## Request for Pre-Application Conceptual Consultation

**1 & 2. Correct names and mailing addresses of owner(s)** of record (and the applicant, if different). Soft Path Community Association, Inc.; c/o Heath, 49 Wyven Rd, Canterbury, NH 03224.
Phone: (H) 603-783-4401 (c) 603-724-4343

**3. Authorized Representative.** None. The Corporation will represent itself.

**4. Type of Project and Description.** Lot line adjustment
A brief narrative description of the proposal:
With a lot line adjustment, Soft Path, an abutter to the Meeh property, would receive the land under the private Wyven Road from the Meeh family. This will provide the residents with road frontage and driveway access to the road (lots 15, 15-1, 17, 18, 19, and 21 on map 212) clarity regarding road maintenance. The Meeh Family Trust and all owners of the lots listed are in agreement with this plan.

**5. The location of the proposed development.** The portion of Wyven Rd property owned by the Meeh Family Trust, the flag pole of property that extends from the main body of the lot to its northern terminus.

**6. Zoning District** - Rural; Flood Plain: No

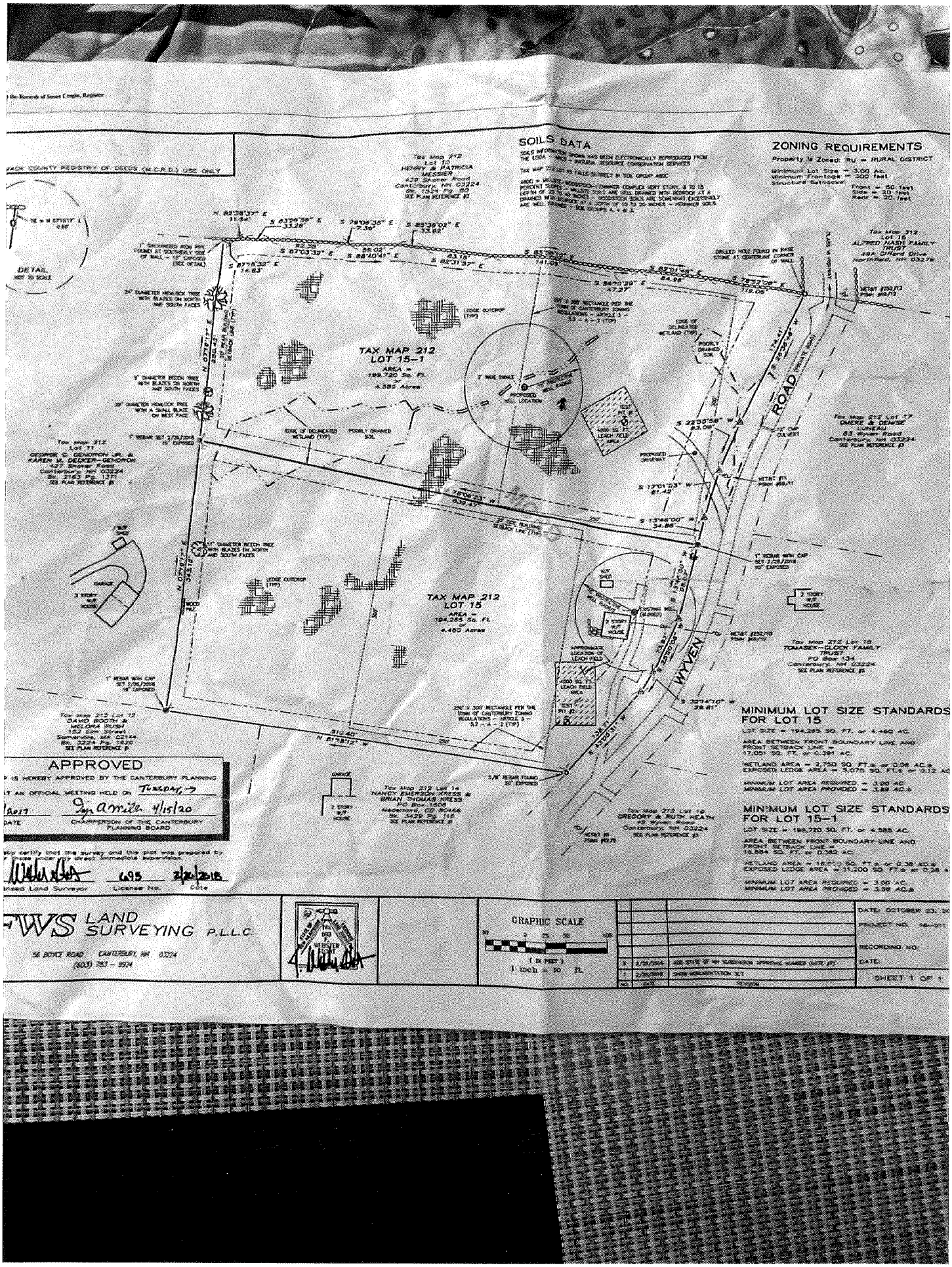
**7. Acres** involved with the project. Not sure, but perhaps not applicable.

