

CANTERBURY ZONING BOARD OF ADJUSTMENT  
CANTERBURY, NEW HAMPSHIRE

APPLICATION FOR A SPECIAL EXCEPTION

For ZBA use:

Received: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

Accepted: \_\_\_\_\_

Case No.: \_\_\_\_\_

Owner Name and Address:

114 West Road, LLC

709 Keith Ave

Pembroke, NH 03275

Telephone No.: [REDACTED]

Map & Lot No.: Tax Map 248, Lot 8-1

Location of Site: 114 West Road

Total Acreage: 33.77 acres, 4.60 acres  
for the proposed commercial  
use.

Applicant's Name and Address if different from owner:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning District (AC, C, CH, I, N, RE or RU): Commercial (C)

A Special Exception is requested to allow: \_\_\_\_\_

A project featuring forty-eight (48) units of assisted living and twenty-four (24) units of memory care housing. The proposed use is classified as "Nursing homes, or any convalescent facilities" per the Canterbury Zoning Ordinance Table of Principal Uses.

This Special Exception is requested from Article 5 Section 5.3(C) of  
the Canterbury Zoning Ordinance.

\*Name & Address of All Abutting property owners: Use Separate Abutters List Sheet\*

Page 2 Application for Special Exception

It is the responsibility of the applicant to supply the following information, as applicable, to allow the Zoning Board of Adjustment to make findings on each of the points below relative to a request for a Special Exception. (See Section 8.2) Attach additional pages as necessary.

1. That granting the permit would be in the public interest: \_\_\_\_\_

See attached Addendum

2. Describe how the proposed use would not adversely affect the property values in the district: \_\_\_\_\_

See attached Addendum

3. That the specific site is an appropriate location for the proposed use: \_\_\_\_\_

See attached Addendum

4. That the proposed use would not adversely affect the health and safety of the residents and others in the area and would not be detrimental to the use or development of adjacent or neighboring properties: \_\_\_\_\_

See attached Addendum

5. That the proposed use would not constitute a nuisance because of offensive noise, vibration, smoke, dust, odors, heat, glare, or unsightliness:

See attached Addendum

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6. That granting of the permit would be in the spirit of the ordinance. \_\_\_\_\_

See attached Addendum

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7. That the proposed use would not constitute a hazard because of traffic, hazardous materials, or other conditions. \_\_\_\_\_

See attached Addendum

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NATURAL RESOURCE SUPPLEMENTAL CONDITIONS -Natural Resource Zone Only

1. Landscaping and development are compatible with existing development. \_\_\_\_\_

N/A

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2. Proposed uses be planned and oriented to respect natural features, solar access, scenic vistas, and natural drainage areas. \_\_\_\_\_

N/A

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3. Access ways and provisions for motor vehicles be planned to minimize their impact. \_\_\_\_\_

N/A

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Plot Plan to Accompany Application. This application must be accompanied by a plot plan which is drawn to scale and is of sufficient detail to support the statements made in this application, and to illustrate compliance with the special conditions required in the ordinance. At a minimum, the plot plan must show the location and dimension of existing and proposed building footprints, setback distances to the property lines and road right of way; the location of well and septic systems; significant physical or topographic limitations to development of the lot; and parking and loading areas as applicable. Setback distances from roads must be based on the distance from the edge of the right of way, not the pavement edge. If you are uncertain of the road right-of-way location, contact the Town Road Agent for more information.

By signing this application, I/we understand that the information provided herein is accurate and is in accordance with the Canterbury Zoning Ordinance and other land use regulations of the Town and other applicable state and federal regulations which may apply.

If the applicant is not the same as the owner, a letter of authorization must be submitted along with the application.

I/we consent to allow the Canterbury Zoning Board of Adjustment or its designee to make onsite inspection(s) of my/our property as deemed necessary for the evaluation of my/our application.

DocuSigned by:

**Keith Anastasy**

40077F0230FA492...

