



MERIDIAN

LAND SERVICES, INC.

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

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

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www.MeridianLandServices.com

October 28, 2025

Canterbury Planning Board
The Sam Lake House
10 Hackleboro Road
PO Box 500
Canterbury, NH 03224
Phone: (603) 783-9955

**Re: Hildreth's Farm Subdivision – 114 West Road (Map 248, Lot 8) - Canterbury
Subdivision Engineering Review**

To Whom it May Concern,

Meridian Land Services, Inc. (Meridian) is submitting this letter on behalf of 114 West Road, LLC for the proposed development on the above-referenced lot. This letter seeks to address or respond to the third party review letter provided by KV Partners LLC dated October 7, 2025. Meridian and the applicant offer the following responses to the comments within that letter. The original comments are included below, verbatim, with Meridian's responses in *italic green*.

Items included with this submission are as follows:

- One (1) Third Party Review Response Letter;
- One (1) Drainage Report;
- One (1) Inspection and Maintenance Manual;
- One (1) 22"x34" Plan Set.

===== Begin KV Partners review letter dated 10/7/25 (page 1 of 2) =====

1. The project has two phases shown on the plans. The driveway that extends along the western edge of the lot to the south end of the site and associated drainage infrastructure (infiltration pond) are depicted graphically but not shown in detail (grading, drainage details). Also, a large amount of impervious area flows to Infiltration Basin C but no proposed development is depicted on the plans. If Phase 2 is to be part of this application, full construction details should be required for any proposed infrastructure.

Assumed impervious coverage percentages have been added to the commercial lots on Sheet O-1 (8 of 24).

2. Is a turnaround required on the proposed road extension to the south part of the site?

A turnaround has been added to the proposed road extension.



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3. The proposed roadway is located close to the existing driveway at West Road. Two vehicles existing at the same time may cause sight distance restrictions. Understood that coordination will be required with NHDOT for a driveway permit.

Acknowledged.

4. The Common Driveway Section depicts and open drainage layout (roadside ditches) when a curbed roadway is proposed. Also, the width of the roadway on the plans appears to be 24' (by scaling) and the details depict 20'. Revisions are required.

The Typical Roadway Cross Section detail has been added on Sheet D-1 (18 of 24).

5. It appears that the driveway lengths between the proposed roadway and buildings are as small as 20' (scaled off the plans). Is there room for a car to park in the driveway without encroaching on the roadway?

Driveway lengths have been increased where feasible. The shortest driveway length is now 22' on condominium lots 2-5 and 23. The Town of Canterbury Land Develop Regulations do not specify a minimum driveway length, however the parking requirements specify a 20' minimum stall length. A 22' driveway length should suffice for most passenger vehicles to park without encroaching on the roadway.

6. Assume the fire cistern will be reviewed by the Fire Department.

Acknowledged.

7. Catch Basin CB1.2 is not labeled correctly in the pipe schedule.

The invert out of CB 1.2 has been corrected on Sheet P-1 (13 of 24).

8. A detail for the access road to the water system pump station is required. Water supply system to be reviewed by NHDES.

Typical Access Gravel Drive detail added to Sheet D-1 (18 of 24).

9. Details for the infiltration basin outlet structures are required.

Outlet Control Structure detail has been added to Sheet D-4 (21 of 24).

10. The Infiltration Basin Schedule (Sheet D-4) includes information for basins not shown on the plans. Revise the table as required.

The Infiltration Basin Schedule has been updated.

11. The Stormwater O&M Manual is required for all stormwater system elements

Stormwater Inspection and Maintenance Manual included with this submission.

===== End KV Partners review letter dated 10/7/25 (page 2 of 2) =====



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Meridian and the applicant believe that the items noted in the third party review have been adequately addressed and/or responded to. Should you have any questions, wish to discuss further, or require additional information, please do not hesitate to contact Meridian.

Thank you for your time and consideration in this matter.

Sincerely,

Meridian Land Services, Inc.

Samuel R. Foisie, PE
Project Engineer

Cc: