



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 LOT LINE ADJUSTMENT

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 [checked]

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES NO [checked]

TODAY'S DATE: July 15 2024

NAME OF APPLICANT James Dubrovnik & Tammy Dubrovnik

ADDRESS Route 2 106 East 116

PHONE # 1 603-491-3965 PHONE # 2 E-MAIL

OWNER(S) OF PROPERTY same as above and

ADDRESS Nate & Holly Holmes 118 Rt 103 East, Warner NH 03278

PHONE # 1 603-387-0103 PHONE # 2 603-491-1867 E-MAIL nhholly7@gmail.com

AGENT NAME

ADDRESS

PHONE # 1 PHONE # 2 E-MAIL

LICENSED LAND SURVEYOR: Steve Ngar

LICENSED PROFESSIONAL ENGINEER: n/a

CERTIFIED SOIL SCIENTIST: n/a

CERTIFIED WETLAND SCIENTIST: n/a

OTHER PROFESSIONAL(S): n/a

STREET ADDRESS & DESCRIPTION OF PROPERTY 116 Route 103 East and 118 Rt 103 East

MAP # 6 LOT # 57-1 ZONING DISTRICT R2 R3 NUMBER OF LOTS: 1

FRONTAGE ON WHAT STREET(S): RT 103 EAST

DEVELOPMENT AREAS: N/A acres/sq.ft.

DEED REFERENCE(S): Book 2960 Page 1013 1468 Please include a copy of the Deed.

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary. Proposed lot line adjustment between 4 plots 6/57-1 and 10/74 as described per survey (see survey)

Authorization/Certification from Property Owner(s)

I (We) hereby designate _____ 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): Romeo Dubrevic Date: July 15 2024
(Need signatures of all owner's listed on deed) Tammy Dubrevic 7/15/24

Print Names Romeo Dubrevic Tammy Dubrevic

Signature of Applicant(s) if different from Owner:
Nate Holmes Date: 7/15/24
Holly Holmes 7/15/24

Print Names Nate and Holly Holmes

For Planning Board Use Only

Date Received at Town Office: July 15, 2024

Received By: Janice Loz

Fees Submitted: Amount: \$380 Cash: _____ Check # Received Other: _____

Abutter's List Received: Yes X No _____

Date of Review: August 5, 2024 Date of Hearing: August 5, 2024 Date Approved: _____

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:

July 15, 2024 _____ (date)
Signature Romeo Dubreuil Holly Holmes
Print Name Romeo Dubreuil Holly Holmes

Map _____ Lot _____

Name: _____

Address: _____

Map 10 Lot 74-1

Name: _____

Address: _____

Map 10 Lot 74-2

Name: _____

Address: _____



TOWN OF WARNER

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

ABUTTER'S / NOTICE OF PUBLIC HEARING Planning Board Meeting

Town Hall Lower Meeting Room and via Zoom

August 5, 2024

7:00 PM

The Town of Warner Planning Board will hold a public hearing on August 5, 2024 on a proposed Lot Line Adjustment. Notification of this hearing is being made to the public and abutters as defined in the application. The hearing will give you the opportunity to look at the proposal, ask questions and make comments. If you would like to view the application please contact the Land Use office, the address and email are listed above.

Written comments will be made a part of the record of the meeting and must be *received by 12:00 PM noon on the day of the meeting Monday, August 5, 2024*, mailed, emailed or delivered to the address above.

Subdivision Application

Applicant: Romeo Dubreuil and Tammy Dubreuil
Owners: Two parcels, one owned by Romeo Dubreuil the other owned by Tammy Dubreuil
Agent: Same as above
Address: 116 Route 103 East and 118 Route 103 East, Warner, NH 03278
Map/Lot: Map 6, Lot 57-1 and Map 10, Lot 74
District: R2 and R3
Description: Proposed Lot Line adjustment between Map 6, Lot 57-1 and Map 10, Lot 74.

Join Zoom Meeting: <https://us02web.zoom.us/j/87061407427>

Meeting ID: 870 6140 7427

Passcode: 1234

Note: Planning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.