Owner/Applicant Signature

9/22/2026

Date

Owner/Applicant Signature

Date

CANTERBURY ZONING BOARD OF ADJUSTMENT  
CANTERBURY, NEW HAMPSHIRE  
APPLICATION FOR A SPECIAL EXCEPTION

**ADDENDUM**

- 1. That granting the permit would be in the public interest:** Assisted living and memory care facilities are in the public interest because they support an aging population, bridge a major gap in health care, and affect public safety and family stability. Many older people prefer to age in a homelike setting while still receiving support with daily tasks as necessary. Facilities like the one proposed provide support to New Hampshire's aging population while allowing Canterbury residents (and those from surrounding communities) to remain in a community they have grown accustomed to, with an appropriate level of service for their stage of life. Additionally, the memory care units provide needed support to a vulnerable population while simultaneously reducing the caregiving burden on family members.
- 2. Describe how the proposed use would not adversely affect the property values in the district:** The Hildreth's Farm project was developed as a mixed-use development, with homes located toward West Road and this proposed facility located in its own area separated by significant conserved open space land. The affected residential units were approved contemplating the future addition of this commercial area, and the proposed use a low-impact commercial use designed in consideration of the residential area. The most impacted independent property is the Interstate 93 corridor, owned by the State of New Hampshire, which will not be affected by development.
- 3. That the specific site is an appropriate location for the proposed use:** The property is located in the commercial zone and is visible from I-93 and accessible from Exit 18. Throughout site plan approval, the applicant received Planning Board feedback and created a large commercial area that is appropriately separated from the related residential area while remaining easily accessible. The proposed use is fundamentally residential, a positive for the residential units, while still maintaining commercial tax base for the Town of Canterbury. This proposal meets the Town's stated goals for the site while reducing issues that more intensive commercial or industrial uses might impart.
- 4. That the proposed use would not adversely affect the health and safety of the residents and others in the area and would not be detrimental to the use or development of adjacent or neighboring properties:** As noted above regarding the public interest, the proposed use fills an important gap between independent living and a more intensive nursing home facility, thereby directly benefiting the health and safety of the residents. Other users in the area will not be negatively affected as this use has been designed to augment the residential use of the property. Traffic to the site is expected to be lower than for many commercial uses, and will not use Farmhouse Lane, the primary residential street in the development. I-93 is already fully developed, and the other abutting properties are separated by forest, wetlands, and significant slopes. As a result, they will not be detrimentally affected.

**5. That the proposed use would not constitute a nuisance because of offensive noise, vibration, smoke, dust, odors, heat, glare, or unsightliness:** The proposed facility will be developed to be attractive to potential residents and passersby. The proposed use does not generate vibration, smoke, dust, odors, heat, or glare.

**6. That granting of the permit would be in the spirit of the ordinance:** According to the Zoning Ordinance, District C was designed "To permit commercial and retail growth and development in those areas most convenient to residents and to visitors so as to meet the daily needs of the community." In an aging state, the proposed use is becoming a greater community need each year. Regarding convenience, the site is located directly off the highway exit, making it convenient for residents, guests, and any necessary emergency responders. Finally, the use promotes well-conceived commercial growth, in compliance with the spirit of the ordinance.

**7. That the proposed use would not constitute a hazard because of traffic, hazardous materials, or other conditions:** Traffic will be commensurate with, or less than, many other commercial uses that could be located on the property by right. The proposed use requires medicines and cleaning products, but given the residential nature of the use, large quantities of hazardous substances will not be present. The use is generally benign, and no other hazardous conditions are expected to be created by this proposal.

