



TOWN OF WARNER

P.O. Box 265, 5 East Main St.
Warner, New Hampshire 03278-0059
Land Use Office: (603)456-2298 ex. 7
landuse@warnernh.gov

General Instructions for an Appeal to the Zoning Board of Adjustment

All applications are subject to RSA 91-A, which affords the public access to government records

Getting Started

Before filling out the application, be certain you know which application you should file. If the application is incomplete, it will be returned causing a delay in the processing of the application and hearing before the Zoning Board of Adjustment (ZBA).

When you're ready to get started, make sure you read everything included with the application, follow all the steps listed and work with the Land Use office to make sure everything is complete before you submit your application. The burden of preparing and submitting a complete ZBA application is with the applicant.

Types of Appeals

1. Variance

- a. A variance is an authorization, which may be granted under special circumstances, to allow your property relief from requirements specified in the Zoning Ordinance. For a variance to be legally granted, you must show that your proposed use meets the five criteria listed in the Ordinance.
- b. If you have a referral from the Select Board, Planning Board or Building Department, a copy must be included with your application.

2. Special Exception

- a. The Zoning Ordinance provides that uses, buildings or activities in a particular zone will be permitted by Special Exception if specified criteria are met. The necessary criteria for a Special Exception are given in the Ordinance. Your appeal for a Special Exception will be granted if you can show that the criteria stated in the application are met.

3. Appeal of Administrative Decision (RSA 677)

- a. Decisions made by administrative officers involving what the ordinance says and means are appealable by anyone with standing (RSA 677:2). This includes decisions by the Select Board the Planning Board, the ZBA or any other "administrative officer" regarding the terms of the ordinance. This does not mean, however, that decisions to enforce (or not enforce) the ordinance are also appealable to the ZBA. These decisions are discretionary and are not reviewable under RSA 676:5, II (b) or any other statute.
- b. The appeal must be made normally within 30 days of the decision. The appeal will be granted if you can show that the decision was made in error.
- c. A copy of the decision being appealed must be attached to the application.
- d. The ZBA will not reopen a case based on the same set of facts unless it is convinced that the original decision was unlawful or unreasonable.

4. Equitable Waiver of Dimensional Requirements

- a. If you have found that your structure does not conform to the dimensional requirements for the zoning district in which it is located as a result of an error by your builder, yourself or a public official, you may be eligible for an Equitable Waiver. This does not mean that your structure is then legally non-conforming, but rather recognizes the error and prevents any enforcement action against that error in the future. All subsequent construction at the site must then comply with all dimensional requirements.

Application Instructions

1. Read, complete and sign the proper application for the type of appeal required. If the application is incomplete it will be returned, which will cause a delay in the processing of the application and the hearing before the Zoning Board of Adjustment (ZBA).
2. The ZBA strongly recommends that prior to filling an application, the applicants become familiar with the applicable Warner Zoning Ordinance.
3. If a variance is requested, it may be based on a referral from the Select Board, the Planning Board or a denial of a building permit.
4. Please include the following along with your application:
 - a. A list of all abutters within 200 feet of the boundaries of the property on the supplied form. Accuracy of the list is the applicant's responsibility.
 - b. A copy of any order, referral, notice of violation or other communications that pertain to the property.
 - c. A copy of the property deed.
 - d. Authorization from Owner(s) which must be signed by all property owners and designate if someone will speak on behalf of the property owner(s).
 - e. Plot Plans shall:
 - 1) Clearly indicate where the site is located (locus map) and what is proposed *drawn to scale*.
 - 2) Show the boundary lines with footage on all sides and setback lines for the lot.
 - 3) Name the road the lot fronts on.
 - 4) Show all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from adjacent property lines drawn to scale and measured from roof overhang.
 - 5) For a proposed structure, include all of the above and a floor plan with dimensions, (length, width, and height) and yard setback distances measured from roof overhang.
5. A check for the correct amount made out to the **Town of Warner** must be provided at the time of filing.

Application Fee		Notification Fee	
Residential	\$50.00	Per Abutter	_____ x \$15.00
Commercial	\$100.00	Newspaper Notification	*\$60.00

*Standard Posting: Intertown Record = \$60.00 Upon request of applicant a Special Posting in the Concord Monitor = \$300.00

6. A completed application must be received at least 21 days prior to the next ZBA meeting. Public notice of the hearing will be posted and printed in a newspaper, and notice shall be given to the applicant, all abutters, and to parties the ZBA may deem to have interest, at least five days prior to the date of the hearing. The applicant and all other parties are expected to appear at the hearing in person, or by agent, to state reasons why the appeal should or should not be granted.

Public Hearing Process

8. The applicant, or the applicant's agent, shall present the application at the hearing. If an attorney represents the applicant and desires to present a written brief, the brief may be delivered with the application.
9. At the beginning of the public hearing the ZBA will decide if the application is complete.
10. After the public hearing, the ZBA will reach a decision. The decision could be postponed to a date specified to allow for additional information or to consult with Town Counsel. After the ZBA reaches a decision, a formal Notice of Decision will be mailed to the applicant and property owner(s), placed in the ZBA files and distributed as specified in the Rules of Procedure.
11. The applicant, Select Board, any party to the action or proceedings, or any person directly affected thereby may appeal for a rehearing. This 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application. (RSA 677:2)



TOWN OF WARNER

P.O. Box 265, 5 East Main St.
Warner, New Hampshire 03278-0059
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landuse@warnernh.gov

Application for Variance

The applicant hereby requests a Variance to the terms of:

Article: XIV-B Section: F of the Warner Zoning Ordinance

Applicant/Contact Person:

Name of Applicant: John Burke Date: 5/20/25

Mailing Address: PO Box 14

Town: Warner State: NH Zip: 03278

Telephone: 603-456-3949 Alternate: 252-808-5837 Email: jsb285530@gmail.com

Owner of Property:

Name of Owner: Burke Farm LLC Date: 5/20/25

Mailing Address: PO Box 14

Town: Warner State: NH Zip: 03278

Telephone: 603-456-3949 Alternate: 252-808-5837 Email: acburke@westleyan.edu

Location of Property:

Map#: 14 Lot#: 51 Zoning District: R3

Address: 193 Pumpkin Hill Rd. Warner NH

Describe the request:

Request a variance to requirement that an accessory apartment must be located no further than 75 ft from main house.