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

Map 6 Lot 32

Name: _____

Address: _____

Map 6 Lot 18

Name: _____

Address: _____

Map 10 Lot 71

Name: _____

Address: _____

Map 10 Lot 67-2

Name: _____

Address: _____

Map 10 Lot 67-3

Name: _____

Address: _____

Map _____ Lot _____

Name: _____

Address: _____



200 feet Abutters List Report

Warner, NH
July 15, 2024

10

Subject Property:

Parcel Number: 10-74
CAMA Number: 10-74
Property Address: 116 ROUTE 103 EAST

Mailing Address: DUBREUIL, TAMMY A DUBREUIL,
ROMEO R
PO BOX 575
WARNER, NH 03278

Abutters:

Parcel Number: 10-67-2
CAMA Number: 10-67-2
Property Address: 57 PARADE GROUND CEMETE

Mailing Address: MCLELLAN IV, EDWARD C ESTLIN,
ELIZABETH LOPARTO
57 PARADE GROUND CEMETARY RD
WARNER, NH 03278

Parcel Number: 10-67-3
CAMA Number: 10-67-3
Property Address: PARADE GROUND CEMETE

Mailing Address: HUBERT, MARK A HUBERT, WENDI K
PO BOX 372
WARNER, NH 03278

Parcel Number: 10-71
CAMA Number: 10-71
Property Address: 76 ROUTE 103 EAST

Mailing Address: PIROSO, ALAN R PIROSO, FAITH K
76 RT 103 EAST
WARNER, NH 03278

Parcel Number: 10-74-1
CAMA Number: 10-74-1
Property Address: 112 ROUTE 103 EAST

Mailing Address: STEVENS, JOHN R 1998 TRUST
STEVENS, JOHN TTEE
112 ROUTE 103 EAST
WARNER, NH 03278

~~Parcel Number: 10-74-2
CAMA Number: 10-74-2
Property Address: 114 ROUTE 103 EAST~~

~~Mailing Address: BIENVENUE, SARAH J TINGLEY, JACOB
127 WEST JOPPA ROAD
WARNER, NH 03278~~

Parcel Number: 10-76
CAMA Number: 10-76
Property Address: 111 ROUTE 103 EAST

Mailing Address: GREENLAW, ALLEN
PO BOX 40
WARNER, NH 03278

Parcel Number: 6-18
CAMA Number: 6-18
Property Address: KELLY HILL ROAD

Mailing Address: SAMMIS, JEFFREY H
117 GLENWOOD AVENUE
LEONIA, NJ 07605

~~Parcel Number: 6-32
CAMA Number: 6-32
Property Address: OFF EAST JOPPA ROAD~~

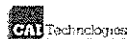
~~Mailing Address: STROUT, PERLEY R REVOC TRUST
STROUT, PERLEY R TRUSTEE
2 BARKER ROAD
BRADFORD, NH 03221~~

~~Parcel Number: 6-55
CAMA Number: 6-55
Property Address: ROUTE 103 EAST~~

~~Mailing Address: LANE, JANETTE E
7 GOVENORS WAY
CONCORD, NH 03303~~

~~Parcel Number: 6-57
CAMA Number: 6-57
Property Address: 126 ROUTE 103 EAST~~

~~Mailing Address: KEOUGH, JEREMY MARCUS, ROBERT H
126 ROUTE 103 EAST
WARNER, NH 03278~~



www.cai-tech.com

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7/15/2024

Page 1 of 2



200 feet Abutters List Report

Warner, NH
July 15, 2024

Subject Property:

Parcel Number: 6-57-1
CAMA Number: 6-57-1
Property Address: 118 ROUTE 103 EAST

Mailing Address: HOLMES, HOLLY HOLMES, NATHAN T
PO BOX 531
CONTOOCOOK, NH 03229

Abutters:

~~Parcel Number: 10-74
CAMA Number: 10-74
Property Address: 116 ROUTE 103 EAST~~

~~Mailing Address: DUBREUIL, TAMMY A DUBREUIL,
ROMEO R
PO BOX 575
WARNER, NH 03278~~

