

**CANTERBURY PLANNING BOARD
PO BOX 500
THE SAM LAKE HOUSE
CANTERBURY, NH 03224**

APPLICATION FOR LOT LINE ADJUSTMENT
(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:

Benjamin A. Matott, 75 Intervale Road, Canterbury, NH 03224

Phone Number: _____

Email Address: _____

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

Benjamin A. & Darlene Matott, 75 Intervale Road, Canterbury, NH 03224

Frederick G. III & Lucyann Zeller, 77 Intervale Road, Canterbury, NH 03224

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):

Hoyle, Tanner & Associates, Inc. 50 Pleasant Street, Concord, NH 03301

(603) 224-4148 tbernier@hoyletanner.com

4. Location of lot line adjustment:

75 & 77 Intervale Road

Tax Map/Lot No.: Map 249 Lots 14 & 15

5. **Zoning District:** Rural & Industrial **Flood Area:** Yes / No

6. **Number of acres and presently existing lots involved in the proposed subdivision:**

Acres: Lot 14 - ±20.6 Ac Lots: Lot 15 - 15.6 Ac.

7. **Number of acres and lots being proposed:**

Acres: Lot 14 - ±17.65Ac. Lots: Lot 15 - 18.7 Ac.

8. **Type(s) and number of dwelling units proposed:** N/A

Single Family _____ Duplex _____ Multi-Family _____

9. **Type(s) of proposed uses in development:**

X Residential _____ Multi-Family _____ Manufactured Housing Park
_____ Cluster _____ Commercial _____ Industrial

As to each use identified above, is the use a permitted use under the Zoning Ordinance?

Yes

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

Date of approval: _____

10. If you are seeking approval of any lot with less than 300 feet of road frontage, please identify any lots with less than 300 feet of road frontage that are located within 900 feet of the land to be subdivided _____.

11. Water Supply and Pollution Control Division Subdivision Number: _____.

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

Encroachment Easement on Lot 15 for the benefit of Map 250 Lot 4. See Book 2970 Page 1973

and attached Plan Set.

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 Subdivision Regulations for 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)	N/A - See Subdivision \$ <u>Application, attached</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.	\$ <u> </u>
TOTAL (check payable to Town of Canterbury Planning Board.	\$ <u>100.00</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 and addition 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 subdivision 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 Subdivision 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 subdivision 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 Subdivision 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: 7/1/25 Applicant: Benjamin Matotx
Date: 7/1/25 Owner: John Peller
Date: 7/1/25 Agent: [Signature]

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