



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 SITE PLAN REVIEW

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 [checked]

SELECT ONE: FINAL PLAN SUBMISSION [checked] DESIGN REVIEW \_\_\_\_\_ MODIFICATION TO A PREVIOUSLY APPROVED PLAN \_\_\_\_\_

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES [checked] NO \_\_\_\_\_

NAME OF APPLICANT: Pleasant Lake Estates LLC

ADDRESS: 3A Pleasant Lane

PHONE # 1: 746-3793 PHONE # 2: 566-2691 E-MAIL: pwymen@ros.net

OWNER(S) OF PROPERTY: same as above

ADDRESS: \_\_\_\_\_

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

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

ADDRESS: \_\_\_\_\_

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

LICENSED LAND SURVEYOR: N/A

LICENSED PROFESSIONAL ENGINEER: N/A

CERTIFIED SOIL SCIENTIST: N/A

CERTIFIED WETLAND SCIENTIST: N/A

OTHER PROFESSIONAL(S): \_\_\_\_\_

STREET ADDRESS & DESCRIPTION OF PROPERTY: 3A Pleasant Lane Mobile home Park & Camp ground

MAP # 03 LOT # 24 ZONING DISTRICT: R-2 NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): Pleasant Pond Rd (629')

DEVELOPMENT AREAS: 47.12 acres/sq.ft. BUILDING/ADDITION: 336 sq. ft.

DEED REFERENCE: Book 2318 Page 446 Please include a copy of the Deed.

PROPOSED USE: Add 2 offices so we do not have to share office space. Make 1 office into conference room.

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary. Build 12x28 addition off the back of the existing 26x28 office building.

**Authorization/Certification from Property Owner(s)**

I (We) hereby designate \_\_\_\_\_ 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):

Peter M Wyman manager/member Date: 6/15/2020  
(Need signatures of all owner's listed on deed)

\_\_\_\_\_ Date: \_\_\_\_\_

Print Names Peter M Wyman

Signature of Applicant(s) if different from Owner:

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ 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: \_\_\_\_\_

Applicant Name: Pleasant Lake Estates LLC Date: 6/13/2020

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.

**A1. 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 676:4.1.b)
- e. Fees as set by the Planning Board;
- f. Copy of deed, easements or right-of-way;
- 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;
- NA i. Special site preparation such as excavation and blasting, as well as extent of hauling materials to and from the site;
- N/A 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.

**A2. PLOT PLAN REQUIREMENTS**

- waived 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.
- NA b. Scale: not less than 1" = 100';
- NA c. Match lines when needed;
- NA d. Date, title, scale, north arrow, location map, legend;
- e. Name and address of developer, designer/engineer if required, and owner(s) of record;
- N/A f. All existing and proposed easements and right-of-ways;
- N/A g. List any approved Variances and Special Exceptions;
- NA 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;
- A-2 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;
- N/A l. Any existing hazardous and contaminated materials;
- NA m. One hundred year flood elevation line, where applicable;
- NA n. Existing and propose contours and finished grade elevations - all contours shall be a minimum of 2-foot intervals;
- NA o. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations;
- N/A 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);
- NA 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;
- NA u. Driveway, road, parking, pavement marking and exterior storage areas including construction details;
- NA 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;
- N/A w. Traffic control signs, locations and details; traffic circulation plan;
- N/A x. The location, width, curbing and type of access ways and egress ways (driveways) plus streets and sidewalks within and around site;
- N/A 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;
- NA aa. The location, elevation and layout of catch basins and other surface and underground drainage features, storm-water drainage system, applicable permits;
- N/A bb. Erosion and sedimentation control plan;
- NA cc. The size and location of all public utility service connections - gas, power, telephone, fire alarm (overhead or underground);
- N/A dd. The location, type and lumens of lighting for al outdoor facilities, including direction and area of illumination;
- N/A ee. The location, size and design of proposed signs and other advertising or instructional devices (sign permit is through the Selectman's office);
- N/A 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;

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: Peter M Wyman

Authorized Signature: Peter M Wyman

Date: 6/13/2020

**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:

6/15/2020 (date)

