



MERIDIAN

LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

**Re: 114 West Road,
Tax Map 248 Lot 8
Canterbury, NH**

December 23, 2024

Design Review Application Submittal

I) INTRODUCTION

The subject property is about 37.26 acres located along Route 93 and West Road. The lot described as Tax Map 248 Lot 8. The property is within the Commercial zone and is subject to the Wetland and Watershed Conservation District, and Aquifer & Groundwater Protection District. The owner/applicant (**114 west Road, LLC**) intends to construct 35 residential units and two areas reserved for future commercial development. The residential units will be a mixer of duplex and single family detach residential condominium clustered together in the front/middle of the site.

II) EXISTING CONDITIONS

The current use of the property is vacant field with a post and beam barn structure located on it. The site was historically used as a gravel pit when route 93 was being constructed.

III) SUBDIVISION

The condominium subdivision will create thirty-three (35) residential dwelling areas clustered in a community located in the front half of the property, and two (2) commercial areas one being directly I the front along West Street and the other belong in the rear half of the property. The remainder of the property will consist of open space area as required by the zoning ordinance.

IV) UTILITIES

The proposed development will be served by a Community Well and individual sewage disposal system (ISDS). The exception to this may be the rear commercial lot could be served by an individual well.

I) Fire

Fire protection has been designed yet. It is expected that Canterbury Fire Department will provide input on to the system(s) that will be required.

VI) WETLAND IMPACTS

The only wetland impact proposed is to create an access road to the community well located in the upland area in the middle of the wet meadow.

VII) STORMWATER MANAGEMENT

The overall site has been designed to comply with NHDES Env Wq-1500 regulation (Alteration of Terrian) The system will provide conveyance to the treatment basins via a combination of swales, curbing, catch basin,



MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

Design Review Application Submittal
Project #12609.00

December 23, 2024
Page 2 of 2

pipes and sheet flow. The runoff is collected in an infiltration basin, gravel wetlands, and bioretention systems. These basins provide water quality and attenuation.

VIII) ACCESS AND TRAFFIC

The access to the proposed development will be through a driveway onto West Road. This access will be permitted through NHODT due to the proximity to the Exist 18 on and off ramp.

IX) EXPECTED PERMITS

1. Canterbury Subdivision
2. Canterbury CUP – for Cluster Subdivision
3. NHDOT Driveway Permit
4. NHDOT Excavation permit
5. NHDES AoT
6. NHDES State Subdivision Approval
7. NHDES Standard Dredge and Fill
8. NHDES Individual Sewage Disposal System
9. NHDES PWS