**8. Proposed Use.** No Change, Private Road

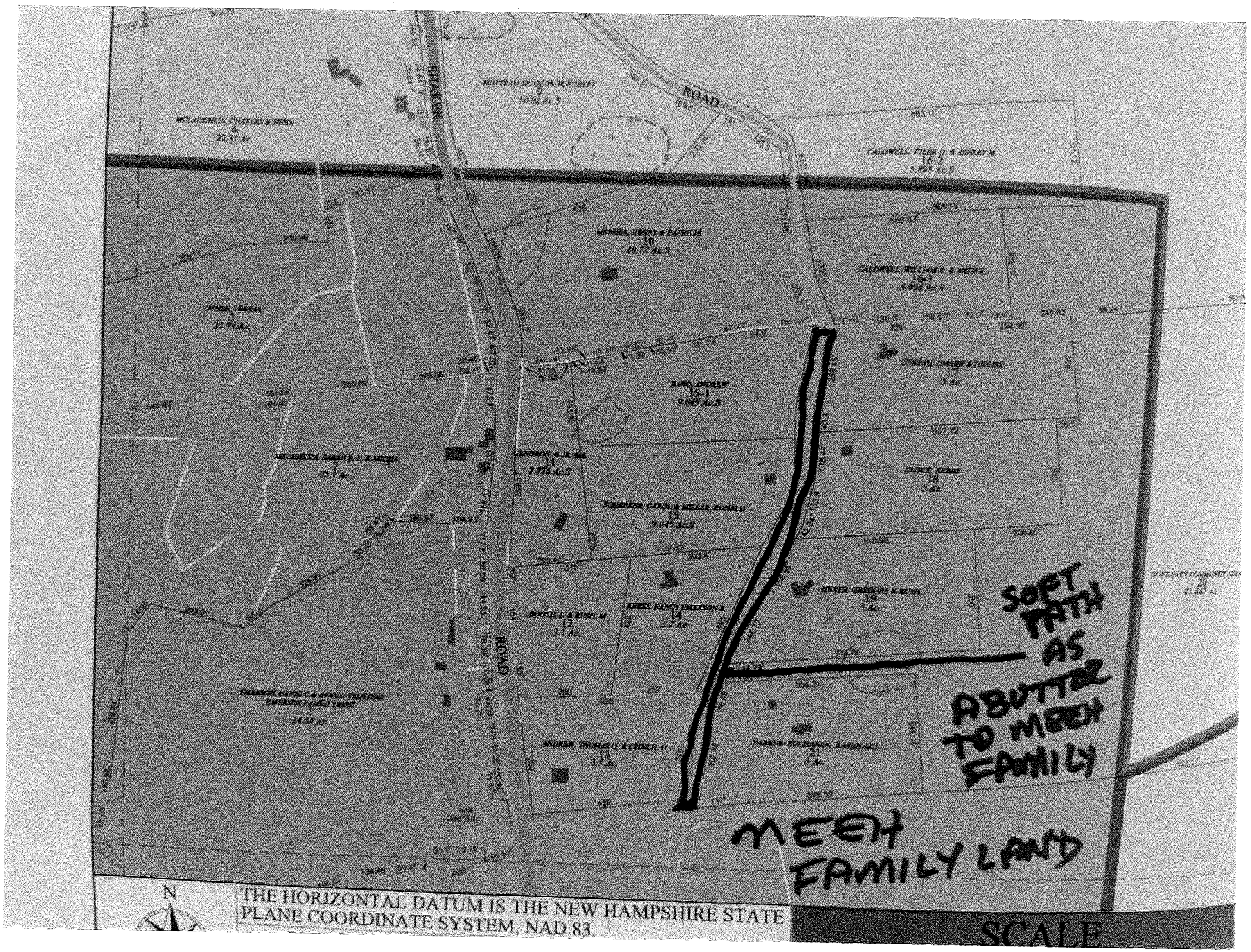
**9. Rights of Way.** All of the listed property owners are granted a right of way to pass over Wyven Rd. by the Meeh Family Trust