We want to build a 24' x 36' x 18' accessory apartment 200' from the main house and 120' from the barn.

Application for Variance

State in writing how the following conditions pertain to the property and be prepared to present the application at a public hearing. The burden of proof is on the applicant to show that all conditions have been met.

Warner Zoning Ordinance Article XVII and RSA 674:33

1. Granting the variance will not be contrary to the public interest because.

See next page for conditions

2. Granting the variance will not be contrary to the spirit of the ordinance.

3. By granting the variance substantial justice is done.

4. By granting the variance the value of surrounding properties are not diminished.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

a. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- ii. The proposed use is a reasonable one.

OR

b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Authorization from Owner(s):

1. I (We) hereby designate John S Burke to serve as my (our) agent and to appear and present said application before the Warner Zoning Board of Adjustment [ZBA].

2. 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 ZBA may at some point during the review process schedule a public site visit, which will be duly posted.

3. I (We) understand that the ZBA will review the application/plan and/or may send the application/plan out for review. The applicant shall pay for such a review.

4. To the best of my (our) 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 and other applicable state and federal regulations which may apply.

Signature of Owner(s): John Selden Burke Date: 5-5-25

Peter A. Burke Date: 5-7-25

Signature of Applicant(s)

If different from Owner: _____ Date: _____

_____ Date: _____

Printed name of person(s) who signed above:

John Selden Burke, Ann Campbell Burke
Peter Ashley Burke

For Zoning Board of Adjustment Use Only			
Assigned Case #:			
Date Received at Land Use Office:			
Received by:			
Fee Amount:	Cash:	Check #:	Other:
Abutter List Received: Yes:		No:	
Date of Review:	Date of Hearing:	Date Approved:	

1. The Burke farm LLC promotes the public interest by maintaining a part of Warner's traditional farming landscape including: a historic farmhouse, a hay and dairy barns, a corn crib, hayfields, cattle and apple orchards,. Granting the variance will not change this farm landscape as the apartment will be hidden from view by the barn and a field margin. The apartment will not detract from the health, safety or welfare of the people of Warner as there will be no increase in the number of people residing at the farm and consequently no increase in local traffic. In addition energy consumption will be reduced as the apartment will reduce the farm's heating requirements.
2. Granting the variance is not be contrary to the spirit of the ordinance. Granting the variance will help maintain the small town farming values and charm attached to Warner by increased restoration of the farm to its traditional landscape and increasing it's contribution through improvement to the farms working status and its stability in the future.
3. Granting of the variance will allow substantial justice as it will allow restoration of the farm's traditional landscape and increase its efficiency and working status. The higher altitude and more central placement of the apartment than the farm house will allow easy monitoring of farm assets including the entire cattle paddock and all of the orchards. The apartment will reduce farms energy consumption by reducing winter heating costs.
4. The value of surrounding properties will be increased rather than diminished by granting the variance. Allowing construction of an accessory apartment in the central location will increase the rate and quality of restoration of the farm landscape that's associated with the values and charm of Warner.
5. Literal enforcement of the provision that an accessory apartment be located within 75 ft of the residence will result in unnecessary hardship as it would be impossible for the farm manager to efficiently monitor farm assets: including barns, fields, cattle and orchards.

12. **Abutter(s) List instructions:**

- a. Please list the name and addresses of all owners of the property that abut the subject property, defined as follows:
 - 1) Any person whose property is located in New Hampshire and;
 - i. adjoins or is directly across a street or stream from or;
 - ii. has a boundary which is within 200 feet of any boundary of the land under consideration by the ZBA or;
 - iii. has frontage on a pond on which the land under consideration by the ZBA also has frontage.
 - 2) In 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. (also see RSA 672:3)
- b. In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property and as applicable, the owner's agent engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.
- c. If the property abuts a street, the Select Board shall receive a notice as an abutter. If the property abuts a State Highway, the State Department of Transportation as well as the Select Board shall be noticed as abutters. If the property is within ¼ mile of the Warner River, the Warner River Local Advisory Committee shall be noticed as an abutter. If a referral was received from the Planning Board, they shall be noticed as an abutter.
- d. The abutter list must be obtained from the Town of Warner's Assessors records and submitted with the application.



200 feet Abutters List Report

Warner, NH
May 05, 2025

Subject Property:

Parcel Number: 14-51
CAMA Number: 14-51
Property Address: 193 PUMPKIN HILL ROAD

Mailing Address: BURKE FARM LLC
PO BOX 14
WARNER, NH 03278

Abutters:

Parcel Number: 14-48
CAMA Number: 14-48
Property Address: 163 PUMPKIN HILL ROAD

Mailing Address: ESENWINE, JENNIFER D GAUDET
ESENWINE, MATTHEW F
163 PUMPKIN HILL ROAD
WARNER, NH 03278

Parcel Number: 14-49
CAMA Number: 14-49
Property Address: 165 PUMPKIN HILL ROAD

Mailing Address: RILEY, KRISTEN M.
PO BOX 610
WARNER, NH 03278

Parcel Number: 14-50
CAMA Number: 14-50
Property Address: PUMPKIN HILL ROAD

Mailing Address: BURKE FARM LLC
PO BOX 14
WARNER, NH 03278

Parcel Number: 14-52
CAMA Number: 14-52
Property Address: OFF PUMPKIN HILL ROAD

Mailing Address: HALL, WENDY & STEPHEN
366 PUMPKIN HILL RD
WARNER, NH 03278

Parcel Number: 14-53
CAMA Number: 14-53
Property Address: OFF BARTLETT LOOP

Mailing Address: STOCKWELL, P & BARTLETT, S LIV
STOCKWELL, PHILIP & BARTLETT,
61 BARTLETT LOOP
WARNER, NH 03278

Parcel Number: 15-1
CAMA Number: 15-1
Property Address: 218 PUMPKIN HILL ROAD

Mailing Address: BARROS-SMITH, PATRICIA C BARROS-
SMITH, MICHAEL M
218 PUMPKIN HILL ROAD
WARNER, NH 03278

Parcel Number: 15-2
CAMA Number: 15-2
Property Address: 223 PUMPKIN HILL ROAD

Mailing Address: ALLMENDINGER, RICHARD TTE
ALLMENDINGER, R.W. REV TR 50%
223 PUMPKIN HILL ROAD
WARNER, NH 03278



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

5/5/2025

Page 1 of 1

Abutters List Report - Warner, NH

Applicant Name: John Burke

Parcel: Map: 14 Lot: 51

Application Checklist

Applications must be received 21 days prior to the next regular ZBA meeting

Have you included:		Item	Land Use Office	
Yes	No		Yes	No
		Application fees paid		

Include 1 original and 8 copies of the following				
✓		Completed application for the type of appeal requested		
✓		Owner Authorization Form, signed by all owners		
✓		If the application is based on a referral from the Select Board, the Planning Board, or a denial of a building permit from the Building Department it must be include with the application		
	✓	Other communication received from the Select Board, Planning Board, Building Department, or State agencies that pertains to the property (if applicable)		
✓		Current copy of the deed to verify owner(s) and easements		
✓		List of all abutters within 200 feet of the boundaries, or with shared water frontage		
✓		Plot plan as described below		

Plot plan shall include the following <u>drawn to scale</u>				
✓		Indicate where the site is located in Warner (locus map)		
✓		Property boundary line measurements including setbacks on all sides and name of the frontage road.		
✓		Include all existing structures, clearly indicate their dimensions, distance from other structures and from adjacent property lines measured from the roof overhang		
✓		For a proposed structure, include all of the above plus a floor plan with dimensions (length, width, height)		



Town of Warner

Post Office Box 265 ~ 5 East Main Street
Warner, New Hampshire 03278
603-456-2298 ~ WarnerNH.gov

Select Board:

Michael Smith, Chair

Harry Seldin

Alfred Hanson

Selectboard@WarnerNH.gov

Kathrine Fredette, Town Administrator
Administrator@WarnerNH.gov

Burke Farm LLC
John Burke
193 Pumpkin Hill Road
Warner, New Hampshire 03278


May 5, 2025

Town of Warner
Building Department
Post Office Box 265
Warner, New Hampshire 03278
603-456-2298 Ext 3

Dear Mr. Burke,

Please note that you cannot be issued a building permit for your Accessory Dwelling Unit because it is farther than 75 feet away from your primary dwelling. A requirement per Warner's Zoning Ordinance under Article XIV-B.F. *Accessory apartments may be located in a detached accessory building where allowed in TABLE 1 - USE REGULATIONS of this Zoning Ordinance, provided the detached accessory building is within 75 feet of the primary dwelling.*

Please let me know if you have any questions or if there is anything I can help with.
Thank you,



Elizabeth Labbe
Assessing and Building Clerk
Assessing@WarnerNH.gov
603-456-2298 Ext. 3

Map 14
Lot 51

Please return to:
Elizabeth A. Boepple, Esq.
Murray Phumb & Murray
75 Pearl Street
Portland, ME 04101

TS-\$40

Done
in
ProVal
4/8/24

of Andrew.

QUITCLAIM DEED
Under RSA 477:28

KNOW ALL PERSONS BY THESE PRESENTS THAT, ANN C. BURKE of Middletown, County of Middlesex, State of Connecticut, PETER A. BURKE, of Belmont, County of Middlesex, Commonwealth of Massachusetts and JOHN S. BURKE, of Marshallberg, County of Carteret, State of North Carolina ("Grantors"), for consideration paid, grants to BURKE FARM, LLC, a New Hampshire limited liability company having a place of business at 193 Pumpkin Hill Road, Warner, New Hampshire 03278 ("Grantee"), with **QUITCLAIM COVENANTS**, each of Grantors' one-third (1/3) right, title and interest to certain parcels of land together with the buildings thereon, located at Pumpkin Hill Road in the Town of Warner, County of Merrimack, State of New Hampshire.

Said premises being more particularly shown on "Boundary Plan, Land of Agnes R. Burke, Tax Lots 14050 & 14-51, Pumpkin Hill Road, Warner, New Hampshire" prepared by Sanford Surveying & Engineering dated May 10, 1993 recorded in the Merrimack County Registry of Deeds on August 18, 1993 in Plan Book 12771, Page 001 (2 sheets).

Grantors, Ann C. Burke, Peter A. Burke and John S. Burke hereby CREATE, RETAIN and RESERVE to each of themselves a right to construct one structure for personal use upon the hereinabove described premises. Said right is nontransferable and cannot be sold or conveyed. Said right is subject to the limitations as set forth in a certain agreement of Grantors Ann C. Burke, Peter A. Burke and John S. Burke and Grantee as of near or even date herein.

The premises hereinabove described and conveyed are also SUBJECT TO certain restrictions as follows:

The restrictions hereby imposed upon the Property, and the acts which Grantee and all subsequent heirs, successors, heirs and assigns shall do or refrain from doing are as follows:

1. No non-agricultural commercial or industrial activities shall be permitted on the Property. No building or structure shall be constructed, created, erected or moved onto the Property, except for purposes otherwise authorized herein.
2. There shall be no disturbance of the surface of the Property, including but not limited to filling, excavation, removal of topsoil, sand, gravel, rocks, or minerals, or change of the topography of the land in any manner, except as may be reasonably necessary to carry out uses permitted on the Property under the terms of this covenant. In no case shall surface mining or subsurface oil, gas, or other minerals be permitted.
3. No use shall be made of the Property and no activity thereon shall be permitted which, in the reasonable opinion of the Grantee, is or may possess the potential to become inconsistent with the intent of this Covenant, such intent being the maintenance of the scenic, agricultural, and natural values of the Property. Notwithstanding the foregoing, Grantees may allow non-agricultural uses of the existing barn and buildings, and immediate adjacent property to the barn and buildings, provided that such uses do not conflict with the ongoing primary agricultural uses intended by these restrictive covenants.
4. No rights of way, easements of ingress or egress or utility easements shall be granted, constructed, developed, or maintained into, on, over, under, or across the Property, nor shall the Property be subdivided or conveyed in separate parcels, except by express written permission of Grantee.