Step

Parcel Number: 10-74-2
CAMA Number: 10-74-2
Property Address: 114 ROUTE 103 EAST

Mailing Address: BIENVENUE, SARAH J TINGLEY, JACOB
127 WEST JOPPA ROAD
WARNER, NH 03278

~~Parcel Number: 10-76
CAMA Number: 10-76
Property Address: 111 ROUTE 103 EAST~~

~~Mailing Address: GREENLAW, ALLEN
PO BOX 40
WARNER, NH 03278~~

Parcel Number: 6-32
CAMA Number: 6-32
Property Address: OFF EAST JOPPA ROAD

Mailing Address: STROUT, PERLEY R REVOC TRUST
STROUT, PERLEY R TRUSTEE
2 BARKER ROAD
BRADFORD, NH 03221

Parcel Number: 6-55
CAMA Number: 6-55
Property Address: ROUTE 103 EAST

Mailing Address: LANE, JEANETTE E
7 GOVENORS WAY
CONCORD, NH 03303

Parcel Number: 6-56
CAMA Number: 6-56
Property Address: 134 ROUTE 103 EAST

Mailing Address: BUSBY, ROSWELL BUSBY, DIANA
PO BOX 3666065
BONITA SPRINGS, FL 34135

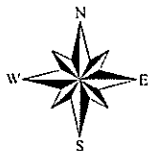
Parcel Number: 6-57
CAMA Number: 6-57
Property Address: 126 ROUTE 103 EAST

Mailing Address: KEOUGH, JEREMY MARCUS, ROBERT H
126 ROUTE 103 EAST
WARNER, NH 03278



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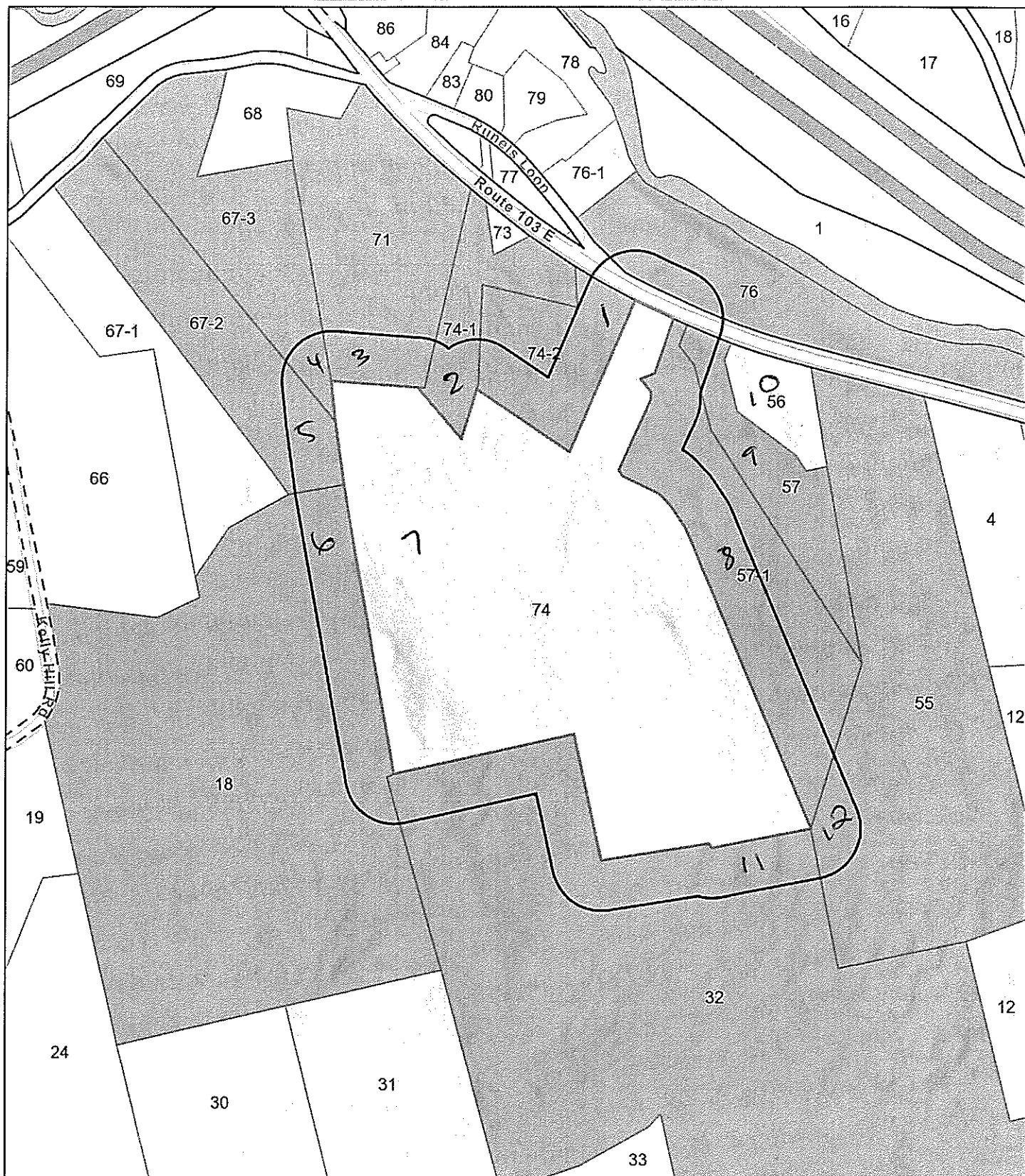
Warner, NH