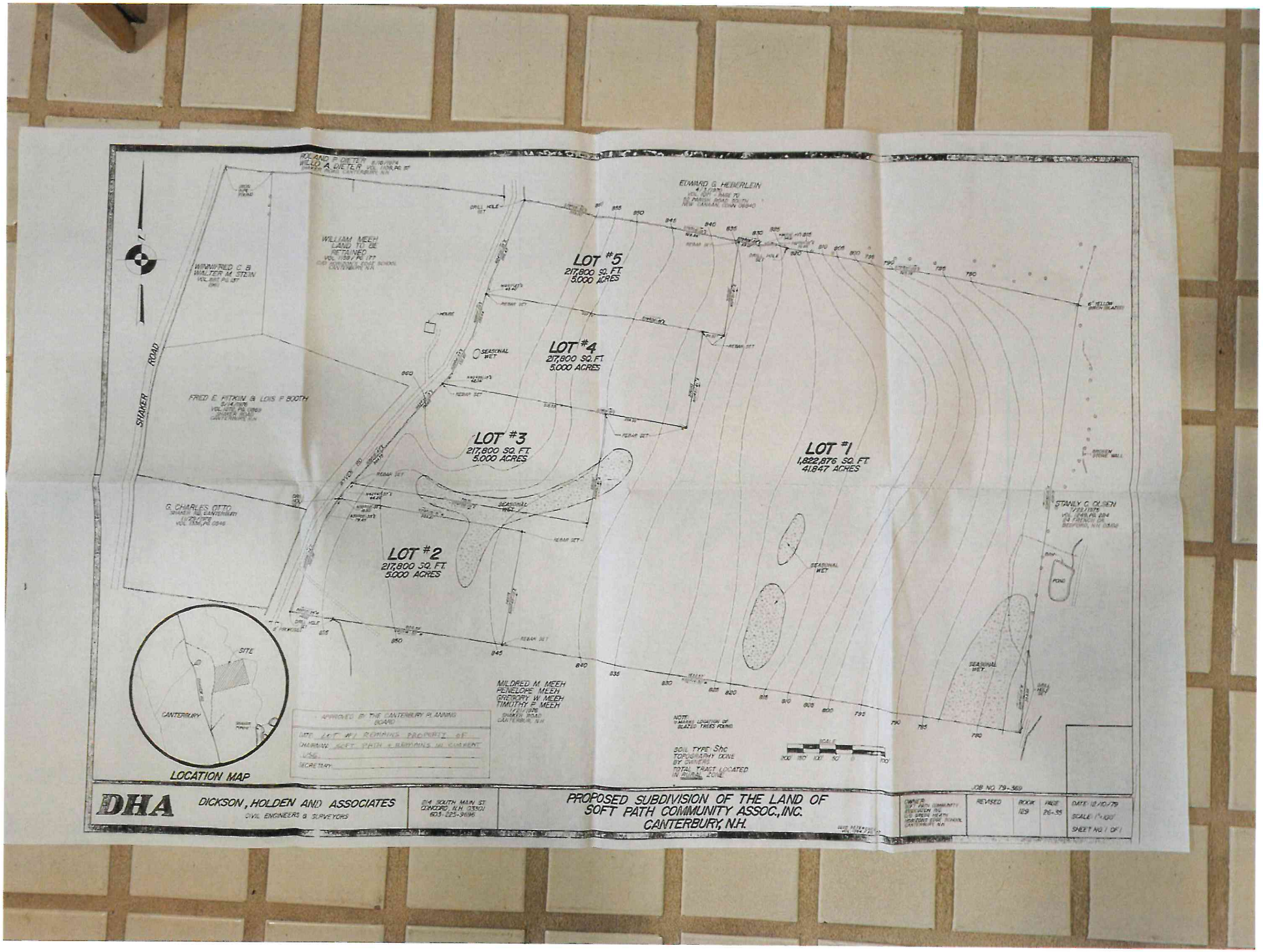
**10. Other information.**

- Drawing or sketch of plan. See attachment
- We have attached two surveys. One of the northern end dated 2018. The other is from 1979.
- Presently the owners of lots 17, 18, 19, 21 are members (essentially co-owners) of Soft Path Community Association
- We are adjusting our legal organization to include the owners of lots 15 and 15-1.
- An additional question for the Planning Board: If we find this plan to be not feasible for ourselves, the alternative would be to establish another corporation to take ownership of the road. All 6 households involved would be members of that corporation. Would this sale of property from the Meeh's to the new corporation (not an abutter) require a subdivision, a variance, and/or a new survey?



SOILS DATA
ZONING REQUIREMENTS
Property is Zoned: RU = RURAL DISTRICT
Minimum Lot Size = 3.00 Ac.
Minimum Frontage = 300 feet
Structure Setbacks:
Front = 50 feet
Side = 20 feet
Rear = 20 feet
TAX MAP 212
LOT 15-1
AREA =
199,720 Sq. Ft.
or
4.585 Acres
TAX MAP 212
LOT 15
AREA =
194,265 Sq. Ft.
