



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 SITE PLAN REVIEW

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

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

SELECT ONE: FINAL PLAN SUBMISSION _____ DESIGN REVIEW X MODIFICATION TO A PREVIOUSLY APPROVED PLAN _____

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO _____

NAME OF APPLICANT: CHARLEBOIS HOLDINGS LLC

ADDRESS: 652 ROUTE 103E WARNER NH 03278

PHONE # 1: 603-242-2280 PHONE # 2: _____ E-MAIL: _____

OWNER(S) OF PROPERTY: RONALD CHARLEBOIS

ADDRESS: 56 SOUTH STREET BURLINGTON VT 05401

PHONE # 1: 802-655-6040 PHONE # 2: _____ E-MAIL: ron@rrcharleboisinc.com

AGENT NAME: SAM DUBE

ADDRESS: PO BOX 25 N. SUTTON NH

PHONE # 1: 603-748-7365 PHONE # 2: _____ E-MAIL: Sam@rrcharleboisinc.com

LICENSED LAND SURVEYOR: _____

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY: FLAT PROPERTY

MAP # 33 LOT # 28 ZONING DISTRICT: C NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): 103E

DEVELOPMENT AREAS: 140x140 acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 2459 Page 268 Please include a copy of the Deed.

PROPOSED USE: PARKING LOT / SALES LOT

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

SUBMIT ONE 22X34 COLOR CODED DRAWING OF SITE PLAN (MAY BE HAND COLORED)
PER THE FOLLOWING SPECIFICATIONS: Lot Boundary & Buildings = red, Tree = green, Paved =
grey, Gravel = brown, Septic & Well Radius = orange, Open Space & Landscape = yellow, Surface
Water=blue, Wetlands = blue stripe.

Authorization/Certification from Property Owner(s)

I (We) hereby designate Sam DUBE 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): Ronald R. Charlebois Date: 6/26/25
(Need signatures of all owner's listed on deed)

Print Names RONALD CHARLEBOIS

Signature of Applicant(s) if different from Owner:

Sam Dube Date: 6/26/25

Print Names Sam DUBE

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

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

APPENDIX A - Application Checklist - for SITE PLAN REVIEW

Planning Board, Warner, NH

Applicant Name: _____ Date: _____

This checklist refers only to the required submittals necessary to begin Planning Board review of a project.

Instructions:

1. Review Warner's Zoning Ordinance and Site Plan Review Regulations prior to completing.
2. Place a checkmark adjacent to all items included with the application & plan.
3. In cases where all items on the line are not applicable to the project, indicate N/A.
4. Where some items are applicable, write "some" and circle & strike a line through items N/A.
5. Indicate "Waiver" and provide formal request if requesting a Waiver.

ITEMS SUBMITTED WITH APPLICATION

- ____ (a) Completed Site Plan Review application;
- ____ (b) Completed Site Plan Review checklist;
- ____ (c) Plot plan (see requirements in #A2 below); *setbacks, frontage, elevation if possible*
- SOME* ____ (d) Provide a separate list including names, addresses of the abutters, applicant's agent, holders of conservation, preservation restrictions, agriculture preservation restrictions; and every engineer, architect, land surveyor, or soil scientist whose professional seal appears or will appear on the documents; and information required for submission to assist in notification; (see RSA 676:4.I.b)
- ____ e. Fees as set by the Planning Board;
- ____ f. Copy of deed, easements or right-of-way;
- ____ g. A colored elevation view or photograph of all buildings indicating height, width and surface treatment;
- ____ h. Information on specific materials anticipated to be used and stored on site using title 49 Code Federal Regulations as a standard for hazardous materials;
- ____ i. Special site preparation such as excavation and blasting, as well as extent of hauling materials to and from the site;
- ____ j. Any other exhibits or data that the Planning Board may require in order to adequately evaluate the propose development for Site Review including but not limited to any state, federal or local requirements and permits (driveways, drainage, flood plan, DES, traffic studies, etc), special studies or analysis environmental assessments and legal review of documents.

