



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 _____

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

TODAY'S DATE: _____

NAME OF APPLICANT _____

ADDRESS _____

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

OWNER(S) OF PROPERTY The GULCZINKI family trust Lot 16/68

ADDRESS 2295 Pinebrook Rd Springboro, OH, 45066

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

AGENT NAME _____

ADDRESS _____

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

LICENSED LAND SURVEYOR: _____

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY _____

MAP # _____ LOT # _____ ZONING DISTRICT _____ NUMBER OF LOTS: _____

FRONTAGE ON WHAT STREET(S): _____

DEVELOPMENT AREAS: _____ acres/sq.ft.

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

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



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

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

TODAY'S DATE: 2/12/25

NAME OF APPLICANT Jonathan Elcock

ADDRESS 92 LaFrance Road weare, NH 03281

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

OWNER(S) OF PROPERTY Jonathan & Kaylyn Elcock lot 16/67

ADDRESS 92 LaFrance Road weare, NH 03281

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

AGENT NAME Higginson Land Services

ADDRESS 76 Patterson Hill Rd Henniker, NH 03242

PHONE #1 603-660-6412 PHONE #2 _____ E-MAIL dbhigginson@yahoo.com

LICENSED LAND SURVEYOR: Dan Higginson

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY Bagley Hill Road

MAP # 16 LOT # 67 & 68 ZONING DISTRICT OC NUMBER OF LOTS: 2

FRONTAGE ON WHAT STREET(S): 1500' +/- & 735' +/- Bagley Hill Road

DEVELOPMENT AREAS: 19 +/- Acres acres/sq.ft.

DEED REFERENCE(S): Book 3825 Page 1382 Please include a copy of the Deed.

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

Proposed is the adjustment of 2.59 Acres from
lot 16/68 to lot 16/67

Authorization/Certification from Property Owner(s)

I (We) hereby designate Dan Higginson 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): Frank Gulczynski dotloop verified 02/17/25 10:27 AM EST PCIC-TACE-ZIYO-ZY4M Date: 02/14/2025
(Need signatures of all owner's listed on deed)

Jill Gulczynski dotloop verified 02/21/25 2:03 PM EST MWJR-AVGI-BWUC-L42X

Print Names Frank Gulczynski, Jill Gulczynski

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: _____

Authorization/Certification from Property Owner(s)

I (We) hereby designate Dan Higginson 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.

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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): Kaylee Date: 02/13/2025
(Need signatures of all owner's listed on deed)

Print Names Kaylyn Elcock, Jonathan Elcock

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 Jonathan Elcock Project Location: Besley Hill Rd

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

____ Conceptual Consultation (submit application with no plans to copy) **\$ No Fee**

____ Subdivision	\$250 Base Fee (Final Application or Design Dev.)	\$ _____
	\$50 per lot # of lots _____ x \$50 =	\$ _____
	\$15 per notification # notices _____ x \$15 =	\$ _____
	\$25 minimum compliance inspect, additional per Board	\$ _____
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording fee – separate check charged below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check – charged below	\$ <u>separate***</u>
Subtotal		\$ _____ *
		(Check made out to "Town of Warner")

____ 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	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
Subtotal		\$ _____ *
		(Check made out to "Town of Warner")

____ 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")

<input checked="" type="checkbox"/> Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ <u>150</u>
	\$15 per notification – if requested by abutter(s)	\$ <u>120</u>
	\$25 minimum compliance inspection	\$ <u>25</u>
	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		\$ <u>300</u> *
(Check made out to "Town of Warner")		

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

** = \$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:

2/6/25 (date)