or
4.460 Acres
WYVEN
ROAD
DETAIL
NOT TO SCALE
MINIMUM LOT SIZE STANDARDS
FOR LOT 15
LOT SIZE = 194,265 SQ. FT. or 4.460 AC.
AREA BETWEEN FRONT BOUNDARY LINE AND
FRONT SETBACK LINE =
17,051 SQ. FT. or 0.391 AC.
WETLAND AREA = 2,750 SQ. FT.± or 0.06 AC.±
EXPOSED LEDGE AREA = 5,075 SQ. FT.± or 0.12 AC.
MINIMUM LOT AREA REQUIRED = 3.00 AC.
MINIMUM LOT AREA PROVIDED = 3.89 AC.±
MINIMUM LOT SIZE STANDARDS
FOR LOT 15-1
LOT SIZE = 199,720 SQ. FT. or 4.585 AC.
AREA BETWEEN FRONT BOUNDARY LINE AND
FRONT SETBACK LINE =
16,684 SQ. FT. or 0.382 AC.
WETLAND AREA = 16,600 SQ. FT.± or 0.38 AC.±
EXPOSED LEDGE AREA = 11,200 SQ. FT.± or 0.26 AC.
MINIMUM LOT AREA REQUIRED = 3.00 AC.
MINIMUM LOT AREA PROVIDED = 3.58 AC.±
APPROVED
IS HEREBY APPROVED BY THE CANTERBURY PLANNING
AT AN OFFICIAL MEETING HELD ON TUESDAY, →
DATE
CHAIRPERSON OF THE CANTERBURY PLANNING BOARD
Licensed Land Surveyor
License No.
Date
FWS LAND SURVEYING P.L.L.C.
56 BOYCE ROAD CANTERBURY, NH 03224
(603) 783 - 9974
GRAPHIC SCALE
( IN FEET )
1 inch = 50 ft.
DATE: OCTOBER 23, 20
PROJECT NO. 16-011
RECORDING NO.
DATE:
SHEET 1 OF 1


