



**Bernstein, Shur,  
Sawyer & Nelson, P.A.**  
Jefferson Mill Building  
670 North Commercial Street  
Suite 108  
PO Box 1120  
Manchester, NH 03105-1120

T (603) 623-8700  
F (603) 623-7775

A. Eli Leino  
Attorney  
603-665-8859  
eleino@bernsteinshur.com

**Via Email ([planningboard@canterburynh.gov](mailto:planningboard@canterburynh.gov))**

September 23, 2025

Planning Board  
Town of Canterbury  
P.O. Box 500  
Canterbury, NH 03224

**Re: 114 West Road, Canterbury, NH – Tax Map 248, Lot 8 (the “Property”)**

Dear Chair O'Donnell and Members of the Board:

As you know, this office represents 114 West Road, LLC, owner of the above-referenced Property (the “Applicant”). As the Board is aware, the Applicant, in conjunction with Meridian Land Services, Inc., has submitted mixed-use (residential and commercial) cluster development plans for consideration. At the Board’s August 26, 2025 hearing, it was conveyed to the Applicant that the plan as designed was ineligible for density bonuses, but that it otherwise complies with the Subdivision Regulations. *See Minutes at 166-167 (“The ratio of residential to commercial is allowed, but the Board doesn’t need to grant the density bonus.”)*

As a result of the Planning Board’s feedback, the Applicant is now submitting a revised site plan designed without the addition of any bonus units. To provide the Board and third-party peer reviewer time to review the revised plan and accompanying documents, the Applicant respectfully asks that the public hearing be continued one month to the October 14, 2025 meeting. It is the Applicant’s expectation that peer review can be completed in this timeframe and that the Board will be prepared to vote on the application in October.

Included with this submission, please find:

- Five (5) copies of Condominium Document Letter of Intent
- Five (5) copies of Revised Cluster Subdivision Narrative prepared by Meridian Land Services, Inc.
- Five (5) copies of Revised Density Calculation prepared by Meridian Land Services, Inc.
- Five (5) copies of Revised Conditional Use (CU) Permit Narrative
- Five (5) copies of Fiscal Study

Planning Board  
Town of Canterbury  
September 23, 2025  
Page 2

- Ten (10) 11" x 17" sets of Conceptual Site Plan prepared by Meridian Land Services, Inc.
- Five (5) copies 22" x 34" sets of Conceptual Site Plan prepared by Meridian Land Services, Inc.

On behalf of the Applicant, we once again thank you for your consideration.

Most sincerely,



A. Eli Leino

Enclosures