PLOT PLAN REQUIREMENTS

- ____ a. Provide six (6) prints of each plan sheet (blue or black ink) 22"x34" and eleven (11) copies 11"x17". Provide one 22"x34" colored-in site plan which highlights regions (landscaped, roads, buildings, drainage, utility systems, etc) to assist in illustrating the project scope.
- ____ b. Scale: not less than 1" = 100';
- ____ c. Match lines when needed;
- ____ d. Date, title, scale, north arrow, location map, legend;
- ____ e. Name and address of developer, designer/engineer if required, and owner(s) of record;
- ____ f. All existing and proposed easements and right-of-ways;
- ____ g. List any approved Variances and Special Exceptions;
- ____ h. Indicate Zoning Ordinance items: proposed type of use, minimum lot size minimum frontage, buildable area, impervious area, and other pertinent items. If applicable indicate building separation, shared driveway, cross lot traffic provisions;
- ____ i. The zoning districts and boundaries for the site and within 1,000 feet of the site;
- ____ j. Current names and addresses of all abutters, use of abutting properties, and location of the structures thereon including access roads, keyed on the plan;

- Contractor: Connor Lake,
Lake's Septic Service LLC,
20 Foundry St, Concord, NH 03301
- Client:
R.R. Charlebois, Inc.,
780 State Route 103 E, Warner, NH 03278

Scope of Work

1. Grubbing and Clearing:

- Grubbing off sticks and small stumps(3" or less) in an area of approximately 230 feet by 300 feet where loggers have previously worked.

2. Topsoil Management:

- Remove and stockpile approximately 6 inches of topsoil, estimated at 1,300 cubic yards, from the designated area.
- Screen the removed topsoil for reuse on finish slopes outside the new parking area.

3. Drainage and Base Preparation:

- Create a swale outside the parking area for drainage runoff.
- Use material from the swale to prepare the base layer for the parking lot.
- Install road mat as determined by the contractor based on the swale material.

4. Installation of Base Layers:

- Lay down roughly 3,000 cubic yards of 3-inch state spec ledge pack as the first base layer.
- Top with 3/4-inch state spec ledge pack for the top coat layer.

5. Parking Lot Finishing:

- Grade and compact the parking lot to achieve a 12-inch pitch from the existing lot to the back of the new lot, and a 12-inch pitch from the center to each side, ensuring proper drainage.

6. Landscaping:

- Spread the previously screened topsoil around the outside of the newly installed parking lot to stabilize and enhance the area.

Doc# 492501
Book: 2459
Pages: 268 - 269
Filed & Recorded
02/07/2003 09:35:42 AM
KATHI L. BLAY, CPD, REGISTER

Return to:

Robert Howard Law Office
P. O. Box 900
Henniker, NH 04242
Tel: 428-3232

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 14.00
SURCHARGE \$ 2.00
TRANSFER TAX \$ 2,625.00
POSTAGE \$ 0.37

Book 2459 Page 268

Or to:

\$ 2625.00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, John W. Mock, of POB 447, Bradford, New Hampshire 03221, for consideration paid, grant to **Charlebois Holdings, LLC**, a Vermont limited liability company with a mailing address of 41 Hercules Drive, Coldchester, Vermont 05446, with **WARRANTY** covenants,

A certain parcel of land, with the improvements thereon, in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a point 75 feet south of the center line of Route 103 leading from Davisville to Warner on line of land now of the State of New Hampshire, formerly of Lewis A. Nelson;

Thence running southerly along the westerly line of said land of the State of New Hampshire 500 feet, more or less, to the Old Warner Road, so-called;

Thence turning and running in a northwesterly direction by said Old Warner Road 1000 feet, more or less, to a point on said road which is 75 feet southerly at right angles from the center line of Route 103;

Thence turning and running easterly 1000 feet, more or less, along a line which is 75 feet from and parallel to Route 103, to the point of beginning.

For a more particular description see Federal Road Division Map No. 1, N.H. Prod. No. 189-1 (24) 2 1959 #18 and 20.

Excepting and reserving nevertheless the rights of access, air, light and view appurtenant to the above described tract of land which were conveyed to the State of New Hampshire by Lewis A. Nelson by deed dated January 9, 1959 and recorded in the Merrimack County Registry of Deeds at Book 836, Page 379.

