



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 X

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

TODAY'S DATE: 10/21/25

NAME OF APPLICANT Jonathan Kling

ADDRESS 46 West Main Street Warner, NH 03278

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

OWNER(S) OF PROPERTY Jonathan Kling & Bonnie Blue Kling

ADDRESS 46 West Main Street Warner, NH 03278

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

AGENT NAME Higginson Land Services

ADDRESS 76 Patterson Hill Road Henniker, NH 03242

PHONE # 1 603-660-6412 PHONE # 2 _____ E-MAIL _____

LICENSED LAND SURVEYOR: Dan Higginson #1009

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY 46 1/2 West Main Street

MAP # 31 LOT # 150/16 ZONING DISTRICT R1 NUMBER OF LOTS: 2

FRONTAGE ON WHAT STREET(S): West Main & Geneva Streets

DEVELOPMENT AREAS: 0.404 acres/sq.ft.

DEED REFERENCE(S): Book 3736 Page 2089 Please include a copy of the Deed.

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

Proposed is the adjustment of the common line between
lots 31/15 & 31/16

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): Bonnie Kling Date: 10/22/2025
(Need signatures of all owner's listed on deed)

Jonathan A. Kling
Print Names BONNIE BLUE KLING , JONATHAN ADAM KLING

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: _____



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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 Dennis Gonsalves Trust of 2020

ADDRESS 38 West main street Warner, NH 03278

PHONE # 1 603 456 3009 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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All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s): Dan Higginson Date: 10/26/2025
(Need signatures of all owner's listed on deed)

Print Names Dennis Goncalves

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 Lot Line Adjustment Project Location: 38 & 46 west main st

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
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____ 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")

☒ Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ <u>250</u>
	\$15 per notification – if requested by abutter(s)	\$ <u>150 165</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>425 440</u> *
		(Check made out to "Town of Warner")

☐ 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:

_____ 10/21/25 _____ (date)

Signature Den Higgins

Print Name Den Higgins

Map _____ Lot _____

Name: See attached

Address: _____

Map _____ Lot _____

Name: _____

Address: _____

Map _____ Lot _____

Name: _____

Address: _____

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

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____



100 feet Abutters List Report

Warner, NH
October 21, 2025

Subject Property:

Parcel Number: 31-16
CAMA Number: 31-16
Property Address: 38 WEST MAIN STREET

Mailing Address: GONSALVES, DENNIS TRUST 2020
GONSALVES, DENNIS TTEE
38 WEST MAIN STREET
WARNER, NH 03278

Abutters:

Parcel Number: 31-15
CAMA Number: 31-15
Property Address: 46 WEST MAIN STREET

Mailing Address: KLING, JONATHAN ADAM KLING,
BONNIE BLUE
46 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 31-17
CAMA Number: 31-17
Property Address: 36 WEST MAIN STREET

Mailing Address: RIVERA LASSO, SR., ROBERTO I.
TORRES ORTIZ, EVA M.
36 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 31-34
CAMA Number: 31-34
Property Address: 17 GENEVA STREET

Mailing Address: WILKERSON, HUGH L BEERE-
WILKERSON, SUSAN
PO BOX 96
WARNER, NM 03278

Parcel Number: 31-36
CAMA Number: 31-36
Property Address: 24 GENEVA STREET

Mailing Address: DEL CARO, DANIEL SIMS, CAROL A
PO BOX 326
WARNER, NH 03278

Parcel Number: 31-37
CAMA Number: 31-37
Property Address: 20 GENEVA STREET

Mailing Address: KITTREDGE, CAROLINE F. TTEE
CAROLINE F. KITTREDGE 2023 TRU
20 GENEVA STREET
WARNER, NH 03278

Parcel Number: 32-17
CAMA Number: 32-17
Property Address: 41 WEST MAIN STREET

Mailing Address: WARNER, TOWN OF PINE GROVE
CEMETERY
PO BOX 265
WARNER, NH 03278

Parcel Number: 32-28
CAMA Number: 32-28
Property Address: 39 WEST MAIN STREET

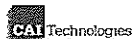
Mailing Address: SLATUNAS, CHRISTINE MARIE
SLATUNAS JR, GLENN
39 WEST MAIN ST
WARNER, NH 03278

Parcel Number: 32-29
CAMA Number: 32-29
Property Address: 45 WEST MAIN STREET

Mailing Address: FACE, SHARON FACE, JONATHAN J &
JOSEPH M
45 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 32-36
CAMA Number: 32-36
Property Address: 5 ROSLYN AVENUE

Mailing Address: CINCOTTA, ERIC N
5 ROSLYN AVE
WARNER, NH 03278



www.cai-tech.com

Data shown on this report 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 report.

