

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

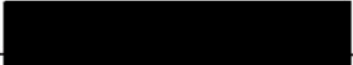
APPLICATION FOR LOT LINE ADJUSTMENT
(Rev. 7/1/2025)

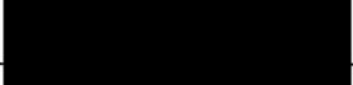
NOTE: This application, and all required information, must be filed at least twenty-one (21) days before the date of the meeting at which it is to be submitted to the Board for acceptance as complete, whether in person or by mail. Filing is to be done at The Sam Lake House, Canterbury, NH to the attention of the Planning Board.

1. Name and address of Applicant:

_____ The Andrew J. Julian Family Trust _____

_____ 63 Foster Road, Canterbury, NH 03224 _____

Phone Number: _____  _____

Email Address: _____  _____

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

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):

_____ F. Webster Stout _____

_____ 56 Boyce Road, Canterbury, NH 03224 (603) 455-9924 _____

4. Location of lot line adjustment:

_____ Foster Road _____

Tax Map/Lot No.: _____ Tax Map 230 Lots 15 & 16 _____

5. **Zoning District:** Rural **Flood Area:** Yes / No

6. **Number of acres and presently existing lots involved in the proposed subdivision:**

Acres: 51.54 Lots: 2

7. **Number of acres and lots being proposed:**

Acres: 51.54 Lots: 2

8. **Type(s) and number of dwelling units proposed:**

Single Family X Duplex _____ Multi-Family _____

9. **Type(s) of proposed uses in development:**

X Residential _____ Multi-Family _____ Manufactured Housing Park
_____ Cluster _____ Commercial _____ Industrial

As to each use identified above, is the use a permitted use under the Zoning Ordinance?

Yes

If no, has a Special Exception or Variance been applied for or obtained? _____

Date of approval: _____

10. If you are seeking approval of any lot with less than 300 feet of road frontage, please identify any lots with less than 300 feet of road frontage that are located within 900 feet of the land to be subdivided _____.

11. Water Supply and Pollution Control Division Subdivision Number: N/A.

12. **Identify any existing easements or Rights of Way on property:**

13. **Abutters:** Attach a separate list containing the name, mailing address, and tax map/lot number of all abutters, including those across a street, brook, or stream.

Names should be those of current owner as recorded in the Tax Records five (5) days prior to the submission of this application.

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

14. Application fees:

Application Submission fee:	\$ <u>Waiver</u>
-	
Abutter notification - \$11.00 each abutter (Include applicant, owner if other than applicant, and surveyor, and anyone else whose seal appears on the plan)	\$ <u></u>
Registry filing fee (\$50.00 for each Mylar recording). Mylar will not be recorded until Town receives letter from surveyor indicating bounds have been set.	\$ <u></u>
TOTAL (check payable to Town of Canterbury Planning Board.	\$ <u></u>

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 and addition 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.

- III. I, as owner of the land to be subdivided, hereby authorize the Canterbury Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, and performing road inspections and any other inspections deemed necessary by the Board or its agents to ensure conformance of the on-site improvements with the approved plan and all Town of Canterbury ordinances and regulations.
- IV. I agree to pay any costs incurred by the Planning Board in employing an engineer in accordance with Subdivision Regulations.
- V. I am aware that failure to satisfy all conditions precedent to final approval within 45 days of the Planning Board vote shall be adequate grounds for revocation of approval of the application and/or termination of the application process. The Planning Board, in its sole discretion, may grant extensions for this 45-day period.

Date: _____

Applicant: _____

Date: 4/14/26

Owner: _____

Randy Jubin TR

Date: _____

Agent: _____

FOR PLANNING BOARD USE ONLY:

Filing Fee: \$ _____

Date: _____

Lot Fee: \$ _____

Date: _____

Abutter Fee: \$ _____

Date: _____

Registry Fee: \$ _____

Date: _____

Estimated Technical
Review Fee (if any): \$ _____

Date: _____

NOTE: Fees must be paid before hearing. A position has been reserved on the agenda for _____.