Signature Dan Higginson

Print Name Daniel Higginson

Map 16 Lot 70
3 46

Name: The Gulczynski Family Trust

Address: 2295 Pine Brook Lane
Springboro, OH 45066

Map 16 Lot 65

Name: Jonathan & Kaylyn Elcock

Address: 92 La France Road
Weare, NH 03281

Map 3 Lot 56

Name: John & Lynn Kimball

Address: 1364 Old Hillsborough Road
Heunkler, NH 03242

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

Map 3 Lot 55

Name: Preston & Meagon Starr
Address: 32 Bagley Hill Road
Bradford, NH 03221

Map 16 Lot 63

Name: Anthony Russo & Ian Kane
Address: 92 Forest Street
Middleton, Ma 01949

Map 16 Lot 64

Name: Monroe Realty Trust of 2001
Address: 262 Warren Street Unit 2
Waltham, Ma 02453

Map 16 Lot 66

Name: Ernst Bewersdorf et. Al.
Address: 601 Sugar Hill Road
Contoocook, NH 03229

Map _____ Lot _____

Name: _____

Address: _____

Map _____ Lot _____

Name: _____

Address: _____

First Service Title Co LLC

Transfer Tax: \$6,300.00

WARRANTY DEED

We, **David L. Erickson and Elizabeth M. Erickson**, Husband and Wife, of 62 Oak Ridge Road, Georges Mills, New Hampshire 03751, for consideration paid, grant(s) to **Frank Stanley Gulczynski, III and Jill-Renae Gulczynski**, Trustees of the **Gulczinski Family Trust**, of 2295 Pinebrook Lane, Springboro, Ohio 45066, with WARRANTY COVENANTS:

A certain tract of land, containing sixty-three and three-fourths acres, more or less, situated on Bagley Hill, so called, mainly in Bradford, a small portion being in Warner, all in the County of Merrimack, known as the Barnard Bagley homestead, and bounded and described as follows:

Beginning at the northwesterly corner of said granted premises on the westerly side of the highway leading over Bagley Hill to Melvin Mills at a wall between said granted premises and land formerly of Walter P. Melvin;

thence southerly and southeasterly by the westerly side of said highway to land of Alberton Bagley;

thence westerly by land of said Alberton Bagley to land of Warren T. Bagley;

thence northerly and westerly by land of the last named Bagley to land of Emily C. Stafford;

thence westerly by said Stafford's land to the new road, so called;

thence northerly by said new road to land formerly of Walter P. Melvin; thence easterly and northeasterly by said Melvin's land to the point of commencement,

Meaning and intending to describe and convey the same premises conveyed to David L. Erickson and Elizabeth M. Erickson by deed of Robert P. LaPorte, Jr. and Russell P. LaPorte, dated 03/29/2022, and recorded in Book 3787, Page 236 of the Merrimack County Registry of Deeds.

The premises conveyed hereby are not homestead property.

Dated this 12th day of May, 2023.

David L. Erickson
David L. Erickson

Elizabeth M. Erickson
Elizabeth M. Erickson

State of New Hampshire
County of Cheshire

Then personally appeared before me on this 12th day of May, 2023, the said David L. Erickson and Elizabeth M. Erickson and acknowledged the foregoing to be his/her/their voluntary act and deed.

Mary Ann
Notary Public/Justice of the Peace
Commission expiration:



UPON RECORDING, PLEASE RETURN TO:

Grantee

1575.00

WARRANTY DEED

FREDERICK A. BEWERSDORF, JR., married, having an address of 14 Patricia Lane, Amherst, New Hampshire 03031 ("Frederick"), **ERNST M. BEWERSDORF**, married, having an address of 601 Sugar Hill Road, Hopkinton, New Hampshire 03229 ("Ernst"), and **PAUL E. BEWERSDORF**, married, having an address of 17 South London Drive, Nashua, New Hampshire 03062 ("Paul" and together with Frederick and Ernst, collectively the "Grantor") for consideration paid, grants to **JONATHAN ELCOCK** and **KAYLYN ELCOCK**, husband and wife, of 82 Lafrance Road, Weare, NH 03281 with **WARRANTY COVENANTS**, and as joint tenants with rights of survivorship, certain real property situated in Warner, County of Merrimack, and State of New Hampshire, as further described below.