10/21/2025

Page 1 of 1

Return To:
Jonathan Adam Kling and Bonnie Blue Handy
46 West Main Street
Warner, NH 03278

Transfer Tax: \$ 4808

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Judy Nolen a/k/a Judith A. Daly-Nolen, married**, with a mailing address of 2 Golen Drive #171, Londonderry, NH 03053, for consideration paid grants to **Jonathan Adam Kling and Bonnie Blue Handy**, as Joint Tenants with Rights of Survivorship, both with a mailing address of 27 Prescott Street #14, Concord, NH 03303, with WARRANTY COVENANTS:

A certain tract of land, with the buildings thereon, situate in Warner, County of Merrimack and State of New Hampshire, bounded and described as follows:

Commencing at a stake and stones on the Northerly side of the main road leading from Warner Village to Waterloo Village at land now or formerly of Louis N. Chase; thence Westerly along the line of said road about five (5) and one half (1/2) rods to the corner of Main and Geneva Streets; thence Northerly along the Easterly side of Geneva Street about three (3) and one-half (1/2) rods to a stake; thence Northeasterly on the Southerly side of said Geneva Street about four (4) rods to a maple tree, thence Southeasterly about three (3) and one-half (1/2) rods to stake; thence Southerly about six (6) rods to the bound begun at.

Containing thirty (30) square rods, more or less.

Meaning and intending to describe and convey the same premises as conveyed to Judy Nolen a/k/a Judith A. Daly-Nolen by virtue of a deed from Gordon Nolen dated April 22, 2021 recorded in the Merrimack County Registry of Deeds at Book 3735, Page 365.

The grantor hereby releases all rights of homestead in the above-described property.

This is not homestead property of the grantor's spouse, Gordon Nolen.

Willis Sloat
83 Clinton St.
Concord NH 03301

1435
2.00
25.00

WARRANTY DEED

KNOWN BY ALL MEN BY THESE PRESENTS, THAT I, **DENNIS J. GONSALVES**, single, of 38 Main Street, Warner, New Hampshire 03278, for consideration paid, grant to **DENNIS GONSALVES**, Trustee of **THE DENNIS GONSALVES TRUST OF 2020**, a New Hampshire Trust duly created by Trust Agreement dated October 16, 2020, having a mailing address of 38 Main Street, Warner, New Hampshire 03278, with **WARRANTY COVENANTS**:

A certain tract of land, with the buildings thereon, situated on the northerly side of Main Street in the Town of Warner, said County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

Commencing at a stone post at the southwest corner of land formerly belonging to the Leonidas Harriman estate, later owned by the late Jacob C. Burbank and now or formerly owned by Barbara E. Burbank;

Thence northwesterly along the highway leading from Warner Village to Bradford, known as Main Street, about one hundred fifty-eight (158) feet to a stake at corner of land formerly owned by the late Blanche N. Abbott, now or formerly owned by Elmer Goodrich and Cora B. Goodrich;

Thence a little west of north along land of said Abbott, now or formerly owned by the said Elmer Goodrich and Cora B. Goodrich, about eighty-seven (87) feet to a stone bound;

Thence along land formerly of said Abbott, now or formerly owned by the said Elmer Goodrich and Cora B. Goodrich, northwesterly about sixty-five (65) feet to a stake;

Thence in an easterly direction along the line of Geneva Street about one hundred sixteen (116) feet to a stone post, the corner bound of land formerly belonging to the Leonidas Harriman estate, later owned by the late Jacob C. Burbank and now or formerly owned by the said Barbara E. Burbank;

Thence in a southeasterly direction along the land formerly of said Leonidas Harriman estate, later owned by the late Jacob C. Burbank and now or formerly owned by the said Barbara E. Burbank, about one hundred forty-nine (149) feet to the place of beginning.

Said tract of land containing one (1) acre, more or less.

Meaning and intending to describe and convey the same premises conveyed to Dennis J. Gonsalves, by deed of Robert D. Smith and Roxana A. Smith, dated July 30, 2004, recorded at Book 2686, Page 619 in the Merrimack County Registry of Deeds.

This is a conveyance without consideration to a Revocable Trust, and is therefore exempt from real estate transfer tax pursuant to New Hampshire RSA 78-B:2 (XXII).

The preparer has relied on documents provided by the Grantors and/or their agents in the preparation of this document, and no title examination has been performed by the preparer.

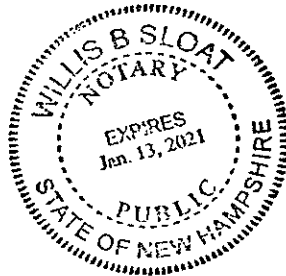
Signed this 16th day of October, 2020

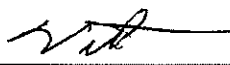

DENNIS J. GONSALVES

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this the 16th day of October, 2020, before me, the undersigned officer, personally appeared **DENNIS J. GONSALVES**, known to me (or satisfactorily proven) to be the person whose name appears subscribed to the within instrument, and acknowledged that she executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.





Notary Public