1 inch = 549 Feet



www.cai-tech.com

July 15, 2024



Data shown on this map 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 map.

TS \$

QUITCLAIM DEED

We, **Tammy A. Dubreuil** and **Romeo R. Dubreuil, Jr.** wife and husband, with a mailing address of 116 Route 103 East, Warner, New Hampshire 03278 for consideration paid grant to **Holly Holmes** and **Nathan T. Holmes**, wife and husband, with a mailing address of 116 Route 103 East, Warner, New Hampshire 03278 as joint tenants with rights of survivorship with quitclaim covenants:

A certain tract or parcel of land with any improvements thereon, situated in Warner, County of Merrimack, State of New Hampshire being shown as Proposed Map 6 Lot 57-1 623,702 Sq. Ft. or 14.32 acres on a plan of land entitled "PLAN FOR LOT LINE ADJUSTMENT MAP 10 LOT 74; MAP 6 LOTS 56 & 57 WARNER, N.H." approved by the Warner Planning Board on November 12, 2018 recorded in the Merrimack County Registry of Deeds as Plan #201800020828 to which plan reference is made for a more particular description of said lot.

Subject to possible right of way as described in deed at Book 3596, Page 2313 of the Merrimack County Registry of Deeds.

Subject to any notes and matters as recorded on said Plan #201800020828 recorded in said Registry.

Meaning and intending to describe and convey a portion of the premises conveyed to the above grantors by deed of Allen T. Greenlaw and Susan-Ann Greenlaw dated June 6, 2018 recorded in the Merrimack County Registry of Deeds at Book 3596, Page 2313.

This is a non-contractual transfer and is exempt from transfer tax pursuant to RSA 78-B:2 IX.

Executed this 29th day of January 2020.

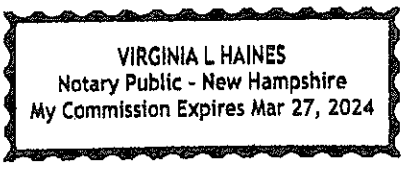
Tammy A. Dubreuil
Tammy A. Dubreuil

Romeo R. Dubreuil, Jr.
Romeo R. Dubreuil, Jr.

State of New Hampshire
County of Merrimack

The foregoing instrument was acknowledged before me by Tammy A. Dubreuil and Romeo R. Dubreuil, Jr. this 29th day of January 2020.

