



MERIDIAN

LAND SERVICES, INC.

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

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www.MeridianLandServices.com

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

February 24, 2026

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

Conditions of Approval Narrative

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 and/or describe how the conditions of approval, outlined in the NOTICE OF DECISION – APPROVAL at the 11/4/25 Planning board meeting, have been met to allow for plans to be signed by the planning board chair. The conditions of approval are included below, verbatim, with Meridian's responses in *italic green*.

1. The 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.

Acknowledged. See previously provided Condominium documents.

2. Condominium documents must be submitted for Town review and recorded before any site work begins.

Acknowledged. See previously provided Condominium documents.

3. The condominium documents must include the following requirements:

- a. The Association must maintain the Designated Open Space, including at least annual mowing/haying of the open space area.

Acknowledged. See previously provided Condominium documents.

- b. The Association must maintain the infiltration basins in accordance with reasonable current best practices.

Acknowledged. See previously provided Condominium documents. As a further point of information, the state NHDES AoT permit requires routine maintenance of the stormwater management facilities.

- c. 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.



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Acknowledged.

4. The Commercial 1 site and the gravel road to Commercial 2 must be prepared in Phase 1.

Phasing descriptions are located on sheet 8. Phase 1 reads as follows:

*Phase 1: This phase consists of constructing the phase 1 portion of the main access road, loop road, community water system, phase 1 stormwater improvements. These improvements will support the construction of the 26 residential units. In addition to the master infrastructure described, this phase includes preparing the front commercial lot by grading a flat building pad and stubbing a water service and stormwater connection to the lot. The front commercial lot has an allowance of 70% impervious coverage to comply with the stormwater design. **Prepare lot 'com 1' pad and construct gravel roadway to lots 'com 2' and 'com 3'.***

The text in Bold above has been added to Phase 1 to meet this condition. As a point of clarification, the discussion at the planning board meeting was not to construct a commercial site plan on lot "com 1" but to prepare the site to be "pad ready" with the goal to entice commercial user to develop the site.

5. General Note 28 must be struck from the subdivision plan.

General note 28 has been removed from the plan set. See sheet 2.

6. Stop signs must be installed at the intersections of the residential loop road and the access road.

Stop signs and stop bar pavement markings have been added to the plans. The signs are labeled as "stop sign (R1-1)" on sheet 11. The associated details are included on sheet 18.

7. The residential loop road must have a four (4) foot marked designated walking area and be posted at 20 mph or lower.

Four (4) foot marked designated walking area and be posted at 20 mph or lower are shown on sheet 11. The speed limit sign is labeled as "20 mph speed limit sign (R2-1)"

8. 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.

Along the rear of the lots, boarding the open space lot fencing is shown, providing a physical barrier between the residential properties and the open space lots. This fence is labeled as "split rail fence (typ.). See sheet 11.

9. There must be rocks or some other physical barrier between the roadways and the three infiltration basins/Designated Open Space.

Boulders or an equivalent physical barrier has been added between the roadway and the infiltration basin. See sheet 8 and 11.

10. The Phase Notes on Sheet 8 must be amended to indicate that the items in Phase 2A will be concurrent



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with Phase 1.

Phase 2A describes the construction of a commercial site plan. As described in response to Condition #4, the discussion at the planning board meeting was not to construct a commercial site plan on lot "com 1" but to prepare the site to be "pad ready" with the goal to entice commercial user to develop the site. As such the, the statement "Prepare lot 'com 1' pad and construct gravel roadway to lots 'com 2' and 'com 3'." has been added to phase 1.

11. The residential architecture must be cape, colonial, ranch, or New England farmhouse style.

While this condition is tied to the project via the NOTICE OF DECISION – APPROVAL at the 11/4/25 Planning Board Meeting; a note on the plans has been added indicating that residential architectural standards must be cape, colonial, ranch, or New England farmhouse style. See architectural note on sheet 2.

12. The Town may enter the property to inspect the Designated Open Space area as reasonably required to determine compliance with Designated Open Space requirements.

This condition is acknowledged. The previously provided Condominium documents allow for the required access for the purpose of inspecting the open space areas for compliance with this approval.

13. The applicant will add an easement to the plan for cistern expansion as may be necessary to enable the use of Commercial 1.

The fire cistern easement has been expanded to allow for potential future expansion of the cistern to been fit the future user(s) of commercial lot 1. See sheets 4 and 6.

14. The applicant will obtain/comply with all required State, Federal, and local approvals including those listed on Sheet 1.

All applicable permits have bene applied for and jurisdiction of the review of these permits has been accepted by the associated state departments/bureaus.

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: