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July 1, 2025

Brendan O'Donnell, Chair  
Canterbury Planning Board  
10 Hackleboro Road  
P.O. Box 500  
Canterbury, NH 03224

**Re: Minor Subdivision and Lot Line Adjustment Application**  
**Benjamin A. Matott – Map 249 Lot 15**  
**Fredrick G. Zeller, III – Map 249 Lot 14**

Dear Chair O'Donnell and Members of the Board:

Please find enclosed a Minor Subdivision Application and a Lot Line Adjustment Application for Lots 14 & 15 as seen on the Town of Canterbury Assessor's Map 249. Currently, Lot 14 is  $\pm 20.6$  acres in size with over 300' of frontage and Lot 15 is 15.6 acres in size with over 600' of frontage. Both lots have existing houses serviced by on-site wells and septic systems. This proposal is to annex 3.1 acres of land from lot 14 to lot 15 and to subdivide lot 15 into 1 additional residential building lot. The new lot will have 3.1 acres and 300' of frontage and be serviced by an on-site well and septic system. There will be no change in frontage to Lot 14.

This proposal also intends to create a new 30' wide access easement across New Lot 15-1 for the benefit of Lot 15. The new easement is in the same location as the existing driveway for Lot 15.

Should you require additional information, please contact me at (603) 224-4148 or via email at [tbernier@hoyletanner.com](mailto:tbernier@hoyletanner.com).

Sincerely,  
Hoyle Tanner & Associates, Inc

A handwritten signature in black ink, appearing to read 'Timothy Bernier', written over a horizontal line.

Timothy Bernier, LLS, CWS  
Project Manager

Enclosures

cc: 034-001

