

B 1449P0651

RESTRICTIONS AFFECTING THE SUBDIVISION OF LAND OF RPI, INC.  
ON ROUTE 132 IN CANTERBURY, N.H.

1. The building setback distance from Rte. 132 and Center Road shall be a minimum of 100 feet from the edge of the right of way of those roads.
2. The building setback distance from Cross Rd. and Cogswell Hill Rd. shall be in accordance with the Zoning Ordinance in effect at the time that buildings are constructed.
3. Common or shared driveway entrances shall be paired in the following manner:  
On the west side of Rte. 132:  
Lot 1- individual driveway  
Lots 2 & 3- shared driveway entrance on common lot line  
Lot 4- individual driveway  
Lots 5 & 6- shared driveway entrance on common lot line  
Lots 7 & 8- shared driveway entrance on common lot line  
  
On the east side of Rte 132:  
Lots 10 & 11- shared driveway entrance on common lot line  
Lots 16 & 17- shared driveway entrance on common lot line  
Lots 18 & 19- shared driveway entrance on common lot line  
Lots 20 & 21- shared driveway entrance on common lot line  
Lots 22 & 23- shared driveway entrance on common lot line
4. The sale of lots shall be restricted to 6 lots per year starting from the date of approval of the final plat, including any lots resulting from future subdivision of lots 11 & 24.
5. Lots 11 & 24 have conditions imposed by the Water Supply and Pollution Control Commission on their subdivision approval #18362 dated May 18, 1983 relative to further subdivision of those lots.

NOTE: There are gaps in the consecutive numbering of the lots because of the Water Supply and Pollution Control Commission withholding approval of some of the lots proposed by the subdivider.

*William Egan*  
Chairman,  
Canterbury Planning Board

*7/12/83*  
date

Plat Number, Merrimack County Reg. of Deeds  
MERRIMACK COUNTY RECORDS-Recorded July 26, 2-55P.M.1983

7520

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*Marjorie B. Gatherum*  
Register.

Typo

Mr. Ron Dickenson:

In reference to your appearance at the Canterbury Planning Board on March 12, 2024, for a preconceptual consultation, it was our understanding that you asserted that you had a right to build a residence in reliance on a right-of-way from New Road.

statute

After our meeting, the Board reviewed New Hampshire RSA 674:41. We note that the statute provides that “no building shall be erected on any lot ... unless the street giving access to the lot upon which such building is proposed to be placed” is a public or private street. RSA 674:41, I. The statute further defines “the street giving access to the lot”:

This section shall supersede any less stringent local ordinance, code or regulation, and no existing lot or tract of land shall be exempted from the provisions of this section except in accordance with the procedures expressly set forth in this section. For purposes of paragraph I, “the street giving access to the lot” means a street or way abutting the lot and upon which the lot has frontage. It does not include a street from which the sole access to the lot is via a private easement or right-of-way, unless such easement or right-of-way also meets the criteria set forth in subparagraphs I(a), (b), (c), (d), or (e).

RSA 674:41, III. Based on our review, it does not appear that your situation meets any of the exceptions. Accordingly, it is our understanding that your proposal may require a variance from the Zoning Board of Adjustment.