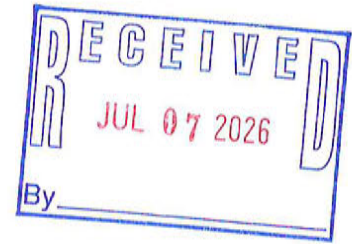


July 7, 2026

Brendan O'Donnell, Chair
Canterbury Planning Board
10 Hackleboro Road
P.O. Box 500
Canterbury, NH 03224



Re: Minor Subdivision and Lot Line Adjustment Application
Abberton Family Revocable Trust – Map 241 Lot 28, 22 Abberton Road
Mary Ann W. Sanborn Revocable Trust of 1994 – Map 241 Lot 27, 16 Abberton Road
Richard & Debra Good – Map 241 Lot 29, 43 Abberton Road

Dear Chair O'Donnell and Members of the Board:

Enclosed please find a Minor Subdivision Application for Lot 28 and Lot Line Adjustment Applications for Lots 27 and 28 and Lots 28 and 29 as seen on the Town of Canterbury Assessor's Map 241.

Currently, Lot 28 is ± 187.6 acres and extends from Baptist Hill Road east across Abberton Road to Shaker Road. There is more than 1500' of frontage on Baptist Hill Road, approximately 360' of frontage on the Class V section of Abberton Road, more than 1,600' of frontage on both sides of the Class VI section of Abberton Road, and more than 1,300' of frontage on Shaker Road. There is an existing residence on the Class V section of Abberton Road.

Lot 27 is ± 5.32 acres with approximately 350' of frontage on Abberton Road with an existing residence. Parcel A (0.68 acres) will be transferred from Lot 28 to Lot 27, adding approximately 44' of frontage.

Lot 29 is ± 8.1 acres with approximately 687' of frontage on the Class VI portion of Abberton Road with an existing residence. Parcel B (10.27 acres) will be transferred from Lot 28 to Lot 29, adding approximately 1,400' of frontage along the Class VI portion of Abberton Road.

After the adjustments Lot 28 will be subdivided into three lots. Lot 28, with a residence on Abberton Road, will retain 43.3 acres and more than 1900' of frontage on Abberton Road. Perverly Brook will become a new boundary line between Lot 28 and New Lot 28-1. New Lot 28-1 will be 71.3 acres with all of the frontage along Baptist Hill Road. New Lot 28-2 will be 62 acres on the east side of Abberton Road to Shaker Road.

We are requesting several waivers to the subdivision regulations, due to the large size of Lot 28. Waiver request sheets are attached.

Thank you for your consideration of these applications. Should you require additional information, please contact me at (603) 224-4148 or via email at [REDACTED]

Sincerely,
Hoyle, Tanner & Associates, Inc

A handwritten signature in black ink, appearing to read "Jonathan Crowdes". The signature is fluid and cursive, with the first name "Jonathan" written in a larger, more prominent script than the last name "Crowdes".

Jonathan Crowdes, LLS
Project Manager

Enclosures
cc: file 034-003

Town of Canterbury NH Planning Board Submission Waiver Request

Tax Map # 241, Lot # 28

Property Street Address 22 Abberton Road

Applicant name, address, email, phone The Abberton Family Revocable Trust
C. Marie Abberton, Trustee 4 Bow Center Rd, Unit A4, Bow NH 03304
[REDACTED]

Owner name, address email, phone same

Brief description of project Subdivision of lot 28 (187.6 acres) into
3 lots; lot 28-1 is 71.33 acres, lot 28-2 is 61.99 acres, and the
remainder of lot 28 is 43.31 acres. Also a lot line adjustment
between lot 28 and 27, and between lot 28 and 29, where 0.68 acres
will transfer to lot 27 and 10.27 acres to lot 29.

Date of Hearing 7/28/2026

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

1. Description of submission required, see submission requirements.

Section 6.4-3(e), wetland boundaries shown on plan

The reason applicant believes the planning board should grant the waiver The new lots are of
sufficient size that delineating all wetlands would impose unnecessary financial burden on the landowner.
A Certified Wetland Scientist from this firm walked a large area of each lot to confirm that the minimum
lot size was met once wetlands were accounted for (see attached plans).