TRACT I (Map 16, Lot 65)

A certain tract or parcel of land with any buildings which may be thereon, situated on the westerly side of the old road leading from Melvin Mills over Bagley Hill to Blaisdell Hill, in the Town of Warner, Merrimack County, State of New Hampshire, more particularly bounded and described as follows, to wit:

Beginning at an iron pin at the southeasterly corner of the herein-described tract of land;

Thence running in about a northerly direction by the westerly side of the above-mentioned road a distance of thirty-two rods and six feet to an iron pin;

Thence westerly by land formerly of Frank Bagley Estate a distance of seven rods and fourteen feet to an iron pin;

Thence running in about a southerly direction by land now or formerly of Alberton Bagley a distance of thirty-one rods and seven feet to an iron pin;

Thence easterly by land now or formerly of Alberton Bagley a distance of seven rods and sixteen feet to the point of beginning.

Said tract of land containing 1.46 acres, more or less.

MEANING and INTENDING to describe and convey all of the same premises conveyed by John D. Biggers and Betsey S. Williams, Co-Trustees of The Bagley Hill Road Realty Trust to Ernst M. Bewersdorf, Paul E. Bewersdorf and Frederick A. Bewersdorf, Jr. by deed dated July 14, 2014 and recorded in the Merrimack County Registry of Deeds at Book 3447, Page 2165.

THIS IS NOT HOMESTEAD PROPERTY.

TRACT II (Map 16, Lot 67)

A certain tract or parcel of land with any buildings which may be thereon, situated in the Town of Warner, County of Merrimack, State of New Hampshire, 03278, more particularly described as follows:

Lot 67 shown on plan entitled "Map 16, Lots 66 – 67, Property Survey for Frederick Bewersdorf" drawn by Ernest E. Veinotte, 27 North Main Street, Concord, New Hampshire in October, 1984, revised in November, 1986 and recorded in the Merrimack County Registry of Deeds on February 28, 1990 as Plan No. 11522, said Lot 67 being bounded on the North by land now or formerly of Abbott Russell Estate (Lot 68); on the East by Bagley Hill Road and land now or formerly of Thomas McCarthy (Lot 65); and on the West (at the Bradford-Warner Town Line) by land now or formerly of I. Bagley.

MEANING and INTENDING to describe and convey a portion of the premises conveyed by Frederick A. Bewersdorf and Laura Bewersdorf to Frederick A. Bewersdorf, Jr., Ernst M. Bewersdorf and Paul E. Bewersdorf by deed dated February 6, 1992 and recorded in the Merrimack County Registry of Deeds at Book 1877, Page 112.

THIS IS NOT HOMESTEAD PROPERTY.

[The balance of this page is intentionally left blank; signatures follow.]

EXECUTED this 23rd day of July, 2024.

Frederick A. Bewersdorf, Jr.
Frederick A. Bewersdorf, Jr.

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

This instrument was acknowledged before me on this 23rd day of July, 2024, by **Frederick A. Bewersdorf, Jr.** The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☐ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☒ The following identification documents:

- ☒ Driver's License
- ☐ Passport
- ☐ Other: _____



Kristen Wenzel
Print Name: Kristen Wenzel
Notary Public/Justice of the Peace
My Commission Expires: 9/15/26
[Affix Seal]

EXECUTED this 23rd day of July, 2024.

Ernst M. Bewersdorf
Ernst M. Bewersdorf

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

This instrument was acknowledged before me on this 23rd day of July, 2024, by **Ernst M. Bewersdorf**. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☐ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☒ The following identification documents:
 - ☒ Driver's License
 - ☐ Passport
 - ☐ Other: _____



Kristen L. Wenzel
Print Name: Kristen L. Wenzel
Notary Public/Justice of the Peace
My Commission Expires: 9/15/26
[Affix Seal]

EXECUTED this 23rd day of July, 2024.

