

**McLennand - Map 15, Lot 053 - Building Permit Documents (partial)**

TOWN OF WARNER -- APPLICATION FOR A BUILDING PERMIT

PERMIT # 2022-83 PERMIT FEE \$ 265.60 ✓

Zone: \_\_\_\_\_ Map 15 Lot 053-3 Flood Plain (Y/N) \_\_\_\_\_ Wetland (Y/N) \_\_\_\_\_  
 Current Use (Y/N) \_\_\_\_\_ Waterfront/Shoreland (Y/N) \_\_\_\_\_

Owners Name: JAMES MCLENNAND Home Phone: 603-848-1700  
 Mailing Address: 225 COUCHTOWN RD WARNER NH 03278 JAMES.MCLENNAND@HOTMAIL.C  
 E-911 Address: \_\_\_\_\_  
 Contractor's Name: LAKE SIDE Phone Number: 603-568-1400

Address: \_\_\_\_\_  
 Electrician: \_\_\_\_\_ License# \_\_\_\_\_ Phone # \_\_\_\_\_  
 Plumber: \_\_\_\_\_ License# \_\_\_\_\_ Phone # \_\_\_\_\_  
 Gas Fitter: \_\_\_\_\_ License # \_\_\_\_\_ Phone # \_\_\_\_\_

<u>Type of Construction</u>	<u>Proposed Use - New Construction:</u>	<u>Proposed Use - Existing Space:</u>
<input type="checkbox"/> New Building	<input type="checkbox"/> Single Family	<input type="checkbox"/> Finish Upstairs
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Duplex	<input type="checkbox"/> Finish Basement
<input type="checkbox"/> Alteration	<input type="checkbox"/> 3 or more Family	<input type="checkbox"/> Conversion
<input type="checkbox"/> Repair Replacement	<input checked="" type="checkbox"/> Garage/Carport	Other - Specify _____
<input type="checkbox"/> Foundation Only	<input type="checkbox"/> Addition - Specify _____	_____
<input type="checkbox"/> Demolition	<input type="checkbox"/> Commercial _____	_____
Other _____	Other _____	_____

Septic Approval  
 WSPCC Approval # \_\_\_\_\_

If adding bedrooms you must provide approved septic design adequate for # of bedrooms.

Principal Type of Frame  
 Masonry  
 Woodframe  
 Structural Steel  
 Reinforced Concrete  
 Other \_\_\_\_\_

Principal Type of Heating  
 Gas  Oil  Electric  
 Forced:  Air  Hot Water  
 Coal  
 Central Air Conditioning  
 Other \_\_\_\_\_

Fireplaces/Chimneys  
 Fireplace # \_\_\_\_\_  
 Chimneys # \_\_\_\_\_  
 # of Flues \_\_\_\_\_  
 Masonry # \_\_\_\_\_  
 Metal # \_\_\_\_\_

New Construction  
 Square footage of structure \_\_\_\_\_  
 Square footage of addition 120  
 Square footage of garage 1536  
 Square footage of deck/porches \_\_\_\_\_  
 Height of structure \_\_\_\_\_  
 Total # bedrooms \_\_\_\_\_  
 Other: \_\_\_\_\_

Ap Fee Garage: 100.00  
 1536 SF  
 x .10  
153.60 + 153.60  
 253.60  
 Addition  
 120 SF  
 x .10  
12.00 + 12.00  
265.60

Description of Project (Required): ATTACHED GARAGE AND MUD ROOM

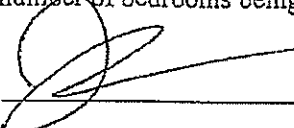
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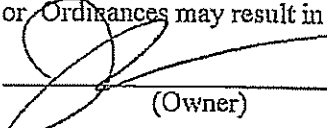
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**Owner Release:** By signing this application, I understand that the Building Inspector, Code Officer, or other designee of the Board of Selectmen will enter my property as many times as necessary prior to issuance of a Certificate of Occupancy to conduct both announced and unannounced inspections of the property. I also understand that this permit is being issued based on the number of bedrooms stated on this application. I understand that if the number of bedrooms is changed through converted use of a room, I am responsible for obtaining a State approved septic approval (design) for the actual number of bedrooms being used.

Signature of Owner:  Print Name: JAMES MCEWEN Date: 10/26/22

**Contractor/Owner Release:** By signing the Building Permit Application, I certify the following:

1. I have read and understand the Town of Warner's Building Code (and all codes adopted by reference), Zoning Ordinances and Site-Plan Regulations
2. That all construction will be in compliance with the Town of Warner's Building Code (and all codes adopted by reference) and all Ordinances (Zoning, Wireless Telecommunications, Floodplain).
3. That all alterations in construction plans, such as changes to proposed footprint or location of structure shall be approved by the Board of Selectmen, Building Inspector and/or all other necessary parties prior to the start of construction of any changes, and
4. I understand that any violation of the Town of Warner's Building Code (and all codes adopted by reference) and/or Ordinances may result in a Stop Work Order, Court Action, or Civil Penalty (or any combination thereof).