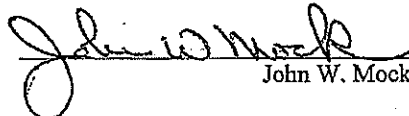
Being the same premises conveyed to Grantor by deed of Lumber Barn, Inc. dated July 16, 2001, recorded at the Merrimack County Registry of Deeds at Book 2280, Page 882.

There are no rights of Homestead pertaining to the premises.

Tax Stamps: \$2,625.00

Signed ^{January 31} February, 2003

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
2 THOUSAND 6 HUNDRED AND 25 DOLLARS
02/07/2003 582986 \$ 2,625
VOID IF ALTERED


John W. Mock

ROBERT HOWARD
LAW OFFICE
10 MAIN STREET
P.O. BOX 900
HENNIKER, NH 03242-0900

STATE OF NEW HAMPSHIRE
MERRIMACK, SS.

The foregoing instrument was acknowledged before me ^{January 31}~~February~~, 2003, by John W. Mock.

Karen L. Burford
Notary Public/Justice of the Peace

02339

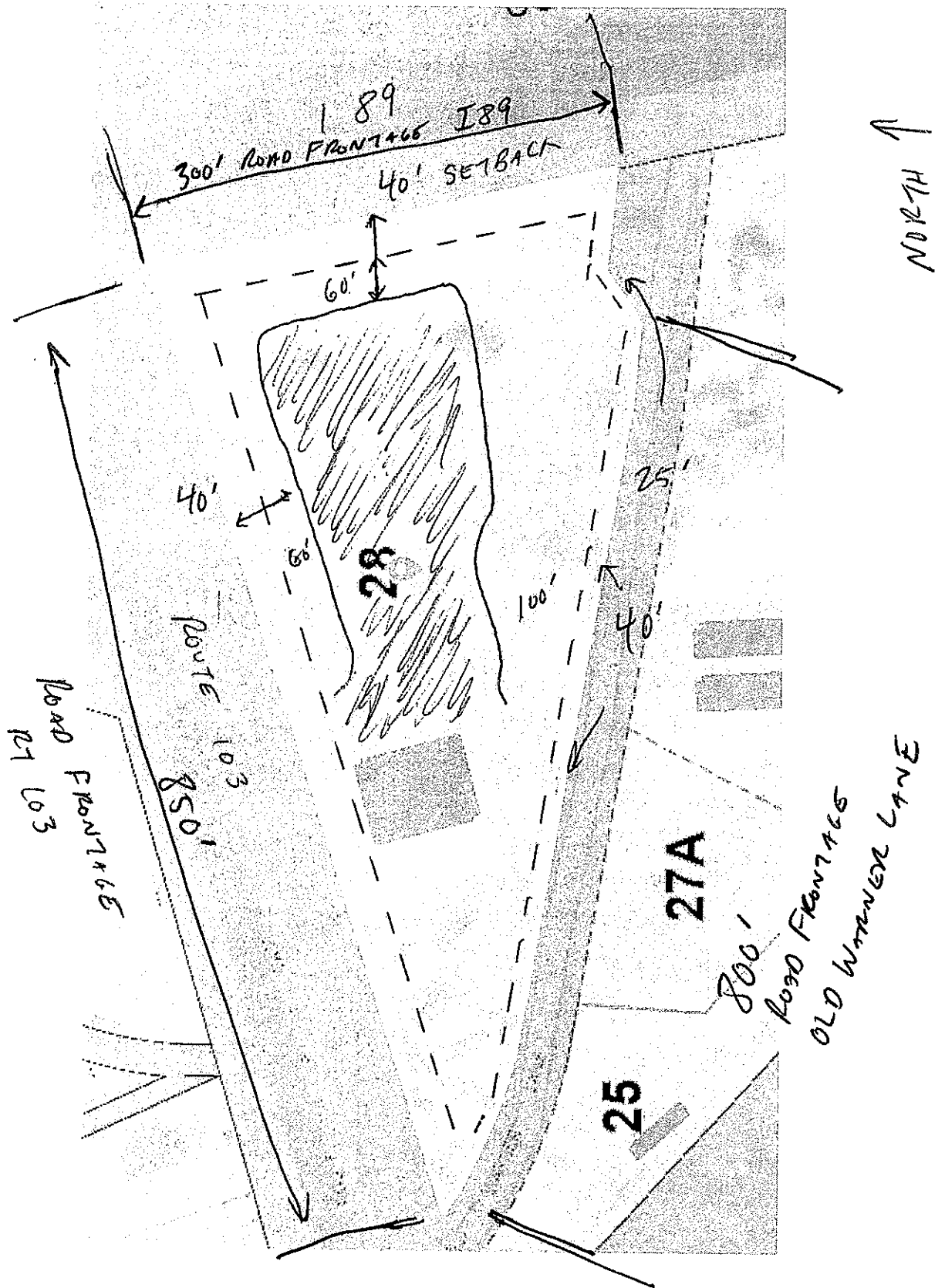
KAREN L. BURFORD
Notary Public - Merrimack, NH
My Commission Expires November 9, 2005