Signature: *Peter Wyman*

Print Name: Peter Wyman

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

Name: See attached two sheets

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

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

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

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

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

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

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

MAP: 03 LOT: 19-1  
PATTU KESAVAN 2007 REVOC TRUST  
PO BOX 297  
CONCORD, NH 03302-0297

MAP:03 LOT: 20  
DOREEN DEAN  
10 DUREN AVENUE  
WOBURN, MA 01801

MAP: 25 LOT: 5  
GLEN GLANVILLE  
595 DUSTIN ROAD  
CONTOOCOOK, NH 03229

MAP: 03 LOT: 23  
TOWN OF WARNER

MAP: 03 LOT:25  
RETA DEINHARDT 1999 REVOC TRUST  
227 PLEASANT STREET APT. 216  
CONCORD, NH 03301

MAP: 03 LOT:26  
STATE OF NEW HAMPSHIRE

MAP:03 LOT:27  
JM AND DJ 2012 REVOC TRUST  
83 WALDRON HILL ROAD  
WARNER, NH 03278

MAP:03 LOT: 27A  
PUBLIC SERVICE CO OF NH  
PO BOX 270  
HARTFORD, CT 06141-0270

MAP:03 LOT:28  
CHARLEBOIS HOLDINGS, LLC  
950 ROUTE 7 SOUTH  
MILTON, VT 05468

MAP:03 LOT: 36  
WECLAND, LLC  
25 OLD WARNER LANE  
WARNER, NH 03278

MAP:03 LOT: 37  
TOWN OF HOPKINTON  
330 MAIN STREET  
HOPKINTON, NH 03229

MAP:03 LOT:38  
MANLEY GLANVILLE  
15 KIRKLAND STREET  
WARNER, NH 03278

MAP: 25 LOT:1  
VALERIE HANSON  
45 PLEASANT POND RD  
WARNER, NH 03278

MAP: 25 LOT: 3  
MICHAEL & SHARA LITTLE  
121 SILK FARM ROAD  
CONCORD, NH 03301

MAP: 25 LOT:4  
GREER REVOC TRUST 2009  
1400 CONSERVANCY DR. E  
TALLAHASSEE, FL 32312

MAP: 25 LOT:6  
J NORTON & DRUSILLA COX  
40 BIBLE HILL ROAD  
BENNINGTON, NH 03442

MAP: 25 LOT: 7  
DRUSILLA & MARTHA COX  
40 BIBLE HILL ROAD  
BENNINGTON, NH 03442

MAP: 25 LOT: 8  
GLEN GLANVILLE4  
595 DUSTIN ROAD  
CONTOOCOOK, NH 03229

MAP: 25 LOT: 29  
A DONALD & BETTY HEBERT  
90 PLEASANT POND ROAD  
WARNER, NH 03278

MAP: 25 LOT:31  
HEALY FAMILY REVOC TRUST  
76 PLEASANT POND ROAD  
WARNER, NH 03278

MAP: 25 LOT:32  
HELENE L. GUAY &  
CLAUDE L. BELLEMARE  
PO BOX 44  
WARNER, NH 03278

MAP: 25 LOT:33  
ROY ANNIS & MICHELE ANNIS  
72 PLEASANT POND ROAD  
WARNER, NH 03278

MAP: 25 LOT:34  
PLEASANT LAKE REALTY TRUST  
PHILIP & DONNA BAPTISTA BEAN  
22 SWAN AVE  
BOSTON, MA 02128

MAP: 25 LOT: 35  
WILLIAM & SUSAN FURTADO JR.  
& KENNETH & DIANE TABER  
15 ALGONQUIN WAY  
E FREETOWN, MA 02717

MAP: 25 LOT: 36  
CARL L. GREELEY  
60 PLEASANT POND ROAD  
WARNER, NH 03278

MAP: 25 LOT:37  
DEBRA F. VASSILLTON  
62 PLEASANT POND ROAD  
WARNER, NH 03278

MAP: 25 LOT:38  
*Parrish Malliere Thomas R*  
58 PLEASANT POND RD  
WARNER, NH 03278

MAP: 25 LOT: 39  
MONIQUE L. PROULX  
56 PLEASANT POND ROAD  
WARNER, NH 03278

MAP: 25 LOT: 40  
SUZANNE FOLSOM  
52 PLEASANT POND ROAD  
WARNER, NH 03278

MAP: 25 LOT: 41  
CONSTANCE BONEFANT  
50 PLEASANT POND ROAD  
WARNER, NH 03278

MAP: 26 LOT: 7  
ERIC MOODY & BRITTANY RANDALL  
607 ROUTE 103  
WARNER, NH 03278

MAP:26 LOT: 8  
WENDY DURLING  
97 KAULBACK ROAD  
SANBORNTON, NH 03269-2811

MAP: 26 LOT: 13  
MICHAEL S. FRANKLIN  
LYNN L. CLOWES  
43 HARTSHORN LANE  
WARNER, NH 03278

MAP: 26 LOT: 14  
PATTU KESAVAN 2007 REVOC TRUST  
PO BOX 297  
CONCORD, NH 03302

MAP: 26 LOT: 15  
PATTU KESAVAN 2007 REVOC TRUST  
PO BOX 297  
CONCORD, NH 03301

MAP: 26 LOT:16  
WILLIAM & MARGARET DODD  
51 KING TERRACE  
PEMBROKE, MA 03259

MAP:26 LOT:17  
EUGENE & LIANE TOBIN  
35 HARTSHORN LANE  
WARNER, NH 03278

MAP:26 LOT: 18  
BERUBE FAMILY TRUST OF 2011  
6 CHASE STREET  
CONCORD, NH 03301

MAP:26 LOT:19  
ANNA SANTOS TTEE  
3 WILSHIRE DRIVE  
LONDONDERRY, NH 03053

MAP:26 LOT: 20  
MICHAEL GRIGGS  
29 HARTSHORN LANE  
WARNER, NH 03278

MAP:26 LOT: 20-1  
SCOTT DOW  
31 HARTSHORN LANE  
WARNER, NH 03278

MAP:26 LOT:21  
KAREN KIMBALL  
21 HARTSHORN LANE  
WARNER, NH 03278

MAP: 26 LOT:22  
THOMAS GIVEN  
DOREEN GIVEN  
19 HARTSHORN LANE  
WARNER, NH 03278

MAP: 26 LOT: 23  
JM AND DJ 2012 REVOC TRUST  
83 WALDRON HILL ROAD  
WARNER, NH 03278

MAP: 26 LOT:23-1  
FRANK & WENDY HEBERT, III  
10-1 PLEASNT POND ROAD  
WARNER, NH 03278

MAP: 26 LOT:25  
GAYLE BLUE REVOC TRUST  
165 DEWEY STREET  
MANCHESTER, NH 03103