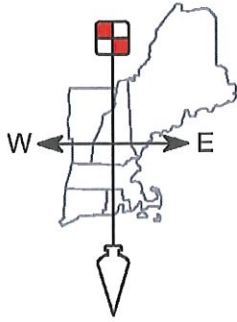


LETTER OF TRANSMITTAL



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Lois Scribner – Secretary
Canterbury Planning Board
PO Box 500
Canterbury, NH 03224

Date: June 4, 2024

Re: Patriot Holdings, LLC
All Purpose Boat/RV Storage Canterbury - Site Plan Review
Tax Map 249, Lot 16
Hall Road, Canterbury, NH

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____.

COPIES	DATE	NO.	DESCRIPTION
2	6/4/24		Site Plan Review Application
2			List of Abutters, Owner, Applicant, and Engineer
3			Sets of Mailing Labels
2	6/4/24		Project Narrative
3	6/4/24		22" x 34" Site Plans
1			Application Fee

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For review and comment Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected copies

REMARKS

Ms. Scribner,
We are submitting the above listed items for the next Planning Board meeting, June 25. Please contact me with any questions or if you require additional information for this submission.

**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:

Patriot Holdings, LLC

4007 Dean Martin Drive, Las Vegas, NV 89103

Phone Number: 702-550-9161

Email Address: jeremiah@patrioholdings.com

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

All Purpose Storage Canterbury, LLC

4007 Dean Martin Drive, Las Vegas, NV 89103

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):

Fieldstone Land Consultants, PLLC - surveyor and engineer

206 Elm Street, Milford, NH 03055

4. Location of proposed project:

32 Hall Road

Tax Map/Lot No.: Map 249, Lot 16

5. **Zoning District:** I - Industrial **Flood Area:** Yes / No

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

All Purpose Boat / RV Storage Canterbury

7. **Number of acres:** 5.069 AC **Number of lots** 1

Number of structures: 4 **Number of units in structure:** Varies by size

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?

Yes - Page 30 lists Warehousing and Storage as Allowed uses

If no, has a Special Exception or Variance been applied for or obtained? _____

Date of approval: SITE PLAN APPROVAL 6/17/22, AMENDED ON 10/12/22

10. **Date of last Site Plan Review or Subdivision of land:** 10/12/22

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

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

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 (Include applicant, owner if other than applicant, and surveyor, and anyone else whose seal appears on the plan)	\$ <u>80.00</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.	\$ _____
TOTAL (check payable to Town of Canterbury Planning Board.	\$ <u>180.00</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: _____ Applicant: SEE L.O.A.

Date: _____ Owner: SEE L.O.A.

Date: 6/4/24 Agent: John Armon c/o FIELDSTONE LAND CONSULTANTS, LLC

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

_____ Date

_____ Date

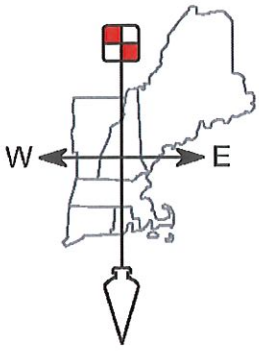
Approved/Disapproved _____
Date

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



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May 3, 2024

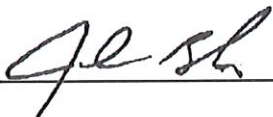
RE: Patriot Holdings, LLC – All Purpose Boat/RV Storage
Hall Road - Canterbury, NH
Tax Map 249 Lot 16
APPLICANT LETTER OF AUTHORIZATION

To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Applicant:

Signature: 

Print: Jeremiah Boucher

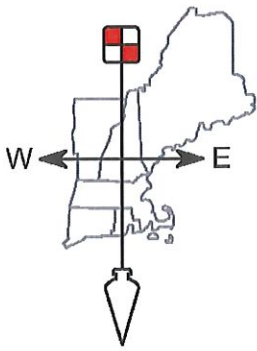
Date : 05/31/24

Data required to be submitted for Site Plan application approval: (taken from pages 5-6 of the Site Plan Regulations)

- ✓ 1. Application
- ✓ 2. Site plan
- ✓ 3. List of current names/addresses of all abutters within 200 feet of any property line
- 4. Written notification of waiver requests NO NEW WAIVERS REQUESTED
- ✓ 5. Fees

Required Exhibits:

- ✓ 1. Narrative description of proposal
- ✓ 2. Site plan showing:
 - a) Existing natural features (water, soil types, trees): b).Surveyed property lines: c) Existing and proposed grade elevations: d) Location, elevation and layout of catch basins and other drainage: e) Location, width, curbing, driveways: f) Lines, names, of streets, lanes, ways: g) Location of existing and proposed utilities: h) Size and proposed location of water/sewer: i) Size and location of public service connections
- ✓ 3. Seal and signature of engineer and owners
- ✓ 4. Plan of all buildings with type/size/location
- ✓ 5. Landscaping plan
- ✓ 6. Parking needs
- ✓ 7. Description, location, size of proposed signs
- ✓ 8. Type and location of solid waste disposal facilities
- ✓ 9. Provisions for snow removal/disposal
- ✓ 10. Erosion and sediment control plan
- 11. Noise study WAIVER GRANTED PER SITE PLAN APPROVAL
- 12. Traffic study WAIVER GRANTED PER SITE PLAN APPROVAL
- ✓ 13. Lighting study
- ✓ 14. Copies of all applicable state and federal applications or permits
- 15. Any other exhibits Planning board deems necessary
- 16. If a subdivision all subdivision regulations shall apply



