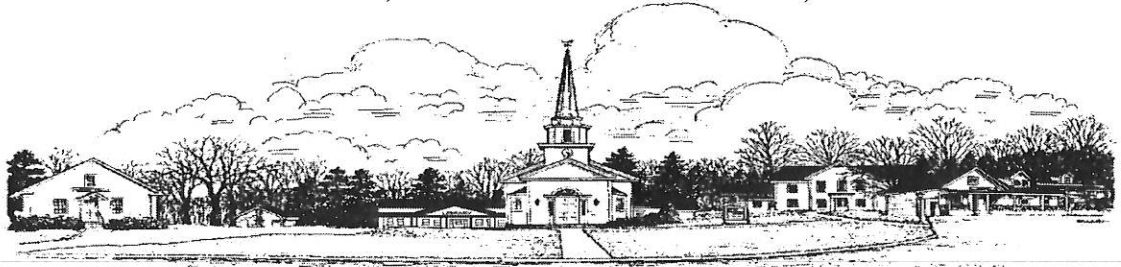




Town of
CANTERBURY, NEW HAMPSHIRE, *Settled 1727*



NOTICE OF DECISION - APPROVAL

You are hereby notified that the Canterbury Planning Board, on November 4, 2025, approved the Subdivision Application for 114 West Road LLC, Canterbury, Tax Map 248, Lot 8-1. In addition to statements made in the application, the following conditions were placed on the approval:

- Legal instruments preserving Designated Open Space in perpetuity must be submitted for and be recorded before any site work begins as per sections 6.4.i.2. and 3. of the 2024 Zoning Ordinance.
- Condominium documents must be submitted for Town review and recorded before any site work begins.
- The condominium documents must include the following requirements:
 - The Association must maintain the Designated Open Space, including at least annual mowing/haying of the open space area.
 - The Association must maintain the infiltration basins in accordance with reasonable current best practices.
 - The Association must maintain the existing tree buffer along the access road to lots Commercial 2 and Commercial 3, except as necessary to improve and maintain that access road.
- The Commercial 1 site and the gravel road to Commercial 2 must be prepared in Phase 1.
- General Note 28 must be struck from the subdivision plan.
- Stop signs must be installed at the intersections of the residential loop road and the access road.
- The residential loop road must have a four (4) foot marked designated walking area and be posted at 20 mph or lower.
- There must be fences as specified on the plan put up between residential units 10/11/12, commercial units 2/3, and their side/rear boundaries with the Designated Open Space.
- There must be rocks or some other physical barrier between the roadways and the three infiltration basins/Designated Open Space.

- The Phase Notes on Sheet 8 must be amended to indicate that the items in Phase 2A will be concurrent with Phase 1.
- The residential architecture must be cape, colonial, ranch, or New England farmhouse style.
- The Town may enter the property to inspect the Designated Open Space area as reasonably required to determine compliance with Designated Open Space requirements.
- The applicant will add an easement to the plan for cistern expansion as may be necessary to enable the use of Commercial 1.
- The applicant will obtain/comply with all required State, Federal, and local approvals including those listed on Sheet 1.

Chair Signature: _____



Date: _____

November 12, 2025