Virginia L. Haines
Notary Public/Justice of the Peace
Print Name: Virginia L. Haines
My Commission Expires: _____



Merrimack Title

MERRIMACK COUNTY RECORDS *Kathi L. Guay, CPO, Register*

14.46
2-
25.-

QUITCLAIM DEED

I, **Tammy A. Dubreuil f/k/a Tammy A. Boisselle**, married, with a mailing address of 36 Isabella Street Laconia, New Hampshire 03246 for consideration paid grants to **Tammy A. Dubreuil and Romeo R. Dubreuil**, wife and husband, with a mailing address 36 Isabella Street Laconia, New Hampshire 03246 of as joint tenants with rights of survivorship with quitclaim covenants:

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

A certain tract or parcel of land shown as Map 10, Lot 74 on a plan ("the Plan") entitled "Subdivision prepared for Josh & Rebekah Moulton, Property of Elmer & Nancy Story, NH Route 103, Warner, New Hampshire" Tax Map 10, Lot 74, Land Mark Land Services, Inc., PO Box 331, Charlestown, NH, Jeffrey A. Evans, LLS, dated September 2005, Scale 1"=100', approved by the Planning Board of Warner, NH 12 September 2005, recorded 04 November 2005 in the Merrimack County Registry of Deeds as Plan #17609.

Subject to and with the benefit of the conditions and restrictions set forth in the Affidavit as to Easement dated 14 October 2005 and recorded in the Merrimack County Registry of Deeds at Book 2839, Page 114, which Affidavit sets out an Easement Area and Shared Right of Way, along with the allocation of maintenance costs.

Map, Lot 74-2 shall have a right of way for men, vehicles, animals and utilities along said easement area. This easement shall burden Map 10, Lot 74. This right of way shall be shared, to the extent it applies, with the owners of Map 10, Lot 74 and Map 10 Lot 74-1.

Also subject to a utility easement to TDS Telephone Company dba TDS Telecom dated April 10, 2006 and recorded at Book 2890, Page 698 and a utility easement to Merrimack Telephone Company dba TDS Telecom and PSNH dated November 10, 2006 at Book 2960, Page 1468 in the Merrimack County Registry of Deeds.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 06-057-1
Parent Parcel Number 06-057
Property Address Route 103 East 118
Neighborhood 17 NEIGHBORHOOD #17
Property Class 101 One Family
TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

Holmes, Holly
Holmes, Nathan T.
PO Box 25
Warner, NH 03278

TRANSFER OF OWNERSHIP

Date 02/04/2020
Dubreuil, Tammy A & Romeo R Du
Bk/Eg: 3664, 2084
\$0

Printed 07/15/2024 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Subdivision, 2020 Prelim, 2020 Reval, PICK UPS, 04/01/2020, 04/01/2020, 04/01/2020, 04/01/2020. Rows include VALUATION Market and VALUATION Assessed/Use.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod., Factor, Soil ID, Acreage, Effective, Depth, Base, Adjusted, Extended, Influence, Land Type, Value. Rows include Zoning, Legal Acres, and various measurements.

P21: 2021 PICKUP-REMOVE 2-ACRES FROM CU FOR SITE, LONG, STEEP DRIVE. NO DWL AS OF 3/22/21. NEEDS LUCT. CK 2022 FOR DWL.
P22: 2022 PICKUP=CK FOR NEW DWL.CONSTRUCT FROM CARGO VAN EXTERIOR INTERIOR=OPEN STUD.
P23: 2023 PICKUP=ADD NEW DWL-EST 50% COMPLETE.
P24: 2024 Pick-up=CK DWL FOR COMPLETE
4/24 - NOHI DMPU several storage containers, PU minisplit, Est. House 100% complete, House is constructed out of storage containers with some board and batten placed over exterior.

Supplemental Cards 14.3200
MEASURED ACREAGE

Supplemental Cards 85980
TRUE TAX VALUE

Supplemental Cards 69480
TOTAL LAND VALUE

Printed 07/15/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Tax ID 001518

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 10-074
 Parent Parcel Number
 Property Address ROUTE 103 EAST 116
 Neighborhood 17 NEIGHBORHOOD #17
 Property Class 101 One Family
 TAXING DISTRICT INFORMATION
 Jurisdiction 219 WARNER, NH
 Area 219
 Routing Number 2015