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All-Purpose Boat/RV Storage – Canterbury STORAGE FACILITY Site Plan Amendment Narrative

Patriot Holdings, LLC
Tax Map Parcel 249, Lot 16
Hall Road
Canterbury, New Hampshire

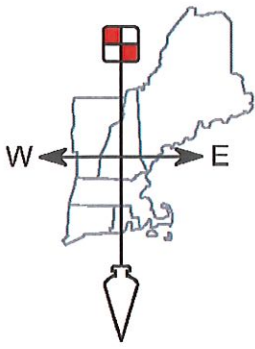
June 4, 2024

Project Narrative:

Fieldstone Land Consultants, on behalf of Patriot Holdings, LLC, are submitting this application for Planning Board Site Plan review. The proposal consists of amending the approved site plan to include 3 parking stalls adjacent to the southernmost building next to the site entrance, construction of a sewage dump station, installation of a septic system to accommodate a 400 square foot office area within the southernmost approved storage building, and additional signage and a security camera as requested by the Planning Board adjacent to the sewage dump station. Landscaping adjacent to the southernmost building has been relocated south of the proposed parking stalls and north of the site entrance. The remainder of the approved site plan is unchanged. The addition of the 3 parking stalls will increase the total impervious area by 569 square feet.

The existing Tax Map Lot 249-16 has 220,785 square feet or 5.069 +/- acres with 419.95 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. This project received site plan approval on June 14, 2022, with minor site plan amendments approved on September 28, 2022 and October 11, 2022. The property borders the NHDOT Railroad property, that is operated by Vermont Rail Systems. The proposed development will not impact the railroad in any way.

We would like to request that the Planning Board review our application and hold the public hearing on the same night. Thank you for your consideration.



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June 3, 2024

FLC#3127.01 / SJB

List of Abutters
Tax Map 249 Lot Number 16
Canterbury, New Hampshire

Map 249 Lot 14
Frederick G. Zeller III
& Lucyall L. Zeller
77 Intervale Road
Canterbury, NH 03224

Map 251 Lot 7
State of New Hampshire
PO Box 457
Concord, NH 03302-0457

Map 249 Lots 17 & 18
Ten Mile Brook Holdings, LLC
85 Ten Mile Brook Road
Bristol, NH 03222

Map 248 Lot 14
Grover Street LLC
C/O Prestige Services
200 East Las Olas Blvd, Suite 2040
Fort Lauderdale, FL 33301

Map 249 Lot 15
Benjamin A. & Darlene Matoot
75 Intervale Road
Canterbury, NH 03224

Map 248 Lots 15 & 249-16
All Purpose Storage Canterbury, LLC
4007 Dean Martin Drive
Las Vegas, NV 89103

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

June 3, 2024

FLC#3127.01 / SJB

List of Abutters
Tax Map 249 Lot Number 16
Canterbury, New Hampshire

Map 249 Lot 16, 248 - 15
All Purpose Storage Canterbury, LLC
4007 Dean Martin Drive
Las Vegas, NV 89103

Map 249 Lot 16, 248 - 15
All Purpose Storage Canterbury, LLC
4007 Dean Martin Drive
Las Vegas, NV 89103

Map 249 Lot 16, 248 - 15
All Purpose Storage Canterbury, LLC
4007 Dean Martin Drive
Las Vegas, NV 89103

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& Lucyall L. Zeller
77 Intervale Road
Canterbury, NH 03224

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Canterbury, NH 03224

Map 249 Lot 14
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& Lucyall L. Zeller
77 Intervale Road
Canterbury, NH 03224

Map 251 Lot 7
State of New Hampshire
PO Box 457
Concord, NH 03302-0457

Map 251 Lot 7
State of New Hampshire
PO Box 457
Concord, NH 03302-0457

Map 251 Lot 7
State of New Hampshire
PO Box 457
Concord, NH 03302-0457

Map 249 Lots 17 & 18
Ten Mile Brook Holdings, LLC
85 Ten Mile Brook Road
Bristol, NH 03222

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Ten Mile Brook Holdings, LLC
85 Ten Mile Brook Road
Bristol, NH 03222

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85 Ten Mile Brook Road
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Map 248 Lot 14
Grover Street LLC
C/O Prestige Services
200 East Las Olas Blvd, Suite 2040
Fort Lauderdale, FL 33301

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75 Intervale Road
Canterbury, NH 03224

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