Paul E. Bewersdorf
Paul E. Bewersdorf

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

This instrument was acknowledged before me on this 23rd day of July, 2024, by **Paul E. Bewersdorf**. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☐ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☒ The following identification documents:
 - ☒ Driver's License
 - ☐ Passport
 - ☐ Other: _____



Kristen Wenzel
Print Name: Kristen Wenzel
Notary Public/Justice of the Peace
My Commission Expires: 9/15/26
[Affix Seal]

Warner, NH Subdivision Regulations

Appendix A



Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended 9/14/2015

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)	
		<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.
<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</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</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)	
<u>N</u>	<u>N</u>	(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.
<u>Y</u>	<u>Y</u>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<u>Y</u>	<u>Y</u>	(V.A.10) Title and deed references.
<u>N</u>	<u>N</u>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<u>N</u>	<u>N</u>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
<u>Y</u>	<u>Y</u>	(V.A.13) Name of all adjoining street(s)
<u>Y</u>	<u>Y</u>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<u>N</u>	<u>N</u>	(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>
<u>Y</u>	<u>Y</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.
<u>N</u>	<u>N</u>	(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.
<u>Y</u>	<u>Y</u>	(V.B.2) Abutters may be heard and may request a public hearing.
<u>N</u>	<u>N</u>	(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)	
<u>Y</u>	<u>Y</u>	(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>	(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>N</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 WVWD attesting to the availability of such service shall be submitted when applicable.
<u>Y</u>	<u>Y</u>	(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>	(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>Y</u>	<u>Y</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>N</u>	<u>N</u>	(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>N</u>	<u>N</u>	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

APPLICABLE (Y/N)	INCLUDED (Y/N)	

		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
___	___	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
___	___	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
___	___	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
___	___	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
___	___	(V.D.5) Where an applicant proposes a hammerhead turnaround, sufficient documentation must be submitted to demonstrate that the road terminus is suitably located to facilitate the future extension of the road into adjoining properties.
___	___	(V.D.6) Plan for restoring hammerhead turnaround where extension of street is shown.
___	___	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
___	___	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space.
___	___	(V.D.9) Erosion plan.
___	___	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	—	(V.D.11) Drainage Plan.
—	—	(V.D.12) Phasing plan.
—	—	(V.D.13) Other information required by the Board.
—	—	(V.D.14) Certifications affixed to Plan with signatures and seals.
		<u>Special Requirements (Section V.E)</u>
—	—	(V.E.1) Traffic Impact Assessment.
—	—	(V.E.2) Fiscal Impact Analysis.
—	—	(V.E.3) School Impact Analysis.
—	—	(V.E.4) Community Services Impact Assessment.
—	—	(V.E.5) Other considerations, special investigations.

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 Plan Regulations, and other applicable state and federal regulations which may apply.

Printed Signature Name: Daniel Hissinser

Authorized Signature: Dan Hissin Date: 2/6/25

Applicant

Name: _____ **Date:** _____

Warner, NH Subdivision Regulations

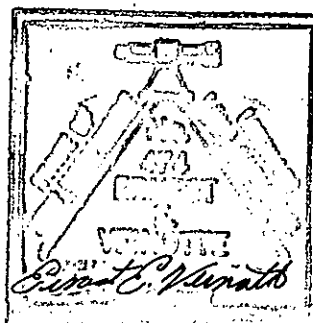
Appendix B



Street and Road Sample Drawings

Amended 1-24-11

E. Veerappa 24th



REFERENCE PLANS:

1. "SURVEYED FOR ERNEST E. VEINOTTE" SCALE 1"=100' DATED NOVEMBER 1986 BY ERNEST E. VEINOTTE (M.C.R.D. PLAN #11522).
2. "SUBDIVISION - FOR - FRANK H. & SALLY J. - BAGLEY", SCALE: 1"=100' LAST REVISED 4/19/90 BY BRISTOL SWEET & ASSOCIATES INC. (M.C.R.D. PLAN #11696).
3. "LOT LINE ADJUSTMENT PLAN - LAND OF - PRESTON A. & - FELICIA B. STARR - ASSESSORS MAP 3 LOT 55 & 56 - 32 BAGLEY HILL ROAD - BRADFORD, NEW HAMPSHIRE", SCALE: 1"=100' DATED OCTOBER 2017 BY T.F. BERNIER INC. (M.C.R.D. PLAN #201800000482).

