



TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

APPLICATION FOR SUBDIVISION

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

MAJOR SUBDIVISION (4+ LOTS) _____ MINOR SUBDIVISION (2-3 LOTS) CONDO SUBDIVISION _____

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES _____ NO

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES NO _____

TODAY'S DATE: _____

NAME OF APPLICANT PETER BEAN

ADDRESS 3 INDIAN VALLEY ROAD, PELHAM, NH 03076

PHONE # 1603-560-6391 PHONE # 2 _____ E-MAIL peterbean306@gmail.com

OWNER(S) OF PROPERTY SAME

ADDRESS _____

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

AGENT NAME JON BUSCHBAUM

ADDRESS 80 MURDOUGH HILL ROAD, NELSON, NH 03457

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

LICENSED LAND SURVEYOR: JON BUSCHBAUM

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: JON BUSCHBAUM

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY 306 NEWMARKET ROAD, WARNER

MAP # 12 LOT # 21 ZONING DISTRICT R-3; OC-1 NUMBER OF LOTS/UNITS: 2

FRONTAGE ON WHAT STREET(S): NEWMARKET ROAD

DEVELOPMENT AREAS: _____ acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book _____ Page _____ Please include a copy of the Deed.

PROPOSED USE: RESIDENTIAL DEVELOPMENT

DETAILS OF REQUEST: *Indicate number of separate pages attached, if necessary.*

Authorization/Certification from Property Owner(s)

I (We) hereby designate JON BUSCHBAUM to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s): Peter P. Bear Date: 6/4/24
(Need signatures of all owner's listed on deed)

Print Names Peter P. Bear

Signature of Applicant(s) if different from Owner:

Date: _____

Print Names _____

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

Fees Submitted: Amount: _____ Cash: _____ Check # _____ Other: _____

Abutter's List Received: Yes _____ No _____

Date of Review: _____ Date of Hearing: _____ Date Approved: _____



TOWN OF WARNER
Land Use Office
 P.O. Box 265
 Warner, New Hampshire 03278-0059
 Telephone: (603) 456-2298, ext. 7
 Fax: (603) 456-2297
 E-Mail: landuse@warner.nh.us

Planning Board - Application Fees

Name of Applicant PETER BEAN Project Location: 306 NEWMARKET ROAD
 Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
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Conceptual Consultation (submit application with no plans to copy) \$ No Fee

<input checked="" type="checkbox"/> Subdivision	\$250 Base Fee (Final Application or Design Dev.) \$50 per lot # of lots <u>2</u> x \$50 = \$15 per notification # notices <u>10</u> x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 rd party review or inspection - per Board MCRD** recording fee - separate check charged below LCHIP*** - separate \$25 check - charged below	\$ <u>250.00</u> \$ <u>100.00</u> \$ <u>150.00</u> \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u> \$ <u>separate***</u> Subtotal \$ <u>500.00</u> * (Check made out to "Town of Warner")
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<input type="checkbox"/> Site Plan Review	\$400 Base Fee (Final Application or Design Development) \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 rd party review or inspection - per Board MCRD** recording decision - check per rate below	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u> Subtotal \$ _____ * (Check made out to "Town of Warner")
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<input type="checkbox"/> Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required) If a Hearing is required add \$15 per notification If a Hearing add \$25 for compliance inspection Legal Notice in Publication due prior to Hearing	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> Subtotal \$ _____ * (Check made out to "Town of Warner")
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<u> </u> Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

<u> </u> Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

* = Subtotals above due with application. Please make check payable to "TOWN OF WARNER" for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.
Re-notifications: Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification.

TWO Separate Checks (Upon completion / approval):		
<input checked="" type="checkbox"/>	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ <u>26.00</u> **
<input checked="" type="checkbox"/>	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack County Registry of Deeds"	\$ <u>25.00</u> ***

** = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"

*** = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Check payable to "Merrimack County Registry of Deeds"

Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:

“Abutter” as defined in RSA 672:3: also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage. [Amended March 2020]

The abutters list must be obtained from the Town of Warner’s Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners’ agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner’s Assessors records on:

_____ 6/3/24 _____ (date)
Signature _____
Print Name Elizabeth Labbe
see Attached

Map: 12 Lot: 20

Name: JAMES E. + MARTHA J. SHERMAN
Address: 454 NEWMARKET ROAD, PO BOX 249
WARNER, NH 03278

Map: 12 Lot: 22

Name: STEPHEN B. BARRIE
Address: 375 NEWMARKET ROAD
WARNER, NH 03278

Map: 12 Lot: 23

Name: ANTHONY + JULIE MENTO
Address: PO BOX 282
WARNER, NH 03278

Town of Warner Planning Board Abutter(s) List (continued)