Secretary/Clerk/Agent for Planning Board

FOR PLANNING BOARD USE ONLY:

Preapplication consultation (optional)

Date

Completed application filed with Board
(at least 21 days before hearing date)

Date

Fees paid Amount: _____

Date

Notices mailed and posted

Date

Completed application on Board agenda

Date

Application accepted by Board

Date

Public hearing dates

Date

Date

Date

Approved/Disapproved

Date

Applicant notified of Board action

Date

All conditions in final approval satisfied

Date

Recording of final plat (Plan No. _____)

Date

Copy of final plat provided to Selectmen

Date

APPLICANT:	Tax Map 230 Lots 15 & 16 The Andrew J. Julian Family Trust Andrew & Donna Julian, Trustees 63 Foster Road Canterbury, NH 03224	SURVEYOR:	F. Webster Stout 56 Boyce Road Canterbury, NH 03224
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WETLAND SCIENTIST: A & D Klumb Environmental LLC
PO Box 155
Canterbury, NH 03224

ABUTTERS LIST

Tax Map 230 Lot 8
Dirk & Sonette Van Der Merwe
333 Hackleboro Road
Canterbury, NH 03224

Tax Map 230 Lot 9
Hubbell/Smith Revocable Trust
Geoffrey L. Hubbell & Kathleen Smith
325 Hackleboro Road
Canterbury, NH 03224

Tax Map 230 Lot 12
Foster Trust
Mary Ann Winograd, Trustee
109 Foster Road
Canterbury, NH 03224

Tax Map 230 Lot 13
Schneider Family Trust of 2025
John P. & Fern M.T. Schneider, Trustees
99 Foster Road
Canterbury, NH 03224

Tax Map 230 Lot 17
Daniel C. Curry
68 Foster Road
Canterbury, NH 03224

Tax Map 230 Lot 18 & 19
Green-Lawrence Family Revocable Trust
Robert C. Lawrence, Trustee
Marina T. Green, Trustee
86 Foster Road
Canterbury, NH 03224

Tax Map 230 Lot 20
Stephen Blackmer
Kairos Earth
PO Box 131
Canterbury, NH 03224

Tax Map 240 Lot 30
David & Sarah & Tirrell-Wysocki
50 Foster Road
Canterbury, NH 03224

Tax Map 240 Lot 32 & 33
Tax Map 241 Lot 16
The Andrew J. Julian Family Trust
Andrew & Donna Julian, Trustees
63 Foster Road
Canterbury, NH 03224

Tax Map 240 Lot 34
Upton Revocable Trust 2018
James M. & Sherry M. Marden, Trustees
45 Foster Road
Canterbury, NH 03224

Town of Canterbury NH Planning Board Submission Waiver Request

Tax Map # 230, Lot # 16

Property Street Address Foster Road

Applicant name, address, email, phone F. Webster Stout

56 Boyce Road, Canterbury, NH 03224

Owner name, address email, phone The Andrew Julian Family Trust

63 Foster Road, Canterbury, NH 03224

Brief description of project To annex 4,548 square feet from Map 230 Lot 15 to Map 230 Lot 16

Date of Hearing _____

The applicant requests waiver(s) for the following submission requirement(s):

1. Description of submission required, see submission requirements.

Section 4.1.3 – Application & Escrow Fees

We respectfully request that the Board consider waiving the fees associated with the Lot Line Adjustment, as it is being presented as a component of the proposed subdivision and not as a standalone application.

Section 6.1.3e – Wetlands delineated by NH Certified Wetland Scientist

We are asking the board to waive having the wetlands shown for the Lot Line Adjustment as this is being presented as a component of the proposed subdivision.

Section 4.1.9i – Contours at 2' intervals with spot elevations on plans.

