury, NH 03224*



17. Payment of all applicable fees:

Application submission fee	\$ 100
Abutter notification - \$10.00 each abutter <b>(include applicant, owner if other than applicant, and surveyor and anyone else whose seal appears on the plan)</b>	\$ <u>140</u>
Registry filing fee (\$33.00 for each Mylar to be filed which includes \$7.00 for a Xerox copy from the Registry for the Planning Board files) <b>(Note: Mylar will not be accepted at the Registry without a surveyor's seal and signature)</b>	\$ <u>0</u>
TOTAL (payable by check to the Town of Canterbury Planning Board)	\$ <u>240</u>

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 administrative, 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 incurred by the Planning Board of 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 developed, 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 of this 45-day period.

Date: 6-14-2023 Applicant: Martin L. Vaughan  
 Date: 5/28/23 Owner: Martha Kilian  
 Date: \_\_\_\_\_ Agent: \_\_\_\_\_

**FOR PLANNING BOARD USE ONLY**

Filing 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:**

Pre-application consultation (optional)	_____
	Date
Completed application filed with Board (at least 15 days before hearing date)	_____
	Date
Fees paid            Amount:_____	_____
	Date
Application accepted by Board	_____
	Date
Completed application on Board agenda	_____
	Date
Notices mailed and posted	_____
	Date
Public hearing dates	_____
	Date
	_____
	Date
	_____
	Date
Approved/Disapproved	_____
	Date
Applicant notified of Board action	_____
	Date
All conditions precedent to final approval satisfied	_____
	Date
Recording of final plat (Plan No._____)	_____
	Date
Copy of final plat provided to Selectmen	_____
	Date

Rev. 05/05

Top O' The Hill Disc Golf EXTENSION Application to Canterbury Planning Board 2023

1. Application - *Attached*
2. Site plan *Attached*
3. List of current names/addresses of all abutters within 200 feet of any property line - *Attached*
4. Written notification of waiver requests - *Attached*
5. Fees - bank check from Marty Vaughn - *Attached*

*Required Exhibits* (the **W** indicates Waiver Requests within body of document)

1. Narrative description of proposal
2. Site plan showing features a) through i) *Attached*
3. Seal and Signature of engineer and owners *Attached within completed application form.*
- W** 4. Plan of all buildings with type/size/location
- W** 5. Landscaping plan
6. Parking needs
- W** 7. Description, location, size of proposed signs
8. Type and location of solid waste disposal facilities
9. Provisions for snow removal/disposal
- W** 10. Erosion and sediment control plan
- W** 11. Noise study
- W** 12. Traffic study
- W** 13. Lighting study
- W** 14. Copies of all applicable state and federal applications or permits
- W** 15. Any other exhibits Planning board deems necessary
- W** 16. If a subdivision all subdivision regulations shall apply

**1. Narrative description of proposal**

Marty Vaughn plans to develop an extension of Top O' The Hill Disc Golf course on the Hawkins and Gilman Girls wooded property. Access and entrance to the second course will be the same as it is currently from his pro shop at 68 Southwest Road.

Walking west from the pro shop, players will enter the second course at a crest in the hill. The woods are on the right, just past the Gilman Girls hay field. Much of the property for the extension course is adjacent to a Class VI Road, Old Schoolhouse Rd., which ends at the powerline corridor. The properties extend to I-93 on the west. On the south is Marty's current course and the Cambridge Drive cluster development amid town land. On the north side are the woods and fields of Windswept Farm and the Class VI Road.

RECEIVED JUN 15 2023

## Top O' The Hill Disc Golf EXTENSION Application to Canterbury Planning Board 2023

The new 18-hole course will keep the trees since the golf fairways are designed to be a challenge for players. There is no land removal or land damage in creating the course. There are no motors, lights, or loud noise as part of the sport. Maintenance only requires removal of fallen trees and branches.

Players will park and enter the course extension through the pro shop, the same entrance for the existing course. No buildings will be constructed on the land. Only tee off pads and baskets will be placed per Marty's design. All pads and baskets are removable with no impact on the land beyond the walked-on trails.

Since the course is in the woods, there would be no detriments to neighboring properties. In Marty's design, fairways will be amply set back from boundaries. There will be no offensive noise, vibration, obnoxious activities, smoke, dust, odors, heat, glare or unsightliness. There is nothing in a disc golf course use that would be harmful to local residents. Of note is the fact that there have been no issues these past 12 years of the current course operations.

The course extension will maintain the AC zone definition from the town's ordinance: *To reserve those areas of steep slope and severe soils limitations, primarily for conservation, agriculture and forestry purposes. These areas shall serve as open space and agricultural resources to protect the stream sources and scenic qualities of the town from encroachment.* The wooded land has limited options for other uses beyond forest management. The disc golf course will be an optimal use of limited land off a Class VI road.

Marty has maintained an excellent course on his land for twelve years and the land owners are fully behind him creating the new course in an equally conscientious manner resulting in a thriving, healthy forest with woods' beauty maintained. Top O' The Hill currently ranks 51<sup>st</sup> of 16,000 in the world for all disc golf courses. Course players repeatedly comment that the extension of Top O' the Hill will be a valuable resource for all levels of players.

### **2. Site plan showing features a) through i) - Attached**

### **3. Seal and Signature of engineer and owners – Attached**

### **4. Plan of all buildings with type/size/location**

Waiver Request – no buildings are planned.

### **5. Landscaping plan**

Waiver Request – no landscaping is planned. Woods remain natural within course layout.

### **6. Parking needs**

Current parking can accommodate 162 cars and is enough area for players on two courses to all park.

If the present course and the proposed expansion course were both totally full of players, and, if every person drove separately in their own car ... it would only total 144 cars.