Map: 12 Lot: 24
Map: 13 Lot: 38

Name: TWIN BROOKS PROPERTIES, LLC

Address: 61 SEABURY ROAD
YORK, ME 03909

Map: 12 Lot: 25

Name: DEBRA BELANGER

Address: 433 NEWMARKET ROAD
WARNER, NH 03278

Map: 13 Lot: 30-2

Name: JEREMY G. + ROBYN A SEIF

Address: 78 RAMSEY ROAD
MIDDLESEX, NJ 08846

Map: 13 Lot: 34

Name: DAVID O. + ELIZABETH C. POOK

Address: 284 NEWMARKET ROAD
WARNER, NH 03278

Map: 13 Lot: 35

Name: NANCY LADD TRUST

Address: 483 NEWMARKET ROAD
WARNER, NH 03278

Map: 13 Lot: 36,37,40-1

Name: PETER + NANCY LADD TRUST

Address: 483 NEWMARKET ROAD
WARNER, NH 03278

Town of Warner Planning Board Abutter(s) List (continued)

Map: 13 Lot: 40

Name: NANCY J. HARDING

Address: 400 WEST MEADOW ROAD
LOWELL, MA 01854

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____



200 feet Abutters List Report

Warner, NH
June 03, 2024

Subject Property:

Parcel Number: 12-21
CAMA Number: 12-21
Property Address: 306 NEWMARKET ROAD

Mailing Address: BEAN, PETER PAUL LIVING TRUST
BEAN, PETER P TRUSTEE
3 INDIAN VALLEY ROAD
PELHAM, NH 03076

Abutters:

✓✓ Parcel Number: 12-20
CAMA Number: 12-20
Property Address: 454 NEWMARKET ROAD

Mailing Address: SHERMAN, JAMES F SHERMAN,
MARTHA J
454 NEWMARKET ROAD PO BOX 249
WARNER, NH 03278

✓✓ Parcel Number: 12-22
CAMA Number: 12-22
Property Address: 375 NEWMARKET ROAD

Mailing Address: BARRIE, STEPHEN B
375 NEWMARKET ROAD
WARNER, NH 03278

✓✓ Parcel Number: 12-23
CAMA Number: 12-23
Property Address: 377 NEWMARKET ROAD

Mailing Address: MENTO, ANTHONY MENTO, JULIE
PO BOX 282
WARNER, NH 03278

✓✓ Parcel Number: 12-24
CAMA Number: 12-24
Property Address: NEWMARKET ROAD

Mailing Address: TWIN BROOKS PROPERTIES LLC
61 SEABURY ROAD
YORK, ME 03909

✓✓ Parcel Number: 12-25
CAMA Number: 12-25
Property Address: 433 NEWMARKET ROAD

Mailing Address: BELANGER, DEBRA
433 NEWMARKET ROAD
WARNER, NH 03278

✓✓ Parcel Number: 13-30-2
CAMA Number: 13-30-2
Property Address: RETREAT ROAD

Mailing Address: SEIF, JEREMY G SEIF, ROBYN A
78 RAMSEY ROAD
MIDDLESEX, NJ 08846

✓✓ Parcel Number: 13-34
CAMA Number: 13-34
Property Address: 284 NEWMARKET ROAD

Mailing Address: POOK, DAVID O AUSICH, ELIZABETH C
284 NEWMARKET ROAD
WARNER, NH 03278

✓✓ Parcel Number: 13-35
CAMA Number: 13-35
Property Address: OFF NEWMARKET ROAD

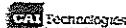
Mailing Address: LADD, NANCY TRUST
483 NEWMARKET ROAD
WARNER, NH 03278

✓✓ Parcel Number: 13-36
CAMA Number: 13-36
Property Address: 285 NEWMARKET ROAD

Mailing Address: LADD, PETER & NANCY TRUST LADD,
PETER & NANCY TTEE
483 NEWMARKET ROAD
WARNER, NH 03278

✓✓ Parcel Number: 13-37
CAMA Number: 13-37
Property Address: 89 HOWE LANE

Mailing Address: LADD, PETER & NANCY TRUST LADD,
PETER & NANCY TTEE
483 NEWMARKET ROAD
WARNER, NH 03278



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6/3/2024

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Page 1 of 2



200 feet Abutters List Report

Warner, NH

June 03, 2024

✓ Parcel Number: 13-37
CAMA Number: 13-37
Property Address: 89 HOWE LANE

Mailing Address: LADD, PETER
89 HOWE LANE
WARNER, NH 03278

✓ Parcel Number: 13-37
CAMA Number: 13-37
Property Address: 89 HOWE LANE

Mailing Address: LADD, PETER & NANCY TRUST LADD,
PETER & NANCY TTEE
483 NEWMARKET ROAD
WARNER, NH 03278

✓ Parcel Number: 13-37
CAMA Number: 13-37
Property Address: 89 HOWE LANE

Mailing Address: LADD, PETER
89 HOWE LANE
WARNER, NH 03278

✓ Parcel Number: 13-38
CAMA Number: 13-38
Property Address: 29 LADD LANE

Mailing Address: TWIN BROOKS PROPERTIES LLC
61 SEABURY ROAD
YORK, ME 03909

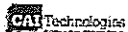
✓ Parcel Number: 13-40
CAMA Number: 13-40
Property Address: 309 NEWMARKET ROAD