FOR SOURCE OF TITLE to the above premises, reference may be made to a quitclaim deed from AGNES R. BURKE and JOHN F. BURKE, Trustees of THE AGNES R. BURKE RESIDENCE TRUST to JOHN S. BURKE, PETER A. BURKES and ANNE CAMPBELL BURKE, dated May 4, 2007, and recorded in the Merrimack County Registry of Deeds in Book 2987, Page 1070.

Pursuant to New Hampshire RSA 78-B:2 (XXII) the conveyance of the above-described property is a transfer of title from the owners of an entity to the entity. No consideration is exchanged for the transfer of the real estate. The direct owners of the parties to the transfer remain the same before and after the transfer of the real estate, the respective ownership percentages of each are identical, and the combined assets and liabilities of the transferor and transferee remain the same except with respect to the real estate.

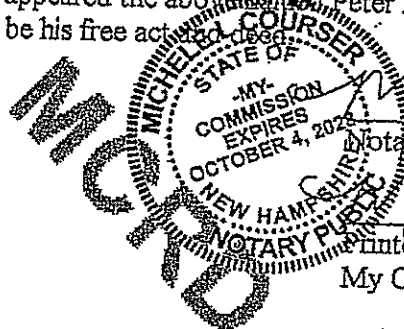
IN WITNESS WHEREOF, the said Ann C. Burke, Peter A. Burke and John S. Burke have caused this instrument to be executed as of this 13th day of November, 2023.

Peter A. Burke
Peter A. Burke

STAT OF NEW HAMPSHIRE New Hampshire
COUNTY OF MERRIMACK Merrimack

NOV. 13, 2023

Then personally appeared the above named Peter A. Burke and acknowledged the foregoing instrument to be his free act and deed.



Michele L. Courser
Notary Public

Printed Name

My Commission Expires: 10/4/2028

John Selden Burke
John S. Burke

STAT OF New Hampshire
COUNTY OF Merrimack

Nov 13, 2023

Then personally appeared the above signed John S. Burke and acknowledged the foregoing instrument to be his free and voluntary act and deed.




Michelle Courser
Notary Public
Michelle Courser
Printed Name
My Commission Expires: 10/4/2028


Ann C. Burke

STAT OF *New Hampshire*
COUNTY OF *Merrimack*

Nov. 13, 2023

Then personally appeared the above named Ann C. Burke and acknowledged the foregoing instrument to be her free act and deed.


Michele L. Courser
Michele L. Courser
Notary Public
Printed Name
My Commission Expires: *10/4/2028*

Property Class: 101

Property Class: 101

2.0
3774

Unfin
1/4

22	1-1/2 s Fr Cathedral
12	Slab

264

25Fr

Slab 264

22

25Fr

3

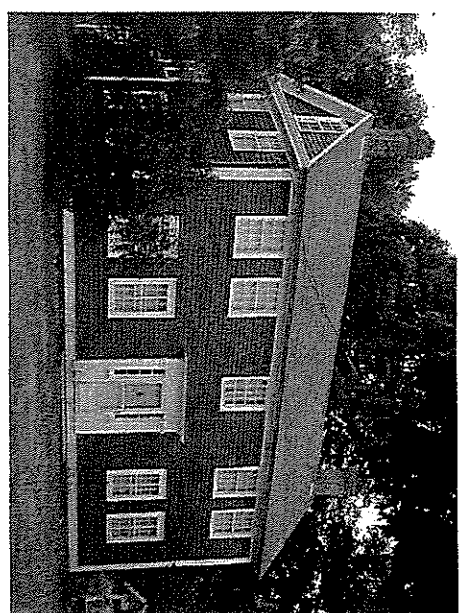
748

$$\frac{A(UF)}{A(UF)}$$
$$\frac{292}{113} \text{ B}$$

37

Story of

Description	Value	ID	Use	Hgt	Type	Const	Grade	Year	Eff	Const	Year	Cond	Base	Feat-	Adj	Size	or	Computed	PhysObs	Market	%	Value	
D :FP-VAS HEARTH	7900	01	DWELL	0.00				Gd-	1774	1986	GD	0.00	Y		0.00		5260	402150	24	20	100	100	244500
		01	UTLISHED	1.00	1		Fair	1950	1950	FR	13.65	N			11.88	10x 20		2380	70	25	100	100	530
	3600	02	UTLISHED	1.00	1		Fair	1920	1920	FR	13.65	N			11.88	5x 42		2290	85	35	100	100	240
		03	BARN/LEFT	1.50			AVG	1925	1925	FR	25.50	N			26.01	34x 66		58370	70	15	100	100	14880
		04	BARNGP	1.25	1		AVG	1920	1920	PR	20.00	N			20.40	40x 66		53660	85	25	100	100	6060
		05	PV Solar	0.00			AVG	2016	2016	AV	0.00	N			0.00		0	0	0	SV	0	100	25420



{LCM: 102.00}

Property Address
Pumpkin Hill Road 193
Neighborhood
15 NEIGHBORHOOD #15

12/01/2023	BURKE, PETER A	\$0
	Bk/Pg: 3844, 25	
05/14/2007	BURKE RESIDENCE TRUST, AGNES R	\$0
	Bk/Pg: 2987, 1070	

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area

Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	04/01/2017	04/01/2018	04/01/2019	04/01/2020	04/01/2020	Worksheet
Reason for Change							
VALUATION	2015 Reval	solar +/-	CU Rate Adj	CU Rate Adj	2020 Prelim	2020 Reval	
Market	I 104520	104520	104520	104520	110800	110800	110800
	B 265180	290600	290600	290600	291630	291630	291630
	T 369700	395120	395120	395120	402430	402430	402430
VALUATION	I 72870	72870	72980	72990	77810	77810	77810
	B 265180	290600	290600	290630	291630	291630	291630
Assessed/Use	T 338050	363470	363580	363590	369440	369440	369440

