



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: MAY 1, 2024

NAME OF APPLICANT RUSSELL T. NOLAN

ADDRESS 233 PLEASANT POND ROAD, HOPKINTON, NH 03229

PHONE # 1 603-748-1283 PHONE # 2 _____ E-MAIL _____

OWNER(S) OF PROPERTY PLEASANT VALLEY LIVING TRUST

ADDRESS 285 PLEASANT POND ROAD, HOPKINTON, NH 03229

PHONE # 1 603 748 1283 PHONE # 2 _____ E-MAIL RNOLAN57@yahoo.com

AGENT NAME _____

ADDRESS _____

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

LICENSED LAND SURVEYOR: STEVEN C. LUZER L.L.S. 659

LICENSED PROFESSIONAL ENGINEER: 603 892.4806

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY MAP 3 LOT 22 IS LAND LOCKED ACCESS BY CURRENT OWNERS IS THROUGH MAP 206 LOT 21, HOPKINTON

MAP # 3 LOT # 22 ZONING DISTRICT R-2 NUMBER OF LOTS: 1+ REMAINDER OR-1

FRONTAGE ON WHAT STREET(S): N/A

DEVELOPMENT AREAS: 4.32 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.

PURPOSE IS TO DO A LOT LINE ADJUSTMENT MAP 3-22 AND CREATE MAP 3 LOT 22-1 WHICH LOT WILL BE PURCHASED BY MR. NOLAN AND WILL HAVE ACCESS THROUGH MAP 206 LOT 22 HOPKINTON. PROPOSED LOT 4.32 ACRES AND HAS NO FRONTAGE IN WARNER.

MAP 3 LOT 6

S 89°38'39" W

S 89°26'21" W

N 89°25'19" W

SBF 385.57'

DHF 255.84' IPF

880.07'

SBF

M2

S 03°35'21" E
710.00'

N 09°16'48" W
735.51'

MAP 3 LOT 21

M2

HEMLOCK

N 00°02'31" W
338.92'

PLEASANT VALLEY LIVING TRUST

MAP 3 LOT 22 ORIG
4,244,777.9± SQ. FT.
97.45± ACRES

N 00°28'35" W
484.17'

MAP 3 LOT 22 NEW
4,056,545.4± SQ. FT.
93.13± ACRES

SBF

N 01°58'15" W
204.19'

MAP 3 LOT 23

IPF

N 04°47'06" W
424.14'

666.62'

242.15'

IRF/CAP

N 89°21'46" W
462.10'

IPF

IPF

IPF

S 02°27'45" E
875.25'

S 04°43'31" E
1081.56'

WARNER
HOPKINTON

N 89°28'02" E

835.82'

IRF DHF/HELD

N 89°29'52" E

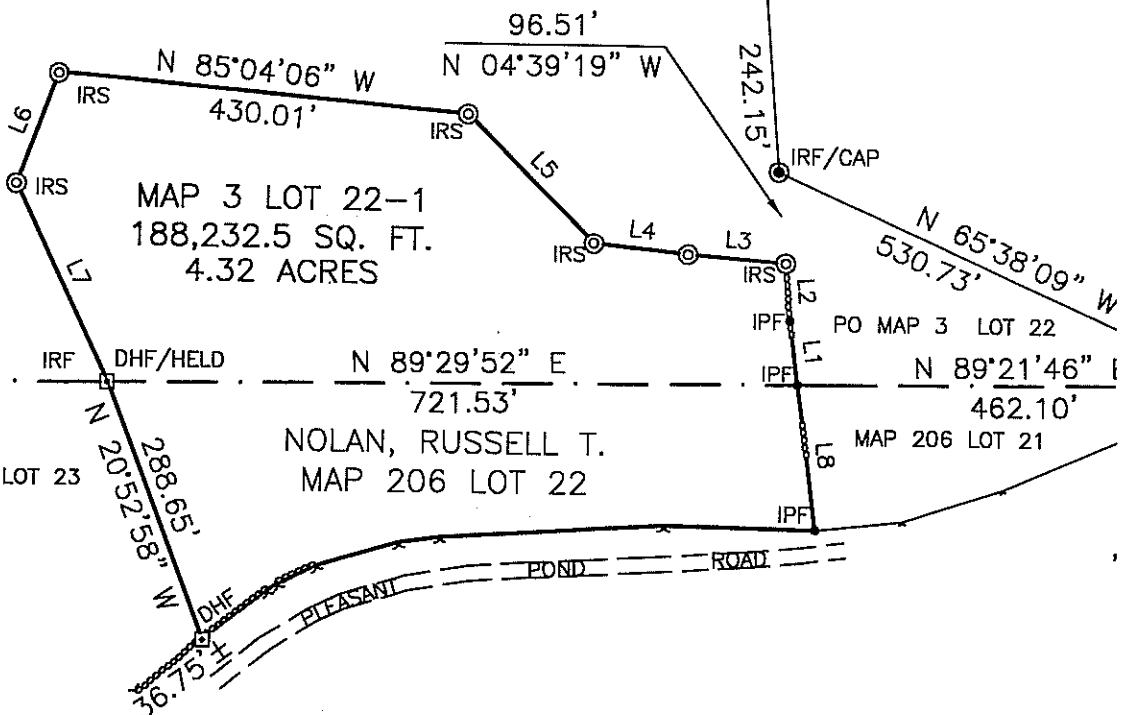
721.53'

NOLAN, RUSSELL T.
MAP 206 LOT 22

N 65°38'09" W
530.73'

PO MAP 3 LOT 22

MAP 206 LOT 21



MAP 204 LOT 19.1

MAP 204 LOT 19.2

MAP 206 LOT 23

MAP 206 LOT 20