LOT AREAS

LOT	EXISTING	PROPOSED
16/67	11.1+/- ACRES	13.7+/- ACRES
16/68	7.6+/- ACRES	5.0+/- ACRES
PARCEL "A"		2.59 ACRES

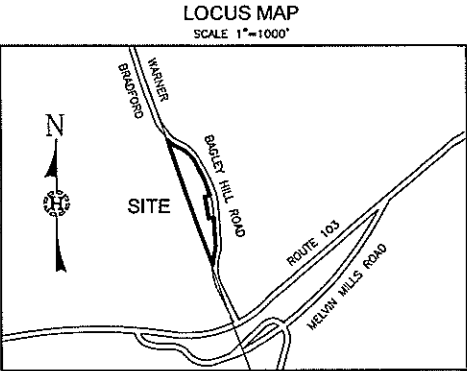
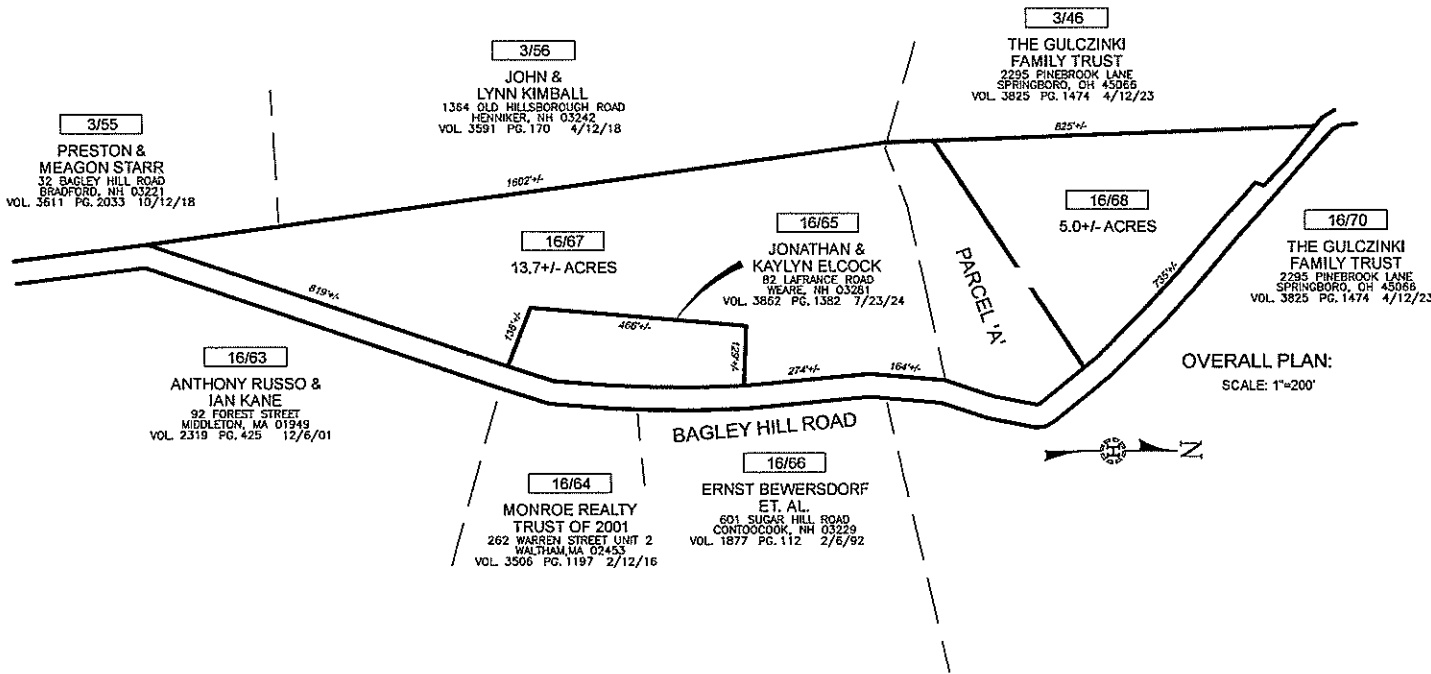
LEGEND:

	EXISTING GRAVEL
	LOT LINE
	STONE WALL
	BUILDING SETBACK LINE
	2' CONTOUR INTERVAL
	10' CONTOUR INTERVAL
	SOIL BOUNDARY

SCALE: 1"=50'



REV.	DATE	DESCRIPTION	BY



NOTES:

1. THE PURPOSE OF THIS PLAN IS CONVEY PARCEL 'A' FROM TAX MAP 16 LOT 68 TO TAX MAP 16 LOT 17. PARCEL 'A' IS NOT TO BE CONSIDERED A SEPARATE LOT OF RECORD.
2. THE OWNERS OF RECORD OF TAX MAP 16 LOT 67 ARE JONATHAN AND KAYLYN ELCOCK 82 LAFRANCE ROAD WEARE, NH 03281 (SEE M.C.R.D. BK.3862 PG.1382 DATED 7/23/24).
- THE OWNER OF RECORD OF TAX MAP 16 LOT 68 IS THE GULCZINKI FAMILY TRUST 2295 PINEBROOK LANE SPRINGBORO OH, 45066 (SEE M.C.R.D. BK.3825 PG.1474 DATED 5/12/23).
3. BOUNDARY INFORMATION FOR PARCEL 'A' DEPICTED HEREON IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2025 HORIZONTAL ORIENTATION IS PER REF. PLAN #1. BOUNDARY INFORMATION FOR THE REMAINDER OF LOT 16/68 AND LOT 16/67 IS PER THE REFERENCE PLANS CITED HEREON.
4. THE SITE LIES WITHIN THE OC ZONE MINIMUM LOT SIZE IS 5.0 ACRES (BUILDABLE LAND) WITH 300' FRONTAGE. SETBACKS ARE 50' FRONT AND 500' SIDE AND REAR.
5. TOTAL AREA OF TAX MAP 16 LOT 68 IS 5.1+/- ACRES. TOTAL AREA OF TAX MAP 16 LOT 67 IS 13.5+/- ACRES.
6. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY MAP #33013C0269E EFFECTIVE DATE APRIL 19, 2010.
7. SOILS TYPE FOR PARCEL 'A' IS 380 - TUNBRIDGE - LYMAN - BECKET COMPLEX
8. 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.

OWNERS SIGNATURE

DATE _____ JONATHAN ELCOCK _____

DATE _____ KAYLYN ELCOCK _____

DATE _____ THE GULCZINKI FAMILY TRUST _____

THIS MAP IS HEREBY APPROVED BY THE WARNER PLANNING BOARD AT AN OFFICIAL MEETING HELD ON XX, 2025 AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF WARNER PLANNING BOARD _____

CERTIFICATION:

"I HEREBY CERTIFY THAT THE PROPOSED LOT 1934-1 IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY".

LOT LINE ADJUSTMENT PLAN
PREPARED FOR:
JONATHAN ELCOCK
LAND OF:
JONATHAN AND KAYLYN ELCOCK &
THE GULCZINKI FAMILY TRUST
BAGLEY HILL ROAD
TAX MAP 16 LOTS 67 & 68
WARNER, NEW HAMPSHIRE

FEBRUARY 9, 2025

HIGGINSON
LAND SERVICES
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-680-6412 | NOTE BOOK #1753 | JOB #26

