



## 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

**SELECT ONE:** FINAL PLAN SUBMISSION  DESIGN REVIEW \_\_\_\_\_ MODIFICATION TO A PREVIOUSLY APPROVED PLAN \_\_\_\_\_

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES \_\_\_\_\_ NO

NAME OF APPLICANT: Encore Renewable Energy

ADDRESS: 50 Lakeside Avenue #110, Burlington, VT 05401

PHONE # 1: (802) 324-6862 PHONE # 2: (802) 861-3023 E-MAIL: sam@encorerenewableenergy.com

OWNER(S) OF PROPERTY: O. Fred Hill 2007 Revocable Trust

ADDRESS: 60 Old Denny Hill Road, Warner, NH 03278

PHONE # 1: (603) 748-0654 PHONE # 2: \_\_\_\_\_ E-MAIL: f\_hill@mcttelecom.com

AGENT NAME: VHB

ADDRESS: 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110

PHONE # 1: (603) 391-3972 PHONE # 2: (603) 391-3900 E-MAIL: egerade@vhb.com

LICENSED LAND SURVEYOR: VHB - Mike Hammer

LICENSED PROFESSIONAL ENGINEER: VHB - Eric Gerade

CERTIFIED SOIL SCIENTIST: VHB - Sherrie Trefry

CERTIFIED WETLAND SCIENTIST: VHB - Kris Wilkes

OTHER PROFESSIONAL(S): \_\_\_\_\_

STREET ADDRESS & DESCRIPTION OF PROPERTY: \_\_\_\_\_

Near 201-299 Poverty Plains Road - Existing gravel/sand pit that is mostly wooded

MAP # 7 LOT # 64 ZONING DISTRICT: R-2/OC-1 NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): Poverty Plains Road

DEVELOPMENT AREAS: 23 AC/1,000,000 SF acres/sq.ft. BUILDING/ADDITION: N/A sq. ft.

DEED REFERENCE: Book Multiple - See Attached Page Multiple - See Attached Please include a copy of the Deed.

PROPOSED USE: Solar Facility

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 VH13 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): Tammy J Hill - Trustee Date: 9/11/2024  
(Need signatures of all owner's listed on deed) 2007 TAMMY J. HILL REVOCABLE TRUST

Print Names O. FRED HILL - TAMMY J. HILL

Signature of Applicant(s) if different from Owner:

[Signature] Date: September 11, 2024

Print Names Samuel C. Carlson for Encore Renewable Energy

**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: \_\_\_\_\_

Adopted February 1, 2016



**Fees**  
**Town of Warner Planning Board**  
 P.O. Box 265  
 Warner, New Hampshire 03278-0059  
 Telephone: (603) 456-2298, ext. 7

Name of Applicant \_\_\_\_\_

Project Location: \_\_\_\_\_ Received By \_\_\_\_\_

\_\_\_\_\_ Date Fee Received \_\_\_\_\_

Received By \_\_\_\_\_ Date Fee Received \_\_\_\_\_

<u>Type of Application</u>	<u>Fee Schedule</u>	<u>Fee Calculation</u>
_____	Conceptual Consultation (submit application with no plans to copy)	<u>\$ No Fee</u>
_____	Subdivision	
	\$200 Base Fee (Final Application or Design Development)	\$ _____
	\$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 <sup>rd</sup> party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____*
_____	Site Plan Review	
	\$250 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 <sup>rd</sup> party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____*
_____	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	\$ _____*
_____	Lot Line Adjustment	
	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____*
_____	Voluntary Merger	
	\$60 Base Fee	\$ _____*
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>

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

\*\* = \$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) - Chk payable to "Merrimack County Registry of Deeds"

TBD = \$ 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

### 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.

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 Assessor's records on:

September 11, 2024 (date)

Signature: [Handwritten Signature]

Print Name: SAMUEL C. CARLSON Pa  
Encore Renewable Energy

Map: 7 Lot: 64

Name: Abutters' List sent separately by email to

Address: Janice Lozan 9/12/2024

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_