



MERIDIAN

LAND SERVICES, INC.

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

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June 3rd, 2025

Revised: September 18, 2025

**Re: Hildreth's Farm Subdivision (FKA: 114 West Road, LLC Conceptual Condominium Development)
114 West Road, Tax Map 248 Lot 8, Canterbury, NH**

Major Subdivision Application

PROJECT NARRATIVE

I) INTRODUCTION

The subject property is about 34.37 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 Aquifer & Groundwater Protection District. The owner/applicant (**114 West Road, LLC**) intends to construct 26 residential units and three areas reserved for future commercial development. The residential units will be a mixture 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 front of the parcel is comprised of a field with a large shed/barn that sits overlooking a wet meadow in the middle of the property that is approximately 10- 20' below. The back portion is comprised of a vacant field that is bordered by Route 93, a brook, and the wet meadow in the middle of the property. The topography and wet meadow have been described to have been created when Route 93 was constructed. During the construction NHDOT used the property for gravel excavation, sequency over excavating and creating the wet meadow now present on the property. This is backed up by the use of historic aerals. The site was historically used as a gravel pit when route 93 was being constructed.

III) SUBDIVISION

The condominium subdivision will create twenty-six (26) residential dwelling areas clustered in a community located in the front half of the property, and three (3) commercial areas one being directly in 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 as required by the zoning ordinance (greater than 50% of gross property area).

IV) UTILITIES

The proposed development will be served by a Public Water Supply (PWS) well and individual sewage disposal system (ISDS). The exception to this may be the rear commercial lot could be served by an individual well depending on the future design constraints of the intend use. The PWS well is proposed to be located in the upland area in the center of the wetlands. This is an ideal location as the protective well radius is required to be maintained in a natural state with the exception of the pump house and access road. Reserve areas for the septic leach fields have been preliminary sized and provided on the plans. These leach field will be permitted through NHDES when conditional approval is received from the Town.

There is 3 phase power available within the West Road ROW. 3 Phase will be brought into the property for the future commercial uses and then become 1 Phase for the residential portion. The power in the residential loop is expected to be underground. It is unknown at this time if the commercial power will be aboveground or



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underground. Eversource will be consulted with prior to this decision.

I) FIRE

Fire protection is provided via a 30,000 gal fire cistern located at the entrance to the loop road.

VI) WETLAND IMPACTS

The wetland impact proposed is only to create an access road to the PWS well located in the upland area in the middle of the wet meadow. This impact will be permitted through NHDES Wetland Bureau.

VII) STORMWATER MANAGEMENT

The overall site has been designed to comply with NHDES Env Wq-1500 regulation (Alteration of Terrain) and the Town Land Development Regulations. The system will provide conveyance to the treatment basins via a combination of swales, curbing, catch basin, pipes and surface flow. The runoff is collected in several infiltration basins. These basins provide water quality and attenuation. These stormwater management practices discharge to the wet meadow and ultimately to Cold Brook. These stormwater basins will be owned and maintained by the HoA.

See Stormwater Design

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 Exit 18 on and off ramp. The main access road (Oakmont Drive) and the residential loop (Farmhouse Lane) will be private streets. These streets will be owned and maintained by the HoA.

See Trip Generation Memo.

IX) EXPECTED PERMITS

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