



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

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www.MeridianLandServices.com

Canterbury Planning Board
The Sam Lake House
10 Hackleboro Rd.
PO Box 500
Canterbury, NH 03224
Phone: (603) 783-9955

December 23, 2024

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

Design Review Application Submittal

To Whom it May Concern:

114 west Road, LLC intends to construct a mixed-use (residential and commercial) cluster development located at the above referenced property. The project consists of approximately 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.

The design team would like to have a Design Review Discussion with the Planning Board at the 01/14/25 Canterbury Planning Board. The goal of this PB meeting is to have a high-level discussion what the site will look like and receive recommendation from the town on how to improve the function of the property. The key issues we would like to discuss are the following items:

- I) Use Determination
- II) Baseline Density Determination and Density Allocation of Commercial and Residential
- III) Architectural Style
- IV) Use of the Open space
- V) Required Studies

This discussion will allow the team to design and submit a complete project for a final review.

Please find the following items as they relate to the above referenced project to be distributed to the Planning Board members and their review:

1. One (1) completed Subdivision Application – Design Review;
2. One (1) completed Subdivision Checklist – Design Review;
3. One (1) Check for **\$340.00** for application fee payable to the **Town of Canterbury**;
4. One (1) copies of Abutters List;
5. Two (2) set mailing labels;
6. Ten (10) copies of Cluster Subdivision Narrative prepared by Meridian Land Services, Inc.;
7. Ten (10) copies of Canterbury Zoning Interpretation Letter prepared by Meridian Land Services, Inc.;
8. Ten (10) 11” x 17” sets of Conceptual Site Plan prepared by *Meridian Land Services, Inc.*;
9. One (1) 22” x 34” sets of Conceptual Site Plan prepared by *Meridian Land Services, Inc.*



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Project #12609.00

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If there are any questions or concerns, please do not hesitate to contact Meridian Land Services, Inc.

Sincerely,

Samuel R. Foisie, P.E.

Project Manager

Meridian Land Services, Inc.

srfoisie@MeridianLandServices.com

(603) 673-1441

MLS Project No.: 12609.00

Cc: Keith Anastasy and Timothy M. McGibbon with attachments