

# **APPENDIX A - Application Checklist - for SITE PLAN REVIEW**

Planning Board, Warner, NH

Applicant Name: Sam Carlson - Encore Renewable Energy Date: 09/12/2024

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);
- 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;
- N/A g. A colored elevation view or photograph of all buildings indicating height, width and surface treatment;
- N/A 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;
- N/A 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;
- N/A 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;

- k. Drawing of site showing boundaries, existing natural features including watercourses and water bodies, wetlands, trees and other vegetation, topographical features, any other features including existing structure that should be considered in the site design process;
- l. Any existing hazardous and contaminated materials;
- m. One hundred year flood elevation line, where applicable;
- n. Existing and propose contours and finished grade elevations - all contours shall be a minimum of 2-foot intervals;
- o. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations;
- p. Right-of-way lines of all existing adjoining streets;
- q. Plan of all buildings with their type, size, location (setbacks) and elevation of first floor indicated (assume a permanent onsite elevation);
- r. If a subdivision, the lines and names of all proposed streets, lanes, ways or easements intended to be dedicated for public use shall be indicated and all Subdivision Regulations shall apply;
- s. Location of off-street parking and loading spaces with a layout of the parking indicated.
- t. Snow storage locations;
- u. Driveway, road, ~~parking, pavement marking and exterior storage areas~~ including construction details;
- v. If a road is planned with the anticipation of its acceptance by the Town as a Town road, the construction design and details shall be shown per the requirements in the Warner Subdivision Regulations;
- w. Traffic control signs, locations and details; traffic circulation plan;
- x. The location, width, ~~curbing~~ and type of access ways and egress ways (driveways) plus streets and ~~sidewalks~~ within and around site;
- y. The type and location of solid waste disposal facilities, including enclosures and screening;
- z. The size and proposed location of water supply and sewage facilities. Indicate the distances from the proposed facilities to all existing water and sewage facilities (on site and abutters) within 200 feet (or greater if required by DES) of each of these proposed facilities;
  - aa. The location, elevation and layout of catch basins and other surface and underground drainage features, storm-water drainage system, applicable permits;
  - bb. Erosion and sedimentation control plan;
  - cc. The size and location of all public utility service connections - gas, power, telephone, fire alarm (overhead or underground);
  - dd. The location, type and lumens of lighting for al outdoor facilities, including direction and area of illumination;
  - ee. The location, size and design of proposed signs and other advertising or instructional devices (sign permit is through the Selectmen's office);
  - ff. The type, extent and location of existing and ~~proposed~~ landscaping and ~~open space areas~~ indicating what existing landscaping ~~and open space areas will be retained~~, as described within these regulations;
  - gg. Any other information or data that the Planning Board may require in order to adequately evaluate the proposed development for Site Review; Acoustic Study, Phase 1 ESA

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

Printed Signature Name: Samuel C. Carlson  
Authorized Signature: [Signature]

Date: 9/13/2024