We are asking the board to waive having the contours shown for the Lot Line Adjustment as this is being presented as a component of the proposed subdivision.

Section 6.5.3 – Soils & Steep slopes greater than 15% & 25%

We are asking the board to waive having the soils and steep slopes shown for the Lot Line Adjustment as this is being presented as a component of the proposed subdivision.

Section 6.4.3d – Shape, size, height, dimensions of existing and proposed structures on plan

We respectfully request that the Board waive the requirement to depict the shape, size, height, and dimensions of existing and proposed structures on the plan. Due to the plan scale of 1" = 100', such details would not be legible.

Additionally, there are no structures located on the subject parcel; existing structures are only present on the abutting parcel. As such including this information would not provide meaningful value to the plan.

Signed by applicant Andrew Julian TR date 4/14/26

If applicant not owner

Signed by owner Andrew Julian TR date 4/14/26

LOT LINE ADJUSTMENT

Subdivision, Minor Application Checklist **TOWN OF CANTERBURY** **PLANNING BOARD**

THIS DOCUMENT TO BE COMPLETED BY THE APPLICANT

This document is a tool for your convenience. Additional details regarding application submittal are in the Canterbury Land Use Development Regulations (LDRs). This checklist is adopted as part of the Canterbury LDRs and in the event that there is any conflict between this checklist and items listed in the LDRs the more inclusive requirement shall apply. Completing this Checklist does not eliminate the need for the applicant and/or their agent to review the LDRs prior to submittal.

Please note that all items are to be submitted both digitally and in paper hardcopy, no less than twenty-one (21) calendar days before the Planning Board meeting at which the application will be presented (any revised materials must be submitted twelve (12) calendar days before the meeting).

Project Name: Lot Line Adjustment/ Minor Subdivision Land of the Andrew J. Julian Family Trust

Tax Map & Lot No. Tax Map 230 Lot 15 & 16

Address Project: Foster Road

Lot Size(s): 37.46 & 14.08

Zoning District: Rural

Property Owner: The Andrew J. Julian Family Trust

Applicant: F. Webster Stout

Description of Proposed Project: To Annex 4,458 square feet from Tax Map 230 Lot 15 to Tax Map 230 Lot 16

4. Submittal Requirements for All Applications (Provided or shown on the plans):

Item	LDR Section	Provided	or Waiver Requested?	N/A (STAFF USE ONLY)
Completed application form	4.1.1	X		
Project name, map and lot number, and professional stamps/signatures on plans	4.1.2	X		
Application and escrow fees	4.1.3		X	
Abutters list not more than 5 days old	4.1.4	X		

Item	LDR Section	Provided	or Waiver Requested?	N/A (STAFF USE ONLY)
Plans to have outside dimensions of 22' x 34'	4.1.9.g	X		
Title block per 4.1.9.h on plans	4.1.9.h	X		
Contours at 2' intervals with spot elevations on plans	4.1.9.i		X	
A locus map at 1" = 500' on plans	4.1.10		X	
Proof of access to Class V or better road	4.1.11			
Color photographs of the site	4.1.12	X		
Copies of state or federal applications or permits	4.1.13			
Waivers request in writing per Section 10.8	4.1.14		X	
A table on the plan with the following information:				

Lot area in square feet and acres	4.1.15.a	X		
Ground floor area of all buildings	4.1.15.b			
Total floor area of each floor and use of each building	4.1.15.c			
Existing and proposed parking	4.1.15.d			
Location and purpose of easements, and book/page on plans	4.1.16			
Common area on plan, if applicable	4.1.17			

B. Submission Requirements for All Subdivisions:

Item	LDR Section	Provided	or Waiver Requested?	N/A (STAFF USE ONLY)
All items described in Section 4.1	6.4.1	X		
Match lines for when multiple sheets are required to show whole parcel	6.4.2	X		
Title block in lower right corner of plan	6.4.3.a	X		
Date of survey, error of closure, name of subdivision, tax map and surrounding streets on plan	6.4.3.b	X		
Property lines with bearings and distances, ROW lines, streets with names and classifications, easements, land for public use on plans	6.4.3.c	X		