SHAKER
ROAD
MOTTRAM JR, GEORGE ROBERT
9
10.02 Ac.S
MCLAUGHLIN, CHARLES & HEIDI
4
20.31 Ac.
CALDWELL, TYLER D. & ASHLEY M.
16-2
3.898 Ac.S
MESSIER, HENRY & PATRICIA
10
10.72 Ac.S
CALDWELL, WILLIAM E. & BETH E.
16-1
3.994 Ac.S
OFNER, TERESA
3
15.74 Ac.
LUNEAU, OMERE & DEN ISE
17
5 Ac.
BARO, ANDREW
15-1
9.045 Ac.S
MELASECCA, SARAH B. E. & MICHA
2
75.1 Ac.
GENDRON, G.JR. & K
11
2.776 Ac.S
CLOCK, KERRY
18
5 Ac.
SCHEPKER, CAROL & MILLER, RONALD
15
9.045 Ac.S
HEATH, GREGORY & RUTH
19
5 Ac.
SOFT PATH COMMUNITY ASSN
20
41.847 Ac.
BOOTH, D & RUSH, M
12
3.1 Ac.
KRESS, NANCY EMERSON &
14
3.2 Ac.
ROAD
EMERSON, DAVID C & ANNE C TRUSTEES
EMERSON FAMILY TRUST
1
24.54 Ac.
ANDREW, THOMAS G. & CHERYL D.
13
3.7 Ac.
PARKER-BUCHANAN, KAREN AKA
21
5 Ac.
SOFT PATH AS ABUTTER TO MEEH FAMILY
MEEH FAMILY LAND
N
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.
SCALE



ROLAND P. DIETER
WILLO A. DIETER
EDWARD G. HEBERLEIN
WILLIAM MEEH
LAND TO BE RETAINED
WINNIFRED C. B.
WALTER M. STEIN
SHAKER ROAD
FRIED E. PITKIN & LOIS P. BOOTH
G. CHARLES OTTO
LOT #5
217,800 SQ. FT.
5.000 ACRES
LOT #4
217,800 SQ. FT.
5.000 ACRES
LOT #3
217,800 SQ. FT.
5.000 ACRES
LOT #2
217,800 SQ. FT.
5.000 ACRES
LOT #1
1,822,876 SQ. FT.
41.847 ACRES
SEASONAL WET
REBAR SET
STANLY C. OLSEN
POND
MILDRED M. MEEH
PENELOPE MEEH
GREGORY W. MEEH
TIMOTHY P. MEEH
SITE
CANTERBURY
LOCATION MAP
APPROVED BY THE CANTERBURY PLANNING BOARD
DATE LOT #1 REMAINS PROPERTY OF
CHAIRMAN SOFT PATH & REMAINS IN CURRENT USE
SECRETARY
NOTE: 9 MARKS LOCATION OF BLAZED TREES FOUND
SOIL TYPE Shc
TOPOGRAPHY DONE BY OWNERS
TOTAL TRACT LOCATED IN RURAL ZONE
SCALE
JOB NO. 79-369
DHA
DICKSON, HOLDEN AND ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
814 SOUTH MAIN ST.
CONCORD, N.H. 03301
603-225-9696
PROPOSED SUBDIVISION OF THE LAND OF
SOFT PATH COMMUNITY ASSOC., INC.
CANTERBURY, N.H.
OWNER
REVISED
BOOK 129
PAGE 26-35
DATE: 12/10/79
SCALE: 1"=100'
SHEET NO. 1 OF 1