LAND DATA AND CALCULATIONS

Street or Road: Paved	Rating	Measured Soil ID	Acreage	Table	Prod. Factor -or- Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Neighborhood: Static										
Land Type										
Zone: R3-Low Density Res										
Legal Acres: 24.0000										
1 Homestead Improved	5	2.0000	1.00	37500.00	37500.00	75000	75000	-25%	15000	1910
2 Excess Frontage	6	6.0000	1.00	2500.00	425.00	1500	2550	-25%	1500	320
3 Classified Farm	5	1.0000	1.00	1500.00	1500.00	6000	290	-25%	1500	30
4 EXCESS REAR	6	4.0000	1.00	1500.00	1500.00	6000	290	-25%	1500	30
5 Classified Farm	4	4.0000	1.00	1500.00	1500.00	6000	290	-25%	1500	30
6 EXCESS REAR	4	4.0000	1.00	1500.00	1500.00	6000	290	-25%	1500	30
7 Pine With Stewardship	4	4.0000	1.00	1500.00	1500.00	6000	290	-25%	1500	30
8 EXCESS REAR	3	6.0000	1.00	1500.00	1500.00	6000	290	-25%	1500	30
9 Hardwood With Stewardship	4	6.0000	1.00	1500.00	1500.00	6000	290	-25%	1500	30
10 EXCESS REAR	4	6.0000	1.00	1500.00	1500.00	6000	290	-25%	1500	30
11 CU Unproductive	1.00	1.8000	1.00	23.00	23.00	40	40	-25%	1600	50
12 EXCESS WASTE.	1.00	3.2000	1.00	500.00	500.00	70	70	-25%	1600	50
13 CU Unproductive	1.00	3.2000	1.00	23.00	23.00	70	70	-25%	1600	50

2014: 2014 Pick-up 100% complete
2015: added 10x17 addition.
G: GENERAL
2015: 10/27/14 NTRL
NEW ROOF & PRINT. ADD 6X10 OBF TO SKETCH
L: LAND
rec on per old card 7/29/03
0: OBSOLESCENCE
BIN INSUL, OD KIT/BATH, WET/DAMP BSMT

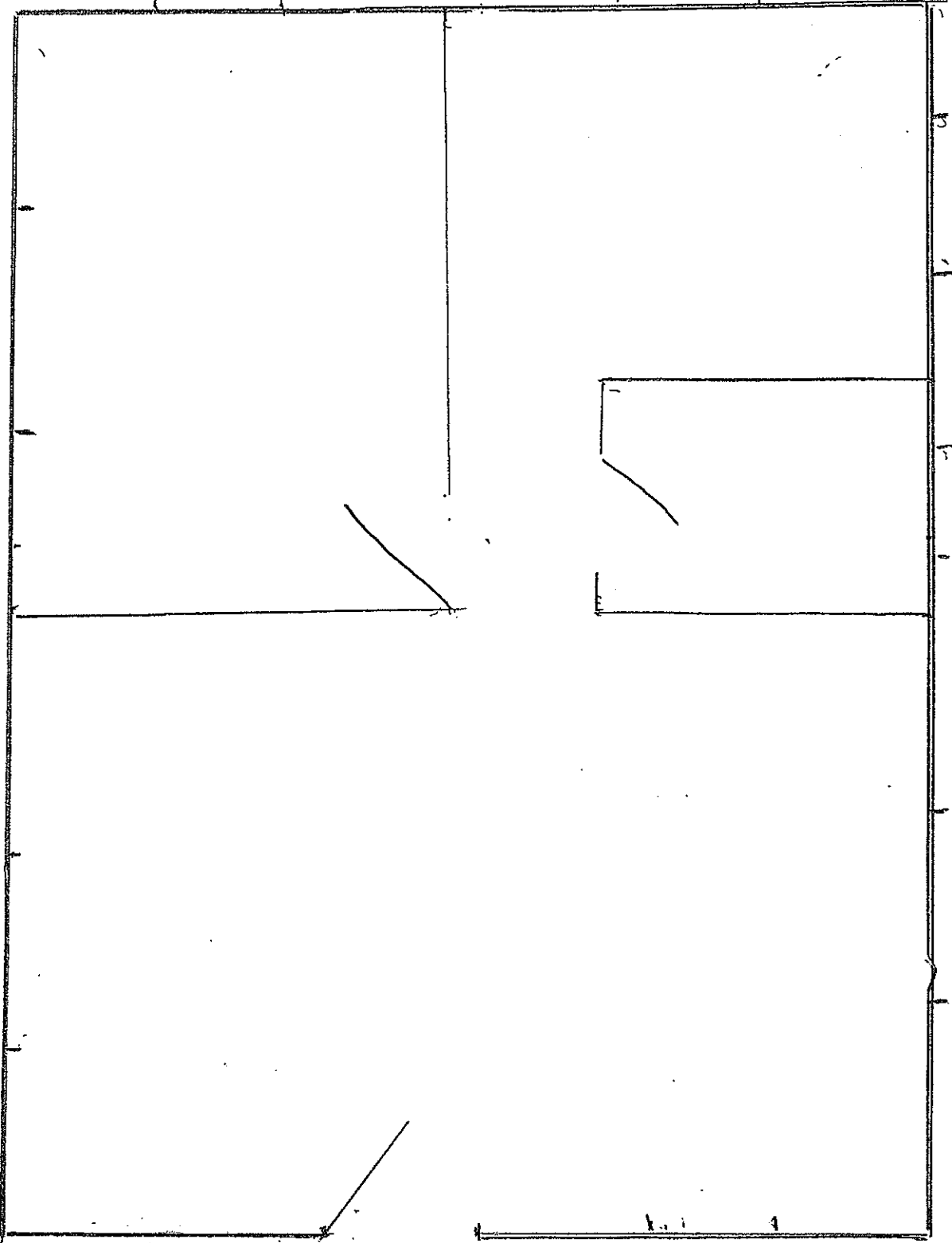
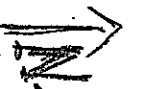
Supplemental Cards	
MEASURED ACREAGE	24.0000