**TOWN OF CANTERBURY, NH**  
**ABUTTERS FORM**

**Instructions:** Please indicate the name and mailing address of all abutters to the property which shall be reviewed by the Zoning Board. "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. Please also include the names of all Attorneys, Engineers, Surveyors, Planners, or Architects whose stamp appears on the plat to be submitted to the Board for review and the owner of the property on the plat. **PLEASE MAKE ADDITIONAL COPIES OF THIS FORM AS NECESSARY.**

Name: Dennis Keifer & Barbara Lundberg  
Map / Lot: 248-12  
Street: 134 West Road  
City: Canterbury  
State/Zip: NH/03224

Name: Dale & Judith Patterson  
Map / Lot: 248-11  
Street: 130 West Road  
City: Canterbury  
State/Zip: NH/03224

Name: Harold F. French  
Map / Lot: 248-9-01  
Street: 118 West Road  
City: Canterbury  
State/Zip: NH/03224

Name: Richard Larkin Jr.  
Map / Lot: 248-7  
Street: PO BOX 43  
City: Canterbury  
State/Zip: NH/03224

Name: Ruth E. Mann Revocable Trust 5/13/1993  
Map / Lot: 251-3  
Street: 35 Fife Road  
City: Canterbury  
State/Zip: NH/03224

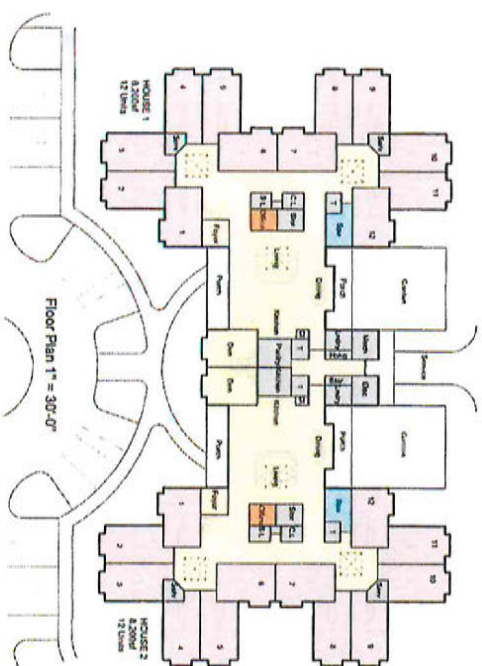
Name: NH Department of Transportation  
Map / Lot: \_\_\_\_\_  
Street: 7 Hazen Drive  
City: Concord  
State/Zip: NH/03302

Name: William L. Helm, III and GRJH, Inc.  
Map / Lot: 248-16  
Street: PO Box 522  
City: Millerton  
State/Zip: NY/12546

Name: A. Eli Leino, Esquire  
Map / Lot: \_\_\_\_\_  
Street: PO Box 1120  
City: Manchester  
State/Zip: NH/03105-1120

Name: Meridian Land Services, Inc.  
Map / Lot: \_\_\_\_\_  
Street: 31 Old Nashua Road  
City: Amherst  
State/Zip: NH/03031

Name: \_\_\_\_\_  
Map / Lot: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_  
State/Zip: \_\_\_\_\_