OWNERSHIP
 DUBREUIL, TAMMY A
 ROME R DUBREUIL
 PO BOX 575
 WARNER, NH 03278

09/15/2014 BOISSELLE, TAMMY A \$0
 Bk/Eg: 3455, 334
 03/28/2013 FRANKLIN SAVINGS BANK \$50000
 Bk/Eg: 3376, 1013
 08/25/2011 BRIGHAM, REBEKAH M \$15400
 Bk/Eg: 3269, 941
 03/03/2008 MOULTON, JOSHUA \$0
 Bk/Eg: 3050, 1002
 10/14/2005 STORY, ELMER & NANCY \$145000
 Bk/Eg: 2831, 1962

RESIDENTIAL

VALUATION RECORD

| Assessment Year | 04/01/2017 | 04/01/2018 | 04/01/2019 | 04/01/2020 | 04/01/2020 | Worksheet |
|-------------------|------------|-------------|-------------|------------|-------------|------------|
| Reason for Change | PICK UPS | CU Rate Adj | CU Rate Adj | lot line | 2020 Prelim | 2020 Reval |
| VALUATION | L 109870 | 109870 | 109870 | 111620 | 115690 | 115690 |
| Market | E 150830 | 150830 | 150830 | 150830 | 187400 | 187400 |
| | T 260700 | 260700 | 260700 | 262450 | 303090 | 303090 |
| VALUATION | L 62980 | 63290 | 63330 | 64080 | 66490 | 66490 |
| Assessed/Use | E 150830 | 150830 | 150830 | 150830 | 187400 | 187400 |
| | T 213810 | 214120 | 214160 | 214910 | 253890 | 253890 |

LAND DATA AND CALCULATIONS

| Rating | Measured | Table | Prod. Factor | Depth Factor | Base Rate | Adjusted Rate | Extended Value | Influence Factor | Value |
|--------|-----------------------------|---------|--------------|--------------|-----------|---------------|----------------|------------------|-------|
| 1 | Homesite Improved | 2.0000 | 1.00 | 1.00 | 37500.00 | 37500.00 | 75000.00 | -5% I | 64300 |
| 3 | Excess Frontage | 4.0000 | 1.00 | 1.00 | 2500.00 | 2500.00 | 10000.00 | -10% | 9000 |
| 4 | Hardwood No Stewardship | 4.0000 | 1.00 | 1.00 | 81.00 | 81.00 | 320.00 | -25% | 240 |
| 5 | EXCESS REAR | 4.0000 | 1.00 | 1.00 | 1500.00 | 1500.00 | 6000.00 | | 6000 |
| 6 | Hardwood No Stewardship | 4.0000 | 1.00 | 1.00 | 81.00 | 81.00 | 320.00 | -25% | 240 |
| 7 | EXCESS REAR | 21.9000 | 1.00 | 1.00 | 1500.00 | 1500.00 | 32850.00 | -20% | 26280 |
| 8 | Other Forest No Stewardship | 21.9000 | 1.00 | 1.00 | 54.00 | 54.00 | 1180.00 | -25% | 890 |
| 9 | EXCESS WASTE | 20.2100 | 1.00 | 1.00 | 500.00 | 500.00 | 10110.00 | | 10110 |
| 10 | Other Forest No Stewardship | 20.2100 | 1.00 | 1.00 | 54.00 | 54.00 | 1090.00 | -25% | 820 |

Zoning: R3-Low Density Res
 Legal Acres: 52.1100
 Supplemental Cards: MEASURED ACREAGE 52.1100
 Supplemental Cards: TRUE TAX VALUE 115690

IS08: 2008 Invalid Sale / FAMILY
 L: LAND
 EASEMENT TO TDS TELECOM BOOK 2890 PAGE 698
 EASEMENT TO TDS TELECOM BOOK 2960 PAGE 1468
 subdivision plan no. 17609 11/05/05
 Easement to TDS 10/22/2015 Book 3495 Page 1062
 PUI6: 2016 PICK-UP
 ADD DECK AND PORCH. MAIN DWL=EST. 80% COMPLETE..
 LAND=ACC & SITE ADJ.
 PUI7: 2017 Pickup:--NOAH--DWL APPEARS COMPL--REMOVE UC.
 VS13: 2013 INVALID SALE
 PURCH FROM BANK.
 CLEARED SITE FOR DWL POST-SALE. DRIVEWAY & RETAINING WALLS.
 Supplemental Cards: TOTAL LAND VALUE 66490