Supplemental Cards
TRUE TAX VALUE 110800

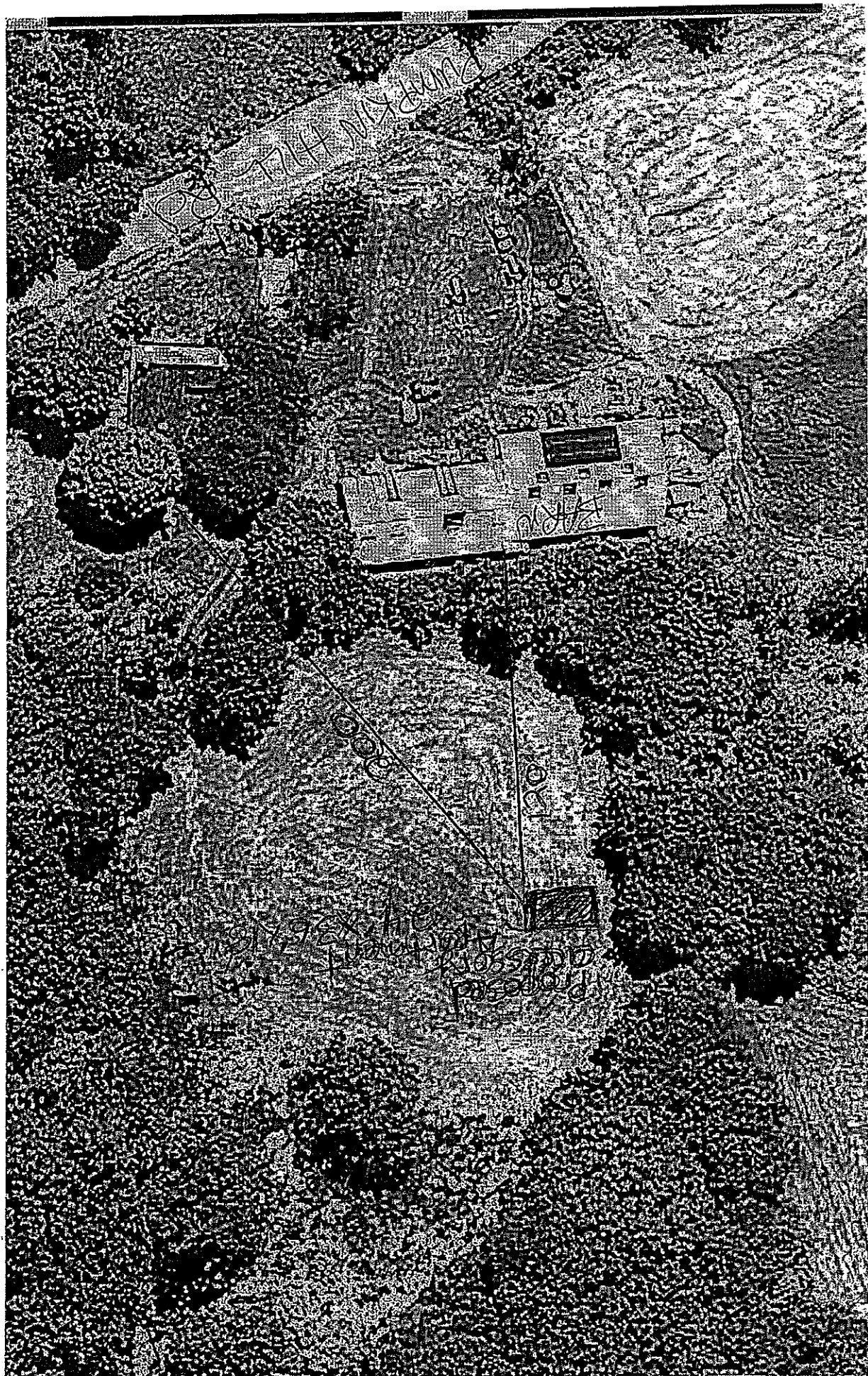
Supplemental Cards
TOTAL LAND VALUE 77810

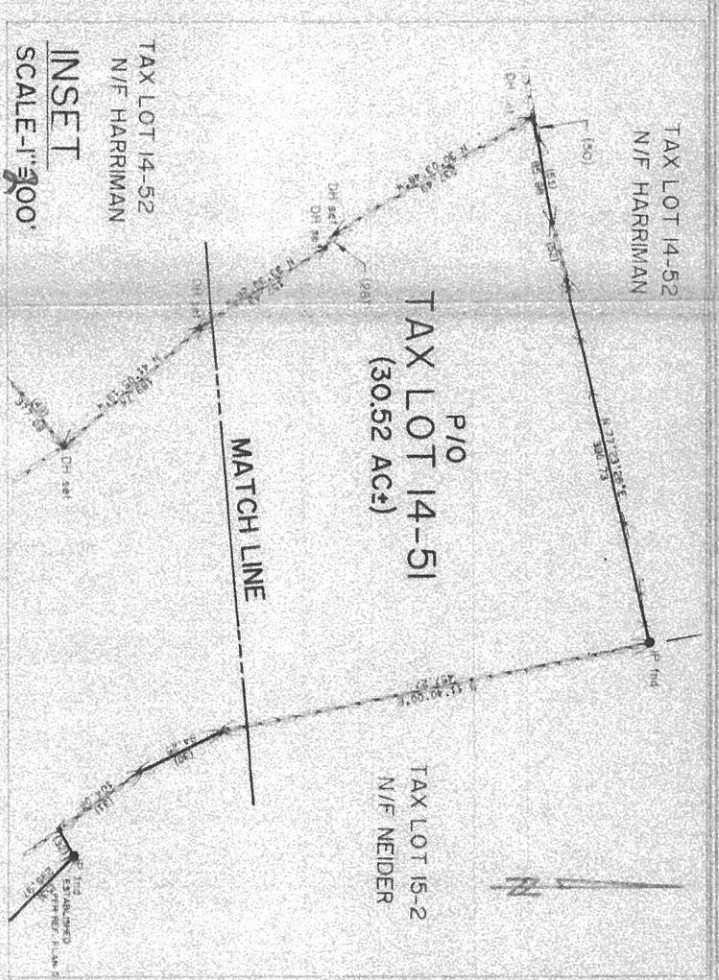
24'