Proposed Rendering



Exit 18  
West Road  
Canterbury, NH

Memory Care Building



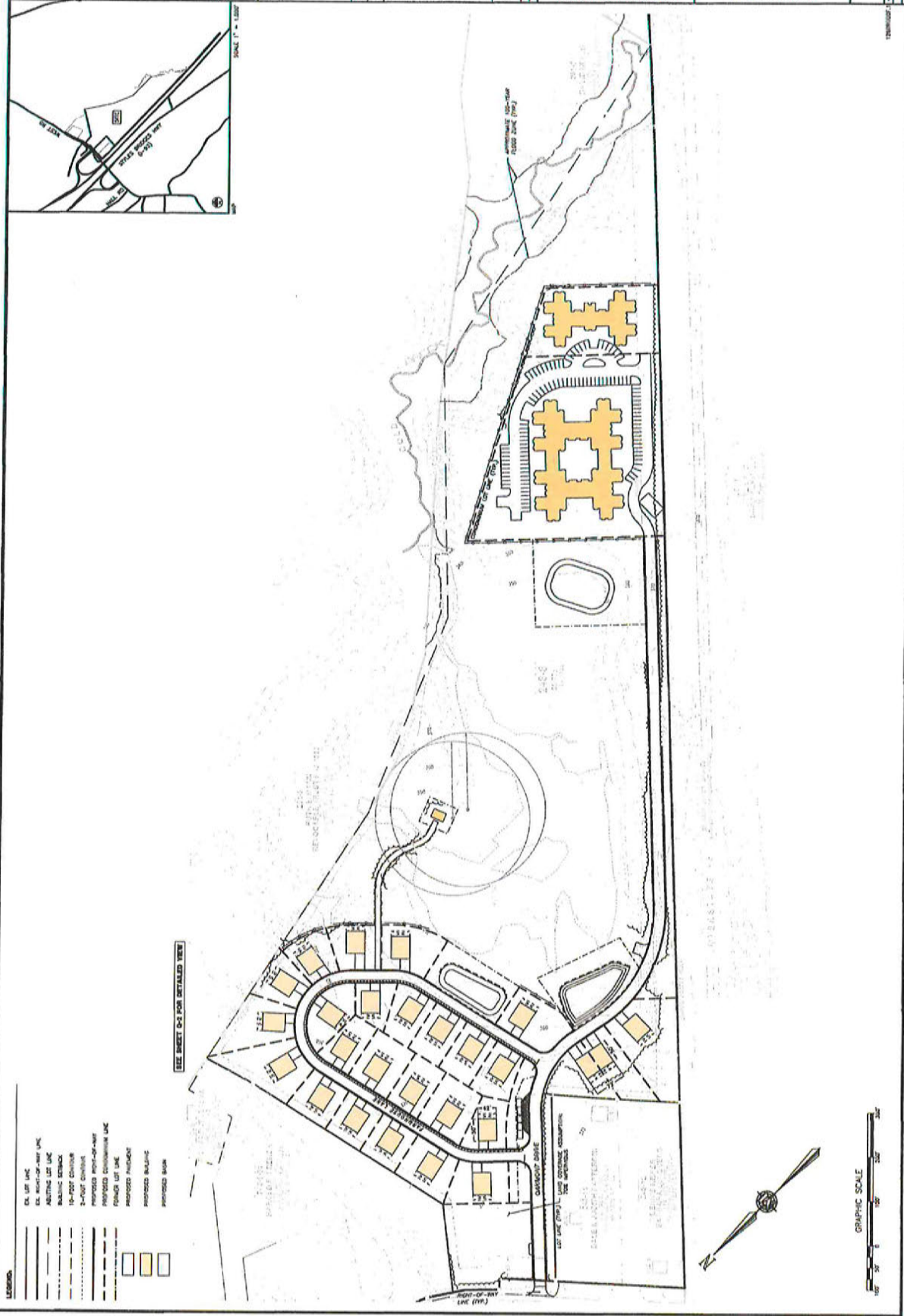


AS LIFE GOES ON, LLC  
114 WEST ROAD  
MAP 248 LOT 8  
CANTERBURY, NEW HAMPSHIRE  
SCALE: 1" = 100'

CONCEPTUAL ASSISTED LIVING  
FACILITY DEVELOPMENT  
OVERVIEW PLAN  
JUNE 3, 2025

| W3    | W2    | W1    | W0    |
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**MERIDIAN**  
LAND SERVICES, INC.  
ENGINEERING | SURVEYING | REMEDIATION  
SOIL & WETLAND MAPPING | SITE DESIGN  
10000 WILLOW PARK AVENUE, SUITE 100  
HOUSTON, TEXAS 77036-2000  
713.461.1000  
WWW.MERIDIANLANDSERVICES.COM



| Legend | DL US LNC | DL RIGHT-OF-WAY LNC | ADJUSTING US LNC | BUILDING DEMOLITION | 15-FOOT CORRIDOR | 3-FOOT CORRIDOR | PROPOSED RIGHT-OF-WAY | PROPOSED DISSEMINATION LNC | FOUNDED US LNC | PROPOSED PATHWAY | PROPOSED BUILDING | PROPOSED ROAD |
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SEE SHEET Q-2 FOR DETAILED VIEW