2. Description of submission required, see submission requirements.

Section 4.1-6, wetland setbacks shown on plan

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

see line 1

3. Add additional lines for each waiver being requested. (additional waivers requested on next page)

Signed by applicant Jonathan Crowds (Agent) date 7-7-26

If applicant not owner

Signed by owner _____ date _____

Additional Waiver Requests

3. Description of submission requirement:

Section 4.1-9(i): show 2' topographic contours on plan

The reason the applicant believes the board should grant the waiver:

Due to the size of the parcels involved, the plans were drafted at a scale of 1"=150'. For clarity, we are asking to show only the major contours, at intervals of 10'.

4. Description of submission requirement:

Section 6.4-3(c): Dimensions of all lot lines shown to hundredths of a foot and bearings to at least the nearest 30 seconds.

The reason the applicant believes the board should grant the waiver:

Due to the large size of the parent parcel (lot 28, which is 187.6 acres), we believe that traversing the entire boundary would require unnecessary expense and effort. Our boundary survey includes sufficient evidence to describe the parts of the lots relevant to this proposal, tie into abutting plans of record, and verify that the remainder is as described by the referenced plans and deed records.

ABUTTERS LIST
Subdivision / Lot Line Adjustment
Abberton/Sanborn/Good
 Abberton Road
 TAX MAP 241 LOT 27, 28, & 29
 July 6, 2026

Owners

<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>
241	28 ✓	Abberton Family Rev. Trust ✓ David L. & C. Marie Trustees 4 Bow Center Road Unit A4 Bow, NH 03304
241	27 ✓	Mary Ann W. Sanborn Rev. Trust of 1984 Mary Ann W. Sanborn, Trustee 16 Abberton Road Canterbury, NH 03224
241	29 ✓	Richard E. & Debra W. Good 43 Abberton Road Canterbury, NH 03224

Abutters

228/242	✓ 1/7	Shaker Village, Inc. 288 Shaker Road Canterbury, NH 03224
229	8 ✓	Tyson A. Miller 107 Baptist Hill Road ✓ Canterbury, NH 03224
241	8 ✓	Kristen L. & Eric B. Walsh 16 Baptist Hill Road Canterbury, NH 03224
241	9, 11, & 12 ✓	The Michelle L. Martin Rev. Trust 26 Baptist Hill Road Canterbury, NH 03224
241	13 ✓	David C. & Tricia L. Noel 52 Baptist Hill Road Canterbury, NH 03224

241	18 ✓	Mary-Ann N. Quinn ✓ 53 Baptist Hill Road Canterbury, NH 03224
241	19 ✓	James I. Marino ✓ 51 Baptist Hill Road ✓ Canterbury, NH 03224
241	20 ✓	Jacob Bond & Rachel St. Andre 15 Baptist Hill Road Canterbury, NH 03224
241	23, 31 ✓✓	Town of Canterbury P.O. Box 500 Canterbury, NH 03224
241	25 ✓	Edward P. Hannon & Cheryl Amicone-Hannon 348 Baptist Hill Road Canterbury, NH 03224
241	26	Scott and Tania Lacroix 358 Baptist Hill Road Canterbury, NH 03224
242	1, 2 ✓✓	Peter & Karen Pearl Rev. Trust ✓ 394 Baptist Hill Road Canterbury, NH 03224
242	3 ✓	Edward S. & Mary-Jane T. Bergman ✓ 190 Baptist Hill Road Canterbury, NH 03224
242	8 ✓	Stephen O. & Betty Gail Fifield ✓ Route 8, Box 238 Concord, NH 03301

Applicant / Professional

Jonathan Crowdes, LLS
Hoyle Tanner & Associates, Inc.
50 Pleasant Street
Concord, NH 03301

CANTERBURY PLANNING BOARD
PO BOX 500
10 Hackleboro Road
Canterbury, NH 03224

SUBDIVISION APPLICATION
(Rev. 6/16/2026)

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.

1. Name and address of Applicant:

The Abberton Family Revocable Trust; C. Marie Abberton, Trustee
4 Bow Center Rd Unit A4, Bow, NH 03304

Phone Number:

Email Address:

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):

Hoyle, Tanner & Associates, Inc. (Jonathan Crowdes, LLS)

50 Pleasant St, Concord, NH 03301;

4. Location of proposed project:

22 Abberton Road

Tax Map/Lot No.: Map 241 Lot 28

A (Agricultural/Conservation)

5. **Zoning District:** & RU (Rural) **Flood Area:** Yes No

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

N/A

7. **Number of acres:** 187.6 **Number of lots** 3

Number of structures: 1 (existing) **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:**

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. **Date of last Site Plan Review or Subdivision of land:** N/A

11. **DES Subdivision Number (if applicable):** N/A

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

The right of way of abberton Road extends across what is shown on current tax maps to be part of Lot 28 (see attached plans).