36'



Proposed accessory apartment 24' x 36' x 18'
1" = 4'





NOT ALL NEED APPLY TO THIS DRAWING

LEGEND

STREET WALL

UNIVERSITY LINE/SHORE

POLE

CONTOUR LINE

SOIL BOREHOLE

EDGE OF NET

CRASHING FLD

TIE LINE

SILT PILE

MAY BAY BARRIER

TRAVELED WAY

BUTTING BACK LINE

BUILDING

CLUB/ST

SWAMP HOLE

SWAMP AREA IS PLANNED MATCH

4000 OF LEACH FIELD HOLE AREA

UTILITY TIE

TEST PIT

ELINE

CRACK BATH

WELL

NOT ALL NEED APPLY TO THIS DRAWING

LEGEND

STREET WALL

UNIVERSITY LINE/SHORE

POLE

CONTOUR LINE

SOIL BOREHOLE

EDGE OF NET

CRASHING FLD

TIE LINE

SILT PILE

MAY BAY BARRIER

TRAVELED WAY

BUTTING BACK LINE

BUILDING

CLUB/ST

SWAMP HOLE

SWAMP AREA IS PLANNED MATCH

4000 OF LEACH FIELD HOLE AREA

UTILITY TIE

TEST PIT

ELINE

CRACK BATH

WELL

TAX LOT 14-49
N/F HILL

TAX LOT 15-2
N/F NEIDER

Abbots
setback 40

35x130' → BARN

24x36x18
posed
dressed
about

P/O
TAX LOT 14-50
(98.33AC±)

TAX LOT 15-1
NIF BUCKWALTER

BONDINARY AGREEMENT

"I, THE UNDERSIGNED, HAVE REVIEWED THIS
AND I HEREBY AGREE TO THE TERMS AS
LINED UP BY BONDINARY AGREEMENT."

