

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:

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

4. Location of proposed project:

Foster Road

Tax Map/Lot No.: Tax Map 230 Lot 15

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

6. **Name of proposed development (if applicable):** _____

7. **Number of acres:** 37.46 **Number of lots** 2

Number of structures: 1 **Number of units in structure:** 1

8. **Type(s) and number of dwelling units proposed in subdivision (check all that apply):**

Single Family ☒ Duplex _____ Multi-Family _____

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

☒ 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. **Date of last Site Plan Review or Subdivision of land:** May 13, 2009

11. **DES Subdivision Number (if applicable):** _____

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

No easements on subject property, but, property does have an existing access to the property from Hackleboro Road over Tax Map 230 Lot 8.

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 of the Town of Canterbury.

14. Application fees:

Application Submission fee:	\$ <u>100.00</u>
Minor Subdivision fee - \$100.00	
Major Subdivision fee - \$150.00	
Each lot (including original lot) - \$50.00	\$ <u>100.00</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>120.00</u>
Registry filing fee (\$50.00 for each Mylar recording)	\$ <u>100.00</u>
Mylar will not be recorded until Town receives letter from surveyor indicating bounds have been set.	
TOTAL (check payable to Town of Canterbury Planning Board.	\$ <u>420.00</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 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.

- 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 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: *Andy Judson*
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

Town of Canterbury NH Planning Board Submission Waiver Request

Tax Map # 230, Lot # 15

Property Street Address Foster Road

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

56 Boyce Road, Canterbury, NH 03224 [REDACTED]

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

63 Foster Road, Canterbury, NH 03224 [REDACTED]

Brief description of project To subdivide 1 additional residential lot from Tax Map 230 Lot 15

Date of Hearing _____

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

1. Description of submission required, see submission requirements.

Section 4.1.10 - A locus map at 1" – 500' plans.

The reason applicant believes the planning board should grant the waiver _____

We are asking the board to waive showing the locus map at a scale of 1" = 500 and allow it to be shown at 1" = 4,000' to assist in the location of surrounding features and roads. A 1" =500' scale is too large to show these features.

2. Description of submission required, see submission requirements.

Section 6.1.3e – Wetlands delineated by NH Certified Wetland Scientist

The reason applicant believes the planning board should grant the waiver _____

We are asking the board to waive having the wetlands delineated on the entire property. Wetlands have been delineated for the minimum lot size for each lot.

Signed by applicant _____ date _____

If applicant not owner

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

Town of Canterbury NH Planning Board Submission Waiver Request

Tax Map # 230, Lot # 15

Property Street Address Foster Road

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

56 Boyce Road, Canterbury, NH 03224 [REDACTED]

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

63 Foster Road, Canterbury, NH 03224 [REDACTED]

Brief description of project To subdivide 1 additional residential lot from Tax Map 230 Lot 15

Date of Hearing _____

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

1. Description of submission required, see submission requirements.

Section 6.5.15 - Public utility letters indicating the site can be served by the utility, as proposed
The reason applicant believes the planning board should grant the waiver _____

We are asking the board to waive the requirement to obtain a letter from the public utility.
Existing power lines are already located along the roadway.

Signed by applicant _____ date _____

If applicant not owner

Signed by owner  date 4/11/26

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: Subdivision Land of the Andrew J. Julian Family Trust

Tax Map & Lot No. Tax Map 230 Lot 15

Address Project: Foster Road

Lot Size(s): 37.36

Zoning District: Rural

Property Owner: The Andrew J. Julian Family Trust

Applicant: F. Webster Stout

Description of Proposed Project: To subdivide a one residential lot of Tax Map 230 Lot 15.

A. 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			
Abutters list not more than 5 days old	4.1.4	X		
Zoning classification of the site and surrounding area on plans	4.1.5	X		
Building, wetland, and shoreland setbacks on plans	4.1.6	X		
Water courses and flood elevations per FEMA flood maps on plans	4.1.7	X		
Five paper copies of all documents and one digital file of everything	4.1.8	X		
Plans legibly prepared	4.1.9.a	X		
North arrow at top of plans	4.1.9.b	X		
Date plans were prepared on plan	4.1.9.c	X		
Revision date on plans	4.1.9.d	X		
Property lines with bearing/distances on plans	4.1.9.e	X		
Plans drawn to scale	4.1.9.f	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			
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	X		
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	X		
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	X		
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	X		
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		X	
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			