Signed:  (Owner) (Print) JAMES MCEWEN (Date) 10/26/22

Signed: \_\_\_\_\_ (Contractor) (Print) \_\_\_\_\_ (Date) \_\_\_\_\_

Special Conditions: \_\_\_\_\_

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Approved by the Building Inspector: \_\_\_\_\_ Date \_\_\_\_\_

Approved by the Board of Selectmen: \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Certificate of Occupancy:: \_\_\_\_\_ Required \_\_\_\_\_ Not Required

Please return this permit and accompanying sketches with appropriate fees to the Selectmen's office. Regular hours are Monday - Thursday 8:00 a.m. - 4:00 p.m. For questions you may call 603-456-2298 ext. 1. Mailing address is PO Box 265 (5 East Main St.), Warner, NH 03278

TOWN OF WARNER NEW HAMPSHIRE  
 OFFICE OF THE SELECTMEN/BUILDING INSPECTOR  
 PO BOX 265 (5 East Main Street)  
 WARNER NH 03278

**INFORMATION FOR BUILDING PERMIT APPLICANTS:**

- 1) If approved, your building permit is valid for twenty-four (24) months from the date of Selectmen's approval. You must begin construction within six (6) months of permit approval or your permit will be considered invalid.
- 2) Construction inspections, which are required, are checked on the attached construction schedule. It is your responsibility to arrange for inspections.
- 3) Upon satisfactory completion of all inspections, a Certificate of Occupancy (if required) will be issued by the Building Inspector.

**THE APPLICANT MUST:**

- 1) Show Town of Warner tax map identification on ALL permit applications and attachments. Attach Town of Warner tax map to permit (available at the Selectmen's office or call 603-456-2298 ext. 1 for assistance)
- 2) Complete the application. The application must be signed by the current property owner.
- 3) Application for a permit and payment of the permit fee does not grant approval to proceed.

**APPLICANT CHECKLIST:**

<u>Provide</u>	<u>Not Applicable</u>	
_____	<input checked="" type="checkbox"/>	Obtain State approval for construction of a Septic System and provide WSPCC approval number.
_____	<input checked="" type="checkbox"/>	Obtain a driveway permit from the Director of Public Works and or State Highway Department.
_____	<input checked="" type="checkbox"/>	A 911 Address Application must be completed upon approval of Driveway Permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Include a reasonable facsimile of the plot, building and driveway with the permit application. This site plan must include the location of all existing and proposed structures and show distances from the abutting lot lines and town road frontage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor plans must be submitted for the proposed work. Rooms must be identified on the plans.
_____	<input checked="" type="checkbox"/>	If land is in Current-Use a Current Use/Change of Use must be submitted with the Assessing Clerk.
_____	<input checked="" type="checkbox"/>	All applicable State or Federal permits (i.e. Site Specific, Wetlands, Shoreland Protection Act etc.)
_____	<input checked="" type="checkbox"/>	Flood Plain determination map - indicate approximate location of your property. Attach Elevation Certificate, if applicable.
_____	<input checked="" type="checkbox"/>	PUC approved Energy Permit or Compliance Letter in accordance with RSA 155-D.
_____	<input checked="" type="checkbox"/>	Application for water and or sewer connection (Warner Village Water District)
_____	<input checked="" type="checkbox"/>	<u>Site Plan Approval - attach decision letter</u>
_____	<input checked="" type="checkbox"/>	<u>Zoning Board of Adjustment Action - attach decision letter</u>

**ADMINISTRATIVE INFORMATION**

**OWNERSHIP**

Tax ID 000772

Printed 01/03/2023 Card No. 1 of 1

PARCEL NUMBER  
15-053-3  
Parent Parcel Number

MCLENNAND, JAMES  
225 COUCHTOWN RD  
WARNER, NH 03278

**TRANSFER OF OWNERSHIP**

Date		
10/31/2008	HART, STEPHEN	\$178530
	Bk/Pg: 3094, 1359	

Property Address  
COUCHTOWN ROAD 225  
Neighborhood  
19 NEIGHBORHOOD #19

Property Class  
101 One Family

**TAXING DISTRICT INFORMATION**

Jurisdiction 219 WARNER, NH  
Area 219  
Routing Number 2015

# RESIDENTIAL

**VALUATION RECORD**

Assessment Year	04/01/2005	04/01/2010	04/01/2010	04/01/2015	04/01/2020	04/01/2020	04/01/2020
Reason for Change	2005 Update	2010 PICK-UP	2010 Reval	2015 PRELIM	2020 Prelim	2020 Reval	
VALUATION	L 73500	73500	58500	63000	72000	72000	72000
Market	B 97060	97170	108580	102490	121140	121140	146320
	T 170560	170670	167080	165490	193140	193140	218320
VALUATION	L 73500	73500	58500	63000	72000	72000	72000
Assessed/Use	B 97060	97170	108580	102490	121140	121140	146320
	T 170560	170670	167080	165490	193140	193140	218320

**Site Description**

Topography:  
Rolling  
Public Utilities:  
Water, Sewer, Electric

Street or Road:  
Paved

Neighborhood:

