



## TOWN OF WARNER

P.O. Box 59, 5 East Main Street  
Warner, New Hampshire 03278-0059  
Land Use Office: (603)456-2298 ex. 7  
Fax: (603) 456-2297  
Email: [landuse@warner.nh.us](mailto:landuse@warner.nh.us)

### ABUTTER'S NOTICE OF PUBLIC HEARING

#### *Planning Board Meeting*

**June 6, 2022**

**7:00 PM** Eastern Time (US and Canada)

The Town of Warner Planning Board has received an application for a Lot Line Adjustment. As of State Law (RSA 675:7), the Planning Board will hold a Public Hearing on the request. Notification of this hearing is being made to all abutters. The hearing will give you the opportunity to look at the proposal, ask questions and make comments. The application is also on file for public inspection on the [warner.nh.us](http://warner.nh.us) web site. This is a public meeting, and you are invited to attend.

This meeting will be held in **hybrid format**, in person at the Town Hall and remote participation through Zoom conferencing. *\*Please mute your audio, until recognized to speak. Participants can use the raise the hand or chat feature on Zoom to be recognized to speak. All conversation is inclusive and documented as part of the public record.* All meetings are audio and video recorded.

**Join Zoom Meeting:** <https://us02web.zoom.us/j/87061407427>

**Meeting ID:** 870 6140 7427

**Passcode:** 1234

#### **Lot Line Adjustment Application**

**Applicant:** David and Suzanne Pendergast  
**Owners:** David and Suzanne Pendergast  
**Address:** 111 Retreat Road, Warner, NH 03278  
**Map/Lot:** Map 17, Lot 27 & 27-1  
**District:** R-3  
**Description:** Lot line adjustment

Written comments will be made a part of the record of the meeting and must be received by 12:00 PM noon on the day of the meeting. **Mail to:** Town of Warner, Zoning Board of Adjustment, P.O. Box 265, Warner, NH 03278, or, **E-mail:** [landuse@warner.nh.us](mailto:landuse@warner.nh.us)



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: 4/27/2022

NAME OF APPLICANT DAVID & SUZANNE PENDERGAST

ADDRESS 111 RETREAT ROAD, WARNER NH 03278

PHONE # 1 978-697-3114 PHONE # 2 \_\_\_\_\_ E-MAIL DDPENDER@MAC.com

OWNER(S) OF PROPERTY (SEE ATTACHED)

ADDRESS \_\_\_\_\_

PHONE # 1 \_\_\_\_\_ PHONE # 2 \_\_\_\_\_ E-MAIL \_\_\_\_\_

AGENT NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE # 1 \_\_\_\_\_ PHONE # 2 \_\_\_\_\_ E-MAIL \_\_\_\_\_

LICENSED LAND SURVEYOR: MERIDIAN LAND SERVICES, INC.

LICENSED PROFESSIONAL ENGINEER: N/A

CERTIFIED SOIL SCIENTIST: N/A

CERTIFIED WETLAND SCIENTIST: N/A

OTHER PROFESSIONAL(S): N/A

STREET ADDRESS & DESCRIPTION OF PROPERTY 111 & 125 RETREAT ROAD

MAP # 17 LOT # 27 & 27-1 ZONING DISTRICT R-3 NUMBER OF LOTS: 2

FRONTAGE ON WHAT STREET(S): RETREAT ROAD

DEVELOPMENT AREAS: \_\_\_\_\_ acres/sq.ft.

DEED REFERENCE(S): Book 3475 Page 798 Please include a copy of the Deed.

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

Four horizontal lines for additional details or notes.

Authorization/Certification from Property Owner(s)

I (We) hereby designate SAM INGRAM 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): [Signature] Date: 05/14/2022  
(Need signatures of all owner's listed on deed)

[Signature]  
Print Names DAVID PENDERCAST SUZANNE PENDERCAST

Signature of Applicant(s) if different from Owner:  
[Signature] Date: 5-15-22  
[Signature]

Print Names Matthew DelGrosso Katherine DelGrosso

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: \_\_\_\_\_

## 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:

\* SEE ATTACHED

\_\_\_\_\_ (date)

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

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

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

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

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

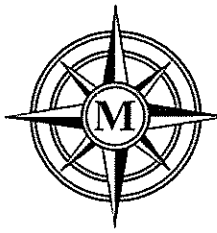
Name: \_\_\_\_\_

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

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

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

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



# MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 \* Fax 603-673-1584

[www.MeridianLandServices.com](http://www.MeridianLandServices.com)

April 27<sup>th</sup>, 2022  
Project number 09468-00

List of Abutters  
Lots 17-27 & 17-27-1  
Warner  
New Hampshire

Meridian Land Services Inc (SDI)  
PO Box 118  
Milford NH 03055

Lot 17-27  
David & Suzanne Pendergast  
111 Retreat Road  
Warner NH 03078

Lot 17-31 & 17-24  
Daniel P & Noreen S Fifield  
19 East Roby District Road  
Warner NH 03078

Lot 17-32  
Double Haul KLFL LLC  
16 North Bridge Lane  
Key Largo FL 33037

Lot 13-30-2  
Jeremy G & Robyn A Seif  
78 Ramsey Road  
Middlesex NJ 08846

Lot 17-26  
Warner Road Holding LLC  
6 Warner Road  
Warner NH 03078

Lot 17-25  
Davis 2000 Rev Trust, Clark & Evelyn  
C/O Holly Meyrick  
119 East Connecticut Avenue  
Edgewater FL 32132

Lot 17-27-1  
Matthew G Delgrosso  
Katherine A Delgrosso  
125 Retreat Road  
Warner NH 03278