Mailing Address: HARDING, NANCY J
400 WEST MEADOW ROAD
LOWELL, MA 01854

3593/2762

✓ Parcel Number: 13-40-1
CAMA Number: 13-40-1
Property Address: NEWMARKET ROAD

Mailing Address: LADD, PETER & NANCY TRUST LADD,
PETER & NANCY TTEE
483 NEWMARKET ROAD
WARNER, NH 03278



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6/3/2024

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Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	WAIVER REQUEST <u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>Y</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>Y</u>	(V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed.
<u>Y</u>	<u>Y</u>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<u>Y</u>	<u>Y with Waiver</u>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<u>Y</u>	<u>Y</u>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<u>Y</u>	<u>Y</u>	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
<u>Y</u>	<u>Y with Waiver</u>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
Y	Y <i>with waiver</i>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
Y	Y	(V.A.9) Zoning District(s) and District lines; Building setback lines.
Y	Y	(V.A.10) Title and deed references.
N	N	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
N	N	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
Y	Y	(V.A.13) Names of all adjoining street(s).
Y	N <i>with waiver</i>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
Y	Y	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u>
___	___	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
___	___	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
___	___	(V.B.2) Abutters may be heard and may request a public hearing.
___	___	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
___	___	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
<u>Y</u>	<u>Y</u> with waivers	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
<u>Y</u>	<u>N</u>	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WWWD attesting to the availability of such service shall be submitted.
<u>Y</u>	<u>Y</u> with waivers	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
<u>Y</u>	<u>Y</u> with waivers	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
<u>N/A</u>	<u>N/A</u>	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
<u>Y</u>	<u>N</u> with waivers	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, if such species or communities are identified.
<u>Y</u>	<u>Y</u>	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

WAIVER REQUEST

FOR

PETER BEAN SUBDIVISION

TOWN OF WARNER TAX MAP 12 LOT 21

306 NEWMARKET ROAD, WARNER, NH

General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations
(Section V.A)

WAIVER REQUEST FOR: (highlighted information on the checklist)

1. (V.A.4) Waiver Request for "Tie to State Grid Coordinate system shown on plat if within 1000"
-- There is any geodetic information within 1000' of this subdivision.
2. (V.A.7) Waiver Request for "Location (locus) map at 1" = 1000"
-- Location Map is "Not to Scale" but shows the location of the property clearly with the sketch made from Town of Warner Tax Maps.
3. (V.C.3) Waiver Request for "Location of all test pits and test borings...soils regarding their suitability for septic systems, foundations, basements, building and road construction"
-- No test pits were done due to the size of the proposed parcel being 43.6 acres. 4000 sq.ft. areas have to be shown on subdivisions less than 5 acres per State Subdivision regulations.
-- "Buildable Areas" are shown on this proposed parcel which contain suitable areas for septic systems.
-- A Soils map was generated from Web Soil Survey showing the existing soils and soils information and submitted.
-- Due to development potential, potential septic system areas will have to be evaluated by NHDES Subsurface Bureau once an area has been determined to be capable of supporting a septic system.
4. (V.C.4) Waiver Request for "...5' intervals,...shown with dashed lines, Spot elevations at low points, high points, and othe areas."
-- A map was generated and submitted with this application from the GRANIT database showing LiDAR-Derived 2'- Hypsographic Contours of the property.
-- Due to the size of the proposed parcel of land to be subdivided (43.6 acres), in addition to having LiDAR hysographic 2' contours, elevations can be easily determined from the submitted GRANIT map.
5. (V.C.6) Waiver Request for "Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment,i"
-- This parcel is 43.6 acres in size and is being proposed for residential development only. NH Natural Heritage Bureau requires an "impact area" to be drawn on a USGS topographic map so that it can be checked for a vast amount of multiple concerns regarding both plant and animal

habitats, and other concerns. Without knowing exactly where potential development is going to occur, NH Heritage Bureau would NOT be able to address exactly where the development (impact area) could occur.

6. (V.A.8) Waiver Request for “The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.”

- The proposed subdivided parcel of land was given the same information that appears in many other subdivided parcels of land in Warner. It was given the “Lot” number with a hyphenated 1.
- Any change in this, can easily be updated on the mylar before being recorded.

7. (V.A.14) Waiver Request for “Approximate contours at 10’ intervals; Significant natural features,..., wetlands, etc.

- Town of Warner checklist for a Minor Subdivision requests “2’ or 5’ intervals” as requested in (V.C.4) and “Approximate contours at 10’ intervals;” found in (V.A.14).
- A LiDAR map of the property from GRANIT was submitted with LiDAR 2’-Hypsographic contours.
- Although jurisdictional wetlands were observed, there was no wetland delineation done due to having no impacts or proposed development near or around these critical areas. The “Buildable Areas” as defined by the Town of Warner Zoning Ordinance specifically states that these areas have to be excluded.