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:	\$ 150.00
Minor Subdivision fee - \$150.00	
Major Subdivision fee - \$250.00	
Each lot (including original lot)	\$ 150.00
Minor Subdivision - \$50.00 per lot	
Major Subdivision - \$75.00 per lot	
Abutter notification - \$15.00 each abutter (Include applicant, owner if other than applicant, and surveyor, and anyone else whose seal appears on the plan)	\$ 270.00
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.	\$ 100.00
TOTAL (check payable to Town of Canterbury)	\$ 670.00

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 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 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: 7/1/26 Applicant: C Mario Abberton (Lot 28)
Date: _____ Owner: _____
Date: 7/7/26 Agent: Jonathan Crowder

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

**CANTERBURY PLANNING BOARD
PO BOX 500
10 Hackleboro Road
Canterbury, NH 03224**

APPLICATION FOR LOT LINE ADJUSTMENT
(Rev. 6/16/2026)

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.

1. Name and address of Applicant:

Lot 28: The Abberton Family Revocable Trust; C. Marie Abberton, Trustee
4 Bow Center Rd Unit A4, Bow, NH 03304

Lot 27: The Mary Ann W. Sanborn Revocable Trust of 1994;
Mary Ann W. Sanborn, Trustee; 16 Abberton Road, Canterbury NH 03224

C. Marie Abberton: [REDACTED]

Phone Number: Mary Ann W. Sanborn: [REDACTED]

C. Marie Abberton: [REDACTED]

Email Address: Mary Ann W. Sanborn: [REDACTED]

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

Lot 28: same

Lot 27: same

Phone Number: [REDACTED]

Email Address: [REDACTED]

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):

Hoyle, Tanner & Associates, Inc. (Jonathan Crowdes, LLS)

50 Pleasant St, Concord NH 03301; [REDACTED]

4. Location of lot line adjustment:

The lot line between 22 & 16 Abberton Road

Tax Map/Lot No.: Map 241, Lots 28 & 27

5. **Zoning District:** A (Agricultural/ Conservation) **Flood Area:** (Yes)/ No

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

Acres: 192.9 Lots: 2

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

Acres: 192.9 Lots: 2 (0.68 acres to be transferred from lot 28 to lot 27)

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

Single Family 0 Duplex 0 Multi-Family 0

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 N/A.

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

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

The Right of Way of Abberton Road extends across what is shown on current tax maps to be part of Lot 28 (See attached plans)

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>100.00</u>
Per lot fee - \$50 per lot	\$ <u>100.00</u>
Abutter notification - \$15.00 each abutter (Include applicant, owner if other than applicant, and surveyor, and anyone else whose seal appears on the plan)	\$ <u>N/A (included in related minor subdivision application)</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>N/A (included in related minor subdivision application)</u>
TOTAL (check payable to Town of Canterbury)	\$ <u>200.00</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 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: _____ (LOT 28)

Date: 7/1/26 Owner: C Mario Abberton

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

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Date: 7/1/26

Applicant: Mary Ann W. Sanborn

Date: 7/1/26

Owner: Mary Ann W. Sanborn

Date: 7/7/26

Agent: *Jonathan Crowder*

FOR PLANNING BOARD USE ONLY:

Filing Fee:	\$ _____	Date: _____
Lot Fee:	\$ _____	Date: _____
Abutter Fee:	\$ _____	Date: _____
Registry Fee:	\$ _____	Date: _____
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_____.

Secretary/Clerk/Agent for Planning Board

CANTERBURY PLANNING BOARD
PO BOX 500
10 Hackleboro Road
Canterbury, NH 03224

APPLICATION FOR LOT LINE ADJUSTMENT
(Rev. 6/16/2026)

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.