Shape, size, height, dimensions, and locations of existing and proposed structures on plans	6.4.3.d		X	
Wetlands delineated by an NH Certified Wetland Scientist on plans	6.4.3.e		X	
Existing and proposed easement areas on plans	6.4.3.f			

C. Minor Subdivision Plans:

Item	LDR Section	Provided	or Waiver Requested ?	N/A (STAFF USE ONLY)
All information required in 4.1 and 6.4	6.5.1			
Existing natural or manmade features on plans	6.5.2	X		
Soils and steep slopes greater than 15% and 25%	6.5.3		X	
Proposals with new roads must have soils map prepared by a soil scientist	6.5.4			
Accessway, streets, sidewalks, and curbing, and sight distances	6.5.5			
Gas, electric, phone, fire alarm or other public utilities on plans	6.5.6			
Engineered plans for all roads	6.5.7			
Stormwater management plan	6.5.8			

Septic system and wells with 75' radius on plans	6.5.9	X		
Existing and proposed water or sewer lines on plans	6.5.10			
Fire protection methods on plans	6.5.11			
Wind, solar, propane or fuel tanks on plans	6.5.12			
Walls, fences, or vegetative buffers on plans	6.5.13			
Fire and emergency access on plans	6.5.14			
Item	LDR Section	Provided	or Waiver Requested ?	N/A (STAFF USE ONLY)
Public utility letters indicating the site can be served by the utility, as proposed	6.5.15			
Any other materials the Board May require	6.5.16			

D. Legal Documents for All Subdivisions:

Item	LDR Section	Provided	or Waiver Requested?	N/A (STAFF USE ONLY)
Condominium documents and bylaws	6.8.1			
Off-site easement documents for easements that serve the development	6.8.2			
Deed restriction documents	6.8.3			

E. Special Provisions for Condominium Subdivisions:

Item	LDR Section	Provided	or Waiver Requested?	N/A (STAFF USE ONLY)
Major or minor subdivision plat information, as applicable				
A site plan of the property and the building(s)	6.9.1.a			
Floor plans	6.9.1.b			
Common facilities shown on plans	6.9.1.c			
Condominium Declaration and Condominium by-laws, including declaration of any short term rentals (two copies of each)	6.9.1.d & 6.9.5			
Condominium plan prepared by a NH Registered Land Surveyor	6.9.2			
Floor plans of building unit shall be prepared by an NH Registered Land Surveyor	6.9.3			
Common facilities with dimensions shown on the final plat and shall include:				
Location of all common facilities	6.9.4.a			
Location and dimension of all common areas	6.9.4.b			
Water and sewer service provisions	6.9.4.c			
Two Copies of All Condominium Documents	6.9.5			

F. State Approvals:

Item	LDR Section	Provided	or Waiver Requested?	N/A (STAFF USE ONLY)
NHDES State Septic System	4.2.1			
NHDES Subdivision	4.2.2			
NHDES Alteration of Terrain	4.2.3			
NHDES Wetland Permit	4.2.4			
NHDOT or Town of Canterbury Driveway Permit	4.2.5			
Any other permits (see Section 3.9) that May be required	4.2.6			

G. Final Application Submission:

Item	LDR Section	Provided	or Waiver Requested?	N/A (STAFF USE ONLY)
Completed application form	2.4.1	X		
Materials per Section 4 or Section 5, as applicable	2.4.2	X		
Application and escrow fees	2.4.3	X		
Submitted at least 21 days before meeting	2.4.4	X		
Determination Letter from Building Inspector	2.4.7.a			
Police Chief letter	2.4.7.b			
Fire Chief letter	2.4.7.c			
Conservation Commission comment, for wetlands/environmental impacts	2.4.7.d			
School District letter, if residential	2.4.7.e			