WILLIAM H. BONDINARY

DATE MAY 25 1983

WILLIAM H. BONDINARY

DATE MAY 25 1983

ABUTTERS LIST

14-47	NAME	ALBERTA (SEE LIST)	21	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162	168	174	180	186	192	198	204	210	216	222	228	234	240	246	252	258	264	270	276	282	288	294	300	306	312	318	324	330	336	342	348	354	360	366	372	378	384	390	396	402	408	414	420	426	432	438	444	450	456	462	468	474	480	486	492	498	504	510	516	522	528	534	540	546	552	558	564	570	576	582	588	594	600	606	612	618	624	630	636	642	648	654	660	666	672	678	684	690	696	702	708	714	720	726	732	738	744	750	756	762	768	774	780	786	792	798	804	810	816	822	828	834	840	846	852	858	864	870	876	882	888	894	900	906	912	918	924	930	936	942	948	954	960	966	972	978	984	990	996	1002	1008	1014	1020	1026	1032	1038	1044	1050	1056	1062	1068	1074	1080	1086	1092	1098	1104	1110	1116	1122	1128	1134	1140	1146	1152	1158	1164	1170	1176	1182	1188	1194	1200	1206	1212	1218	1224	1230	1236	1242	1248	1254	1260	1266	1272	1278	1284	1290	1296	1302	1308	1314	1320	1326	1332	1338	1344	1350	1356	1362	1368	1374	1380	1386	1392	1398	1404	1410	1416	1422	1428	1434	1440	1446	1452	1458	1464	1470	1476	1482	1488	1494	1500	1506	1512	1518	1524	1530	1536	1542	1548	1554	1560	1566	1572	1578	1584	1590	1596	1602	1608	1614	1620	1626	1632	1638	1644	1650	1656	1662	1668	1674	1680	1686	1692	1698	1704	1710	1716	1722	1728	1734	1740	1746	1752	1758	1764	1770	1776	1782	1788	1794	1800	1806	1812	1818	1824	1830	1836	1842	1848	1854	1860	1866	1872	1878	1884	1890	1896	1902	1908	1914	1920	1926	1932	1938	1944	1950	1956	1962	1968	1974	1980	1986	1992	1998	2004	2010	2016	2022	2028	2034	2040	2046	2052	2058	2064	2070	2076	2082	2088	2094	2100	2106	2112	2118	2124	2130	2136	2142	2148	2154	2160	2166	2172	2178	2184	2190	2196	2202	2208	2214	2220	2226	2232	2238	2244	2250	2256	2262	2268	2274	2280	2286	2292	2298	2304	2310	2316	2322	2328	2334	2340	2346	2352	2358	2364	2370	2376	2382	2388	2394	2400	2406	2412	2418	2424	2430	2436	2442	2448	2454	2460	2466	2472	2478	2484	2490	2496	2502	2508	2514	2520	2526	2532	2538	2544	2550	2556	2562	2568	2574	2580	2586	2592	2598	2604	2610	2616	2622	2628	2634	2640	2646	2652	2658	2664	2670	2676	2682	2688	2694	2700	2706	2712	2718	2724	2730	2736	2742	2748	2754	2760	2766	2772	2778	2784	2790	2796	2802	2808	2814	2820	2826	2832	2838	2844	28
14-48	NAME	ALBERTA (SEE LIST)	21	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162	168	174	180	186	192	198	204	210	216	222	228	234	240	246	252	258	264	270	276	282	288	294	300	306	312	318	324	330	336	342	348	354	360	366	372	378	384	390	396	402	408	414	420	426	432	438	444	450	456	462	468	474	480	486	492	498	504	510	516	522	528	534	540	546	552	558	564	570	576	582	588	594	600	606	612	618	624	630	636	642	648	654	660	666	672	678	684	690	696	702	708	714	720	726	732	738	744	750	756	762	768	774	780	786	792	798	804	810	816	822	828	834	840	846	852	858	864	870	876	882	888	894	900	906	912	918	924	930	936	942	948	954	960	966	972	978	984	990	996	1002	1008	1014	1020	1026	1032	1038	1044	1050	1056	1062	1068	1074	1080	1086	1092	1098	1104	1110	1116	1122	1128	1134	1140	1146	1152	1158	1164	1170	1176	1182	1188	1194	1200	1206	1212	1218	1224	1230	1236	1242	1248	1254	1260	1266	1272	1278	1284	1290	1296	1302	1308	1314	1320	1326	1332	1338	1344	1350	1356	1362	1368	1374	1380	1386	1392	1398	1404	1410	1416	1422	1428	1434	1440	1446	1452	1458	1464	1470	1476	1482	1488	1494	1500	1506	1512	1518	1524	1530	1536	1542	1548	1554	1560	1566	1572	1578	1584	1590	1596	1602	1608	1614	1620	1626	1632	1638	1644	1650	1656	1662	1668	1674	1680	1686	1692	1698	1704	1710	1716	1722	1728	1734	1740	1746	1752	1758	1764	1770	1776	1782	1788	1794	1800	1806	1812	1818	1824	1830	1836	1842	1848	1854	1860	1866	1872	1878	1884	1890	1896	1902	1908	1914	1920	1926	1932	1938	1944	1950	1956	1962	1968	1974	1980	1986	1992	1998	2004	2010	2016	2022	2028	2034	2040	2046	2052	2058	2064	2070	2076	2082	2088	2094	2100	2106	2112	2118	2124	2130	2136	2142	2148	2154	2160	2166	2172	2178	2184	2190	2196	2202	2208	2214	2220	2226	2232	2238	2244	2250	2256	2262	2268	2274	2280	2286	2292	2298	2304	2310	2316	2322	2328	2334	2340	2346	2352	2358	2364	2370	2376	2382	2388	2394	2400	2406	2412	2418	2424	2430	2436	2442	2448	2454	2460	2466	2472	2478	2484	2490	2496	2502	2508	2514	2520	2526	2532	2538	2544	2550	2556	2562	2568	2574	2580	2586	2592	2598	2604	2610	2616	2622	2628	2634	2640	2646	2652	2658	2664	2670	2676	2682	2688	2694	2700	2706	2712	2718	2724	2730	2736	2742	2748	2754	2760	2766	2772	2778	2784	2790	2796	2802	2808	2814	2820	2826	2832	2838	2844	28
14-49	NAME	ALBERTA (SEE LIST)	21	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162	168	174	180	186	192	198	204	210	216	222	228	234	240	246	252	258	264	270	276	282	288	294	300	306	312	318	324	330	336	342	348	354	360	366	372	378	384	390	396	402	408	414	420	426	432	438	444	450	456	462	468	474	480	486	492	498	504	510	516	522	528	534	540	546	552	558	564	570	576	582	588	594	600	606	612	618	624	630	636	642	648	654	660	666	672	678	684	690	696	702	708	714	720	726	732	738	744	750	756	762	768	774	780	786	792	798	804	810	816	822	828	834	840	846	852	858	864	870	876	882	888	894	900	906	912	918	924	930	936	942	948	954	960	966	972	978	984	990	996	1002	1008	1014	1020	1026	1032	1038	1044	1050	1056	1062	1068	1074	1080	1086	1092	1098	1104	1110	1116	1122	1128	1134	1140	1146	1152	1158	1164	1170	1176	1182	1188	1194	1200	1206	1212	1218	1224	1230	1236	1242	1248	1254	1260	1266	1272	1278	1284	1290	1296	1302	1308	1314	1320	1326	1332	1338	1344	1350	1356	1362	1368	1374	1380	1386	1392	1398	1404	1410	1416	1422	1428	1434	1440	1446	1452	1458	1464	1470	1476	1482	1488	1494	1500	1506	1512	1518	1524	1530	1536	1542	1548	1554	1560	1566	1572	1578	1584	1590	1596	1602	1608	1614	1620	1626	1632	1638	1644	1650	1656	1662	1668	1674	1680	1686	1692	1698	1704	1710	1716	1722	1728	1734	1740	1746	1752	1758	1764	1770	1776	1782	1788	1794	1800	1806	1812	1818	1824	1830	1836	1842	1848	1854	1860	1866	1872	1878	1884	1890	1896	1902	1908	1914	1920	1926	1932	1938	1944	1950	1956	1962	1968	1974	1980	1986	1992	1998	2004	2010	2016	2022	2028	2034	2040	2046	2052	2058	2064	2070	2076	2082	2088	2094	2100	2106	2112	2118	2124	2130	2136	2142	2148	2154	2160	2166	2172	2178	2184	2190	2196	2202	2208	2214	2220	2226	2232	2238	2244	2250	2256	2262	2268	2274	2280	2286	2292	2298	2304	2310	2316	2322	2328	2334	2340	2346	2352	2358	2364	2370	2376	2382	2388	2394	2400	2406	2412	2418	2424	2430	2436	2442	2448	2454	2460	2466	2472	2478	2484	2490	2496	2502	2508	2514	2520	2526	2532	2538	2544	2550	2556	2562	2568	2574	2580	2586	2592	2598	2604	2610	2616	2622	2628	2634	2640	2646	2652	2658	2664	2670	2676	2682	2688	2694	2700	2706	2712	2718	2724	2730	2736	2742	2748	2754	2760	2766	2772	2778	2784	2790	2796	2802	2808	2814	2820	2826	2832	2838	2844	28
14-50	NAME	ALBERTA (SEE LIST)	21	36	42	48	54	60	66	72	78	84																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

CURVE TABLE				
NO.	RADIUS	DELTA	ARC TANGENT	CHORD BEARING
1	260.75	49° 26' 27"	224.92	120.00 216.01 N 32° 19' 35" E



BOUNDARY PLAN
LAND OF
AGNES R. BURKE
TAX LOTS 14-50 & 14-51
PUMPKIN HILL ROAD
WARNER, NEWHAMPSHIRE

MATCH LINE SEE SHEET 2 OF 2

SAVDFORD SURVEYING & ENGINEERING 592 NEW BOSTON ROAD / BEDFORD, N.H. 03110 RECORDING - SURVEYING - SITE PLANS - STRUCTURAL DRAWINGS (NS) 478-7583	
DRAWN BY: M. MOSER / EUS SCALE: 1" = 100' DATE: MAY 10, 1993	PROJ. MAN.: MARK MOSER P# MOSER3068 SHEET 1 OF 2