RECORDED

MERRIMACK COUNTY RECORDS

Kate L. Gray, CPO, Register



59

NORTH
↑

ROUTE 103

SWALE FOR DRAINAGE

PARKING LOT
EXPANSION

300'

230'

EXISTING PARKING LOT

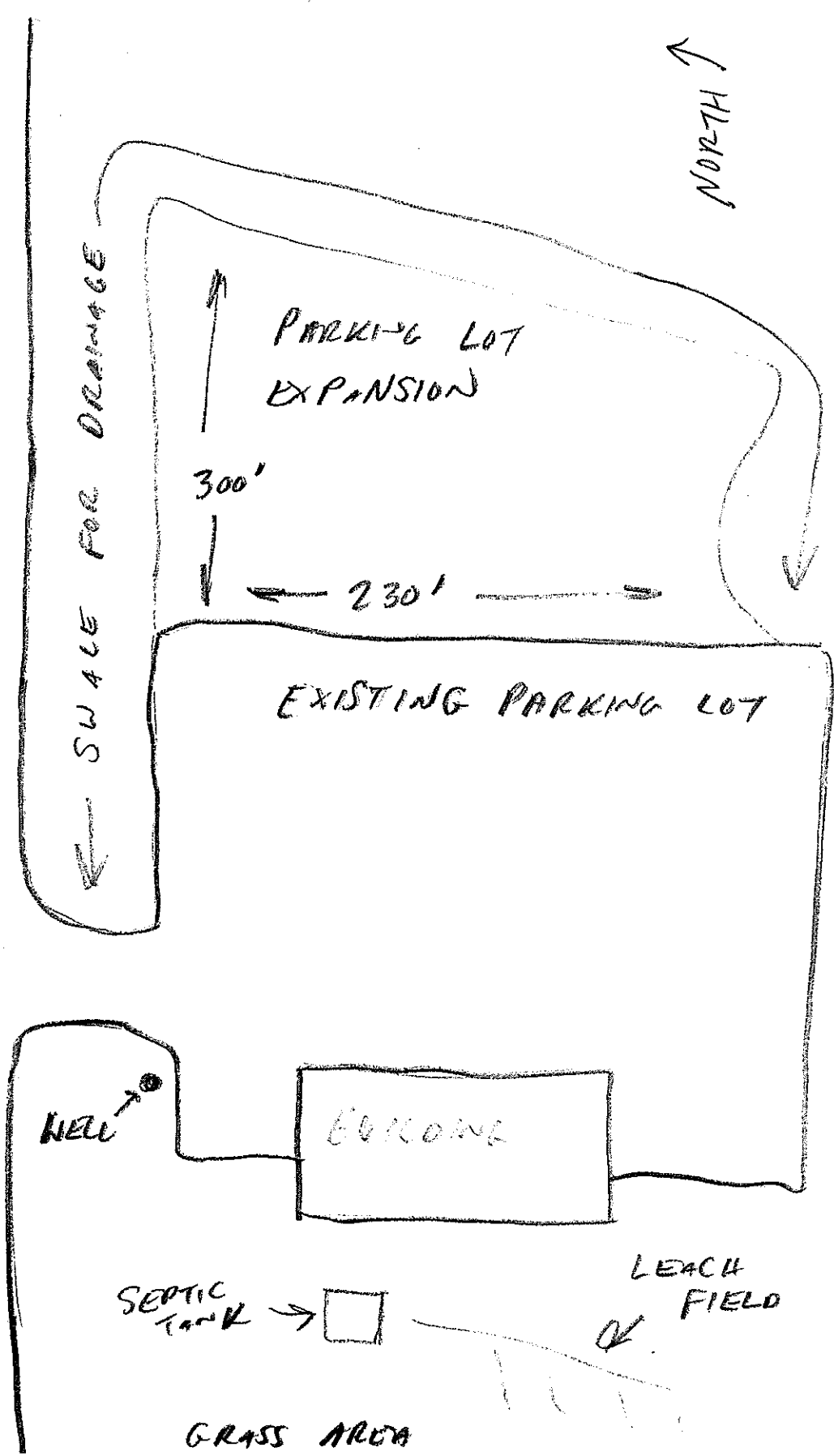
WELL

ENGINE

SEPTIC
TANK

LEACH
FIELD

GRASS AREA



ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001541

Printed 04/23/2025 Card No. 1 of 1

PARCEL NUMBER

CHARLEBOIS HOLDINGS, LLC

03-028

950 ROUTE 7 SOUTH

Parent Parcel Number

MILTON, VT 05468

TRANSFER OF OWNERSHIP

Date

02/07/2003

MOCK, JOHN W

\$175000

Bk/Pg: 2459, 0260

Property Address

ROUTE 103 EAST 652

Neighborhood

6 COMM-EXIT 7, DEPOT RD, NORTH RD

Property Class

336 Commercial General

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

COMMERCIAL

VALUATION RECORD

Assessment Year	04/01/2005	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	Worksheet
Reason for Change	2005 Update	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	
VALUATION	L	198400	149180	129380	129380	129380	129380
Market	B	318500	292150	292150	300470	300470	300470
	T	516900	441330	421530	429850	429850	429850
VALUATION	L	198400	149180	129380	129380	129380	129380
Assessed/Use	B	318500	292150	292150	300470	300470	300470
	T	516900	441330	421530	429850	429850	429850

Site Description