1. Name and address of Applicant:

Lot 28: The Abberton Family Revocable Trust; C. Marie Abberton, Trustee
22 Abberton Road, Canterbury NH 03224

Lot 29: Richard E. and Debra W. Good
43 Abberton Road, Canterbury NH 03224

C. Marie Abberton: [REDACTED]
Phone Number: Richard E. Good: [REDACTED]
C. Marie Abberton: [REDACTED]
Email Address: Richard E. Good: [REDACTED]

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

Lot 28: same

Lot 29: 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):

Hoyle, Tanner & Associates, Inc. (Jonathan Crowdes, LLS)

50 Pleasant St, Concord NH 03301; [REDACTED]

4. Location of lot line adjustment:

The lot line between 22 & 43 Abberton Road

Tax Map/Lot No.: Map 241, Lots 28 & 29

5. **Zoning District:** A (Agricultural/ Conservation) **Flood Area:** (Yes)/ No

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

Acres: 195.7 Lots: 2

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

Acres: 195.7 Lots: 2 (10.27 acres to be transferred from lot 28 to lot 29)

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

Single Family 0 Duplex 0 Multi-Family 0

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 N/A.

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

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

The Right of Way of Abberton Road extends across what is shown on current tax maps to be part of Lot 28 (See attached plans)

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>100.00</u>
Per lot fee - \$50 per lot	\$ <u>100.00</u>
Abutter notification - \$15.00 each abutter (Include applicant, owner if other than applicant, and surveyor, and anyone else whose seal appears on the plan)	\$ <u>N/A (included in related minor subdivision application)</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>N/A (included in related minor subdivision application)</u>
TOTAL (check payable to Town of Canterbury)	\$ <u>200.00</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 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: 7/1/2026 Applicant: Richard E. Ford (LOT 29)
Date: 7/1/2026 Owner: C Mario Abberton (LOT 28)
Date: 7/7/26 Agent: Jonathan Gorder

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

Subdivision/Lot Line Adjustment Abberton Road 2026-3

From David Jeffery [REDACTED]
Date Thu 7/9/2026 4:03 PM
To Land Use Administrator <landuseadministrator@canterburynh.gov>
Cc Jonathan Crowdes [REDACTED]
[REDACTED]

Hi Kal,

Jonathan forwarded your email to me, thank you again for reviewing our submittal. Below are our responses to your comments on the checklist:

- "Proof of access to Class V or better road" (4.1.11) for lot 29: Lot 29 is pre-existing and already has a house on it. The lots we are creating as part of the subdivision, 28-1 and 28-2, have access to class V or better roads.
- "Color photographs of the site" (4.1.12): We will send these to you.
- "Existing and proposed parking" (4.1.15.d): We will add the existing driveways and parking areas to plans as condition of approval.
- "Shape, size, height, dimensions...of structures" (6.4.3.d): We will add the footprint square footage and # of stories to plans as condition of approval.
- "Existing and proposed easement areas on plans and their legal documents" (6.4.3.f): We will add to plans as condition of approval. The deed for lot 28 mentions water rights to a spring but this pertains to land that is no longer part of lot 28 (the description of the land is very old); we will add a note to this effect to the plans. Similarly we found in records research an easement on lot 27 (owned by the Sanborns) for a buried propane tank, with no specific location, which we'll note on the plan.
- "Public utility letters indicating that the site can be served by the utility" (6.5.15): As the area is not served by public water or sewer, this would just be electric. I reached out to Eversource and we should receive letters confirming that they will serve the proposed lots within 5 or so business days.
- "Off-site easement documents for easements that serve the development" (6.8.2): none that we are aware of.
- "Deed restriction documents" (6.8.3): none that we are aware of.

Thanks again and please let us know if there are still any outstanding issues.

Dave Jeffery



Dave Jeffery, CWS, SIT

Survey Field Crew Chief at Hoyle Tanner
[REDACTED]

Office: 603-224-4148 • Direct [REDACTED]

Hoyle Tanner • 50 Pleasant St, Concord NH, 03302 • hoyletanner.com

Licensed in: NH

Trusted Experts | Innovative Results

This communication and any attachments to this are confidential and intended only for the recipient(s). Any other use, dissemination, copying, or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify us and destroy it immediately. Hoyle, Tanner & Associates, Inc. is not responsible for any undetectable alteration, virus, transmission error, conversion, media degradation, software error, or interference with this transmission or attachments to this transmission. Hoyle, Tanner & Associates, Inc. |

info@hoyletanner.com