Zoning:  
R3-Low Density Res  
Legal Acres:  
5.0000

**LAND DATA AND CALCULATIONS**

Rating	Measured	Table	Prod. Factor							
Soil ID	Acreage		-or-							
-or-	-or-		Depth Factor							
Actual	Effective	Effective	-or-							
Frontage	Frontage	Depth	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor			Value
	Land Type									
	1 Homesite Improved	2.0000		1.00	37500.00	37500.00	75000	1	-10%	67500
	2 EXCESS REAR	3.0000		1.00	1500.00	1500.00	4500			4500

GENERAL  
15: 12/1/14 TNRL.  
LAND ADJ FOR TOPO  
10: 2010 Pick-up  
MOVED WDK AND REPLACED WITH SMALLER ONE  
D ADDED 6X28 LEAN-TO. DJW  
22: 2022 PICKUP=CONVERT GARAGE AREA TO LIVING SPACE. EST 95%COMPLETE.  
2023 FOR 100%.  
08: 2008 Valid Sale  
05 -REMOVED WDK AND REPLACED WITH SMALLER  
E AND ADDED 6X28 LEAN-TO. DJW

Supplemental Cards  
MEASURED ACREAGE 5.0000

Supplemental Cards  
TRUE TAX VALUE 72000

Supplemental Cards  
**TOTAL LAND VALUE 72000**

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Modular  
 Occupancy: Single family  
 Story Height: 1.0  
 Finished Area: 1744  
 Attic: None  
 Basement: 1/2

ROOFING  
 Material: Asphalt shingles  
 Type: Gable  
 Framing: Std for class  
 Pitch: Not available

FLOORING  
 Slab B  
 Sub and joists 1.0  
 Concrete B  
 Carpet 1.0

EXTERIOR COVER  
 Vinyl 1.0

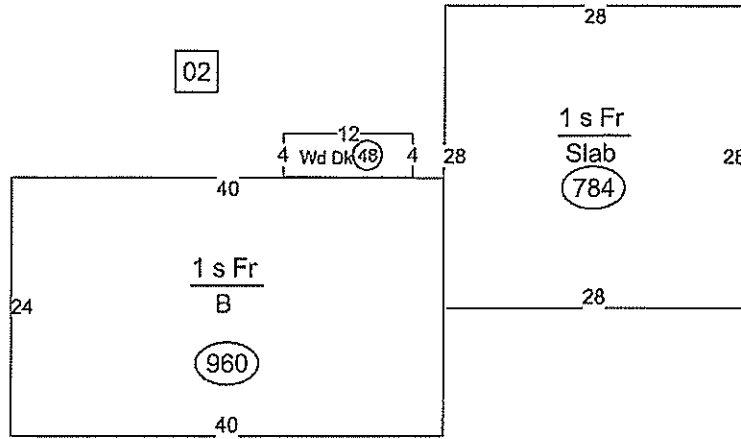
INTERIOR FINISH  
 Drywall 1.0

ACCOMMODATIONS  
 Finished Rooms 5  
 Bedrooms 3  
 Rec Type: 1  
 Room Area: 768

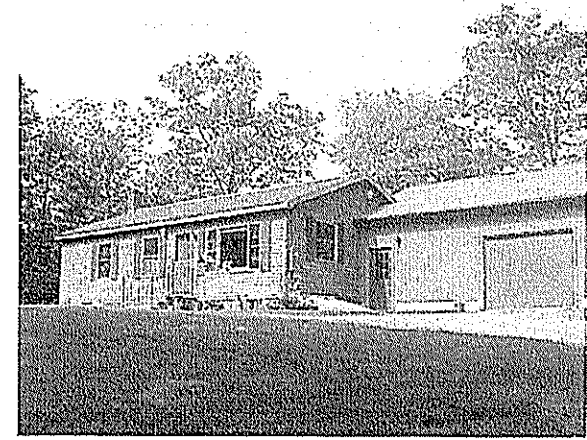
HEATING AND AIR CONDITIONING  
 Primary Heat: Hot water  
 Lower Full Part  
 /Bsmt 1 Upper Upper

PLUMBING  
 #  
 3 Fixt. Baths 1 3  
 2 Fixt. Baths 1 2  
 Kit Sink 1 1  
 Water Heat 1 1  
 TOTAL 7

REMODELING AND MODERNIZATION  
 Amount Date



COLOR - BLUE



(LCM: 102.0)

SPECIAL FEATURES

Description	Value
D :HEARTH	1800

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Const		Year Eff		Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %		Value		
				Type	Grade	Const	Year							Cond	Depr		Depr	Adj
D DWELL	0.00				Avg	1986	1991	AV	0.00	Y	0.00	2704	194830	21	0	100	95	146220
02 BR PATIO	0.00					999	999	AV	0.00	N	0.00	0	0	0	SV	0	100	100

Data Collector/Date  
 TNEU 05/04/2022

Appraiser/Date  
 DM 05/22/2022

Neighborhood  
 Neigh 19 AV

Supplemental Cards  
 TOTAL IMPROVEMENT VALUE

146320