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
16-066

Parent Parcel Number

Property Address
BAGLEY HILL ROAD

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

OWNERSHIP

BEWERSDORF, ERNST
FREDERICK JR & PAUL BEWERSDORF
601 SUGAR HILL ROAD
CONTOCOOK, NH 03229

Tax ID 000109

TRANSFER OF OWNERSHIP

Date

Printed 03/12/2025 Card No. 1 of 1

Property Address
BAGLEY HILL ROAD

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

RESIDENTIAL

VALUATION RECORD								
Assessment Year	04/01/2014		04/01/2015	04/01/2015	04/01/2018	04/01/2020	04/01/2020	Worksheet
Reason for Change	CU Rate Adj	2015 PRELIM	2015 Reval	CU Rate Adj	2020 Prelim	2020 Reval		
VALUATION	L	59500	65000	65000	65000	59000	59000	59000
Market	B	0	0	0	0	0	0	0
	T	59500	65000	65000	65000	59000	59000	59000
VALUATION	L	1320	1320	1380	1770	1880	1880	1880
Assessed/Use	B	0	0	0	0	0	0	0
	T	1320	1320	1380	1770	1880	1880	1880

Site Description

Topography:
Rolling

Public Utilities:

LAND DATA AND CALCULATIONS									
Street or Road: Unpaved	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
Neighborhood: Static	Land Type								
Zoning: OC1-Open Conservatio	1 Homesite Vacant	2	2.0000	1.00	25000.03	25000.03	50000 a	-50%	25000
Legal Acres: 28.0000	2 Hardwood No Stewardship	2	2.0000	1.00	67.00	67.00	130		130
	3 EXCESS REAR	2	21.0000	1.00	1500.00	1500.00	31500		31500
	4 Hardwood No Stewardship	2	21.0000	1.00	67.00	67.00	1410		1410
	5 EXCESS WASTE	2	5.0000	1.00	500.00	500.00	2500		2500
	6 Hardwood No Stewardship	2	5.0000	1.00	67.00	67.00	340		340

ADJ: LAND ADJ=
TOPO/SOME FRONTAGE ON CLASS VI ROAD
L: LAND
SEASONAL ACCESS

Supplemental Cards
MEASURED ACREAGE 28.0000

Supplemental Cards
TRUE TAX VALUE 59000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
16-067

Parent Parcel Number

Property Address
BAGLEY HILL ROAD

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

OWNERSHIP

Elcock, Jonathan
Elcock, Kaylyn
82 Lafrance Road
Weare, NH 03281

Tax ID 000110

TRANSFER OF OWNERSHIP

Date
07/24/2024

BEWERSDORF, ERNST
Bk/Pg: 3862, 1382

\$105000

Printed 03/12/2025 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD								
Assessment Year	04/01/2014		04/01/2015	04/01/2015	04/01/2018	04/01/2020	04/01/2020	Worksheet
Reason for Change	CU Rate Adj	2015 PRELIM	2015 Reval	CU Rate Adj	2020 Prelim	2020 Reval		
VALUATION	L	41300	46800	46800	46800	38800	38800	38800
Market	B	0	0	0	0	0	0	0
	T	41300	46800	46800	46800	38800	38800	38800
VALUATION	L	520	520	550	710	750	750	750
Assessed/Use	B	0	0	0	0	0	0	0
	T	520	520	550	710	750	750	750

LAND DATA AND CALCULATIONS

		Rating	Measured	Table	Prod. Factor			Extended	Influence	Value
		Soil ID	Acreage		-or- Depth Factor	Base	Adjusted	Value	Factor	
		-or- Actual	Effective	Effective	-or- Square Feet	Rate	Rate			
Land Type		Frontage	Frontage	Depth						
Zoning:	1 Homesite Vacant	2	2.0000		1.00	25000.03	25000.03	50000 a	-50%	25000
OC1-Open Conservator	2 Hardwood No Stewardship	2	2.0000		1.00	67.00	67.00	130		130
Legal Acres:	3 EXCESS REAR	2	9.2000		1.00	1500.00	1500.00	13800		13800
11.2000	4 Hardwood No Stewardship	2	9.2000		1.00	67.00	67.00	620		620

ADJ: LAND ADJ= TOPO
WOODED, STEEP, LEDGE
600' FRTG OFF CLASS 6 RD
G: GENERAL
ADDTL LAND IN BRADFORD/POSSIBLE HOME.
SEASONAL ACCESS.

Supplemental Cards
MEASURED ACREAGE 11.2000

Supplemental Cards
TRUE TAX VALUE 38800