Adding to this, there is an additional 3.5 acres of overflow parking in Marty's hayfield for the occasional tournament held maybe once a year.

### **7. Description, location, size of proposed signs**

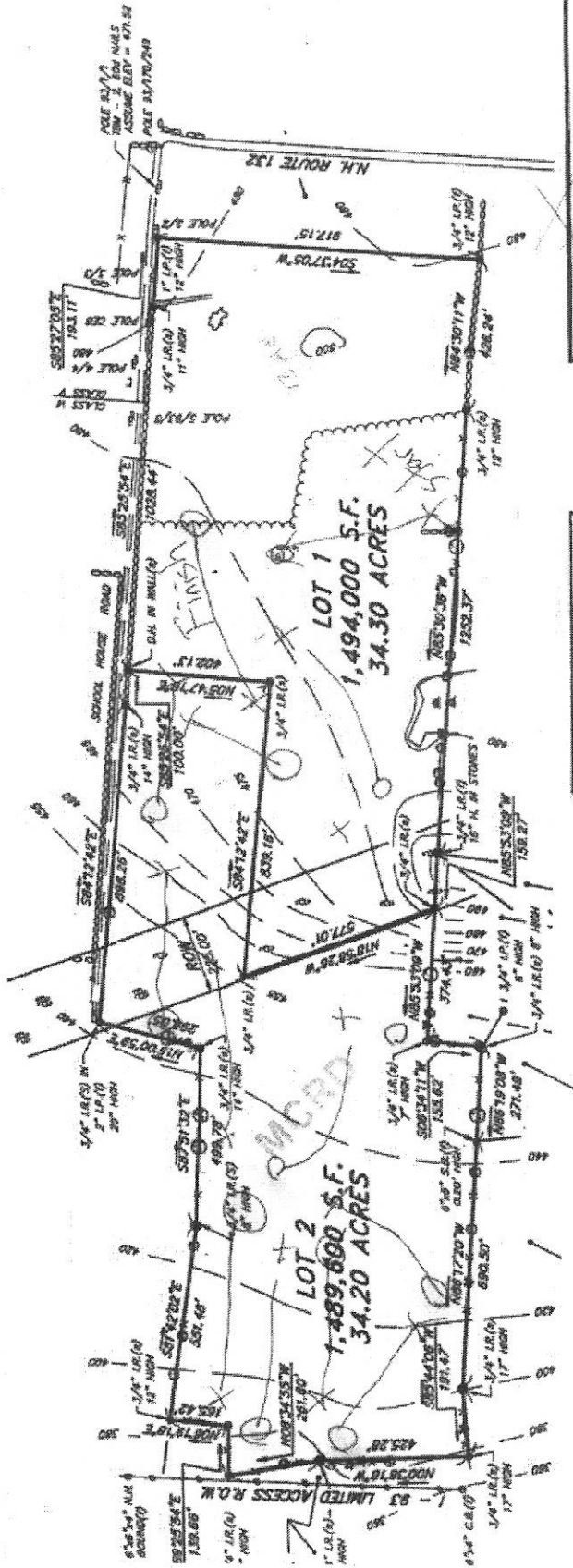
Waiver Request – no buildings are planned.

### **8. Type and location of solid waste disposal facilities**



Gilman Girls LLC and Hawkins properties  
 Old Schoolhouse Rd, Canterbury  
 with layout of proposed disc golf holes

TAX MAP  
 NOT TO SCALE

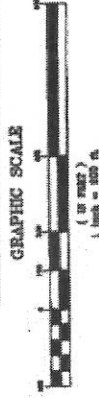


**LEGEND**

- WELL
- IRON PIPE
- ▭ STONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- UTILITY POLE
- DRILL HOLE
- TREE-LINE
- ▭ PAVEMENT
- ▭ IRON ROAD
- ▭ IRON PIPE

(○) = FOUND  
 (○) = SET

APPROVED BY  
 THE CANTERBURY PLANNING BOARD  
 DATE: 1/3/89  
 CHAIRMAN: *Alan Hopkins*



ER:  
 January 3, 1989  
 DEED REFERENCE  
 M.C.R.D. BK. 1214 PG. 249  
 TAX MAP NO. 9, LOT NO. 020/000

<b>WILLER ASSOCIATES</b> <b>ENGINEERS - CONSULTANTS</b> 15 WATER STREET CONCORD, N.H. (603) 228-3861	<b>SUBDIVISION PLAN</b>	DESIGNED BY (DRAWN BY) CHECKED BY SCALE DATE D.R.S. M.D.S. B.G.M. 1" = 200' MAY 3, 1989	
		<b>SUBDIVISION OF</b> <b>THE PROPERTY OF</b> <b>KENNETH &amp; JACQUELINE GILMAN</b> <b>SCHOOL HOUSE ROAD</b> <b>CANTERBURY, NH 03224</b>	
PROJECT NO. 88-016 BOOK NO. D188-25 PAGE NO. 2-33 FILE NO. 88016C71 SHEET 1 OF 1 SHEETS			

# CONSERVATION PLAN MAP

Owner Mr. & Mrs. Kenneth C. Gilman Operator same (TEL 783-4738)  
County Merrimack State New Hampshire Date 4-1-77  
Approximate acres 75 Approximate scale 1" = 660'  
Cooperating with Merrimack County Conservation District  
Canterbury PHOTO NUMBER DGV 9M-86  
ASSISTED BY A. Luce USDA SOIL CONSERVATION SERVICE

412

- KEY:
- HOUSE
  - PROPERTY BOUNDARY
  - FIELD BOUNDARY
  - ① FIELD NUMBER
  - 5ac. FIELD ACREAGE
  - == Woodland Access Road