Topography:

Level

Public Utilities:

Electric

Street or Road:

Paved

Neighborhood:

Static

Zoning:

C1-Commercial

Legal Acres:

6.0000

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Primary Commercial		0.9200		1.00	114347.80	114347.80	105200		105200
2 Excess Frontage		2.7600		1.00	7500.00	7500.00	20700		20700
3 EXCESS REAR		2.3200		1.00	1500.00	1500.00	3480		3480

B: BUILDING = SERVICE GAARAGE
 2015: INT INSPECT 4/21/14 TNRL. ADDED 12X 60 AREA
 MEZZ OVER OFFICE AREA TO SQUARE FOOTAGE PER
 INSPECT.

L: LAND= MOSTLY CLEARED- GOOD LOCATION
 S003: 2003 Sale

Supplemental Cards

MEASURED ACREAGE

6.0000

Supplemental Cards

TRUE TAX VALUE

129380

Supplemental Cards
 TOTAL LAND VALUE

129380

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Other
Insulation

WALLS

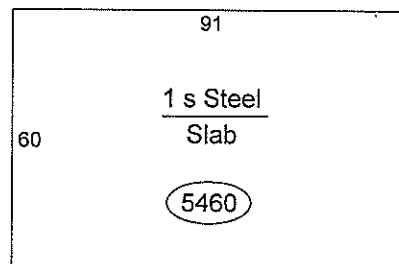
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

F Res	B	1	2	U
	0	5460	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	5460	0	0



COLOR-BEIGE



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
		C	SERVGAR	0.00		Avg	2002	2002	AV	0.00	N	0.00	5460	0	0	0	0	100	300470

Data Collector/Date
TNRL 04/21/2014Appraiser/Date
DM 04/01/2020Neighborhood
Neigh 6 AVSupplemental Cards
TOTAL IMPROVEMENT VALUE

300470