

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

**SUBDIVISION APPLICATION**  
(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:**

Mark & Sharon Akerstrom

183 Pinnacle Park Rd. Meredith, NH 03253

Phone Number: (603) 387 - 5366

Email Address: abacrombys@comcast.net

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

SAME

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):

Bryan L. Bailey, LLS #576

Bryan L. Bailey & Associates, Inc. 217 Cotton Hill Road, Gilford, NH 03249

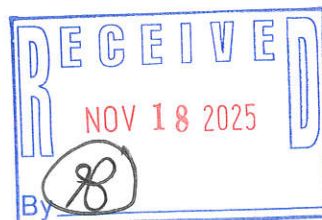
Ph (603) 528 - 3734

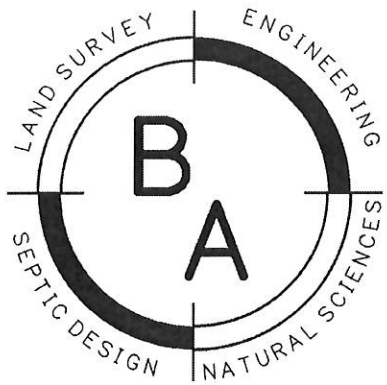
email: blbailey@bailey-associates.com

**4. Location of proposed project:**

Baptist Hill Road, Canterbury, NH

Tax Map/Lot No.: Map 208 Lot 8





# BAILEY ASSOCIATES

LAND SURVEYING & LAND PLANNING  
ENGINEERING & NATURAL RESOURCE SCIENCES

WWW.BAILEY-ASSOCIATES.COM

(603) 528-3734

217 COTTON HILL RD. GILFORD, NH 03249

TO Canterbury Planning Board

November 18, 2025

**Re: Abutters List, Tax Map 205 Lot 8,**  
Baptist Hill Rd, Canterbury, NH

**Applicant: Mark & Sharon Akerstrom**  
**183 Pinnacle Park Rd.,**  
**Meredith, NH 03253**

**Owner: Mark & Sharon Akerstrom**

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**Professionals;**

Bryan L. Bailey, LLS  
Jessica J. Bailey, CWS  
Bryan L. Bailey Associates, Inc.  
217 Cotton Hill Rd.  
Gilford, NH 03249

**Abutters;**

Tax Map 205 Lot 1  
ADAMS IRREVOCABLE TRUSTS  
KARL & ELIZABETH ADAMS, TTSS  
130 SO FRUIT STREET  
CONCORD, NH 03301

Map 208 Lot 14  
AKERSTROM, MARK & SHARON  
183 PINNACLE PARK ROAD  
MEREDITH, NH 03253

Map 205 Lot 3  
CROWLEY, LINDA A.  
28 SCHOOL STREET EXTENSION  
NATICK, MA 01760

Map 208 Lot 15

JEFFREY & SUZANNE GOOD  
GOOD FAMILY TRUST  
373 BAPTIST HILL RD  
CANTERBURY, NH 03224

Map 208 Lot 7

BATCHELDER, SUSAN & HERBERT  
TR BATCHELDER TRUST  
374 BAPTIST HILL ROAD  
CANTERBURY, NH 03224

Map 208 Lot 12

DODGE, KYLE & FLETCHER, JULIE  
14 MISERY ROAD  
CANTERBURY, NH 03224

Map 209 Lot 1

HILLS CORNER FARM REALTY TR  
JOHN CIANO, TRUSTEE  
JOHN A. CIANO TR 11/2018  
40 HEREFORD ST., APT 2  
BOSTON, MA 02115

**This application must comply with all requirements set forth in the Subdivision Regulations of the Town of Canterbury.**

**14. Application fees:**

Application Submission fee:	\$ 100.00
<u>Minor Subdivision fee - \$100.00</u>	
Major Subdivision fee - \$150.00	
 Each lot (including original lot) - \$50.00	 \$ 150.00
 Abutter notification - \$10.00 each abutter x 12 (Include applicant, owner if other than applicant, and surveyor, and anyone else whose seal appears on the plan)	 \$ 120.00
 Registry filing fee (\$33.00 for each Mylar recording, fee includes \$7.00 for a recorded copy for the Planning Board's file). <b>Mylar will not be recorded until Town     receives letter from surveyor indicating bounds     have been set.</b>	 \$ 33.00
 TOTAL (check payable to Town of Canterbury Planning Board.	 \$ 403.00

**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 an additional sum for estimated administration, legal, or technical review costs.

**CERTIFICATION AND ACKNOWLEDGMENT**

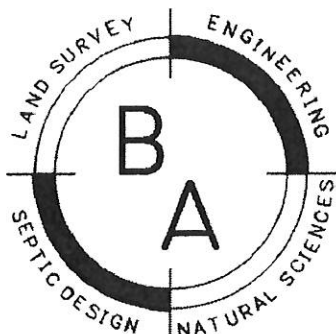
- I. The applicant (and the owner or agent, if applicable) certifies that the information and representations contained in this application are complete and correct. All costs for engineering, legal or other professional services or recording by the Planning Board or the Town of Canterbury in the subdivision 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.

Akerstrom S/D - Map 208 Lot 8, Baptist Hill Road  
Canterbury. NH

**Data required to be submitted for Subdivision application approval:**

(see pages 17-21, Section VI, of Subdivision Regulations for more detailed description of each item)

1. Application
2. Plat with following information:
  - X 1. Date of survey and any revision dates
  - X 2. Name and location of subdivision
  - X 3. Name of owner and subdivider
  - X 4. Graphic scale
  - X 5. North arrow
  - X 6. Locus map
  - X 7. Boundary lines and easements
  - X 8. Right-of-way lines
  - X 9. Street names
  - X 10. Easements
  - X 11. Lot lines, site lines, water, flood zones
  - X 12. All land within 1,000 feet of any portion of subdivision in which owner/subdivider has an interest
  - X 13. Zoning district boundaries within 200 feet
  - X 14. Purpose of any easement or public use portion N/A
  - X 15. Tax block parcel number, owners, owner's addresses of property abutting tract to be divided.
  - X 16. Proposed lot numbers and proposed street addresses (911 ADDRESS TO BE ASSIGNED)
  - X 17. Location/description of all monuments
  - X 18. Certificate or seal of engineer or surveyor
  - N/A 19. Cross-sections and profiles of streets
  - X 20. If flood zone within 500 feet, base flood elevations and utilities and drainage location
  - N/A 21. Plans and profiles of water/sewer layouts, storm drains, culverts etc
  - X 22. Existing soil delineation based on the Soils Survey, Merrimack County.
  - N/A 23. Final State of NH approvals when appropriate.
  - X 24. Building setbacks
  - X 25. Contours shall be at least 20' intervals.
  - X 26. Location of existing buildings within 100 feet of boundary lines
  27. Data listing:
    - X a. Area of land subdivided in acres = 39.84 Ac
    - b. Number of building lots = 3 LOTS
    - c. Length of street in feet 955.65'
    - d. Area of open space/conservation lands in acres NONE
    - e. Names of abutters X
    - f. Zoning district boundaries X
  28. Base flood elevation data FEMA ZONE X, NO BASE FLOOD ELEV. DETERMINED
  29. Certifications X
  30. Any additional information Planning Board deems appropriate



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SERVING NEW HAMPSHIRE SINCE 1978

22 October, 2025

To Whom it may Concern

Re: Appointment of Authorized Agent for Planning Board or Zoning Board of Adjustment public hearings

Dear Sirs:

We, Mark & Sharon Akerstrom, do hereby appoint Bryan L. Bailey and Bailey Associates, Inc. to act on our behalf at any and all public hearings before the Town of Canterbury, Planning Board and or Zoning Board of Adjustment for the purpose of securing Final Approval for my property known as Tax Map 208 Lot 8 and Lot 14, land located on Baptist Hill Road.

Mark A Akerstrom November 13, 2025  
Name date

Sharon M. Akerstrom 11-13-25  
Name date

State of New Hampshire  
County of Bellfry

On this the 13<sup>th</sup> day of November, 2025 before me, the undersigned officer, the above-named person or persons, did personally appear and did execute, of his/her own free will, the foregoing affirmation.

My commission expires: 5-3-2028 (Notary Public)

Kimberly Topping

KIMBERLY C. TOPPING  
★ NOTARY PUBLIC - NEW HAMPSHIRE ★  
My Commission Expires May 3, 2028