



TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

RECEIVED

8/14/25

WARNER LAND USE

APPLICATION FOR SUBDIVISION

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

MAJOR SUBDIVISION (4+ LOTS) _____ MINOR SUBDIVISION (2-3 LOTS) ☒ CONDO SUBDIVISION _____

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES _____ NO ☒

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

TODAY'S DATE: _____

NAME OF APPLICANT John Puc

ADDRESS 131 Waterloo Street, Warner, NH 03278

PHONE # 1 (603) 369-9295 PHONE # 2 _____ E-MAIL johnpuc4@gmail.com

OWNER(S) OF PROPERTY same as applicant

ADDRESS _____

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

AGENT NAME S & H Land Services, LLC

ADDRESS 141 Londonderry Turnpike, Hooksett, NH 03106

PHONE # 1 (603) 628-8500 X3 PHONE # 2 _____ E-MAIL robd@shlandservices.com

LICENSED LAND SURVEYOR: Robert Degan, LLS

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: Thomas E. Sokoloski, CWS

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY 131 Waterloo Street

MAP # 37 LOT # 6 ZONING DISTRICT R-2 NUMBER OF LOTS/UNITS: 3

FRONTAGE ON WHAT STREET(S): Waterloo Street

DEVELOPMENT AREAS: _____ acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 3688 Page 2070 Please include a copy of the Deed.

PROPOSED USE: Single-family residential

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

Applicant seeks to subdivide the subject property, creating 2 additional building lots with frontage on Waterloo Street and the Warner River. No new road is proposed.

Authorization/Certification from Property Owner(s)

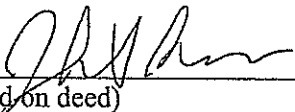
I (We) hereby designate S & H Land Services, LLC to serve as my agent and to appear and present said application before the Warner Planning Board.

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):  Date: 5/12/25
(Need signatures of all owner's listed on deed)

Print Names John Puc

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: _____

Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

| APPLICABLE (Y/N) | INCLUDED (Y/N) | <u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u> |
|---------------------|-------------------|---|
| <u>X</u> | _____ | (V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner. |
| <u>X</u> | _____ | (V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed. |
| <u>X</u> | _____ | (V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'. |
| <u>X</u> | _____ | (V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet. |
| <u>X</u> | _____ | (V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper. |
| <u>X</u> | _____ | (V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat. |
| <u>X</u> | _____ | (V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'. |

| APPLICABLE (Y/N) | INCLUDED (Y/N) | |
|------------------|----------------|--|
| <u>X</u> | ___ | (V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board. |
| <u>X</u> | ___ | (V.A.9) Zoning District(s) and District lines; Building setback lines. |
| <u>X</u> | ___ | (V.A.10) Title and deed references. |
| <u>X</u> | ___ | (V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat. |
| <u>n/a</u> | ___ | (V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted. |
| <u>X</u> | ___ | (V.A.13) Names of all adjoining street(s). |
| <u>X</u> | ___ | (V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc. |
| <u>X</u> | ___ | (V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features. |
| | | <u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u> |
| ___ | ___ | (V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment. |
| ___ | ___ | (V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required. |
| ___ | ___ | (V.B.2) Abutters may be heard and may request a public hearing. |
| ___ | ___ | (V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat. |
| | | |

| APPLICABLE (Y/N) | INCLUDED (Y/N) | |
|------------------|----------------|--|
| ___ | ___ | (V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision." |
| | | <u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u> |
| <u>X</u> | ___ | (V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction. |
| <u>X</u> | ___ | (V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted. |
| <u>X</u> | ___ | (V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance. |
| <u>X</u> | ___ | (V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas. |
| <u>X</u> | ___ | (V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision. |
| <u>X</u> | ___ | (V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, i |
| <u>X</u> | ___ | f such species or communities are identified. |
| <u>X</u> | ___ | (V.C.7) Location within or bounding the parcel of all culturally, historically or unique features. |
| | | |

| APPLICABLE (Y/N) | INCLUDED (Y/N) | |
|------------------|----------------|--|
| | | <u>Additional Information Required for all Major Subdivisions (Section V.D)</u> |
| <u>X</u> | _____ | (V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets. |
| <u>X</u> | _____ | (V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains. |
| <u>n/a</u> | _____ | (V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems. |
| <u>n/a</u> | _____ | (V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency. |
| <u>n/a</u> | _____ | (V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties. |
| <u>n/a</u> | _____ | (V.D.6) Plan for restoring temporary turnaround where extension of street is shown. |
| <u>n/a</u> | _____ | (V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents. |
| <u>X</u> | _____ | (V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space; list of abutters with addresses. |
| <u>W</u> | _____ | (V.D.9) Erosion plan. |
| <u>n/a</u> | _____ | (V.D.10) Land disturbance. |

| APPLICABLE (Y/N) | INCLUDED (Y/N) | |
|------------------|----------------|--|
| <u>W</u> | <u> </u> | (V.D.11) Drainage Plan. |
| <u>n/a</u> | <u> </u> | (V.D.12) Phasing plan. |
| <u>n/a</u> | <u> </u> | (V.D.13) Other information required by the Board. |
| <u>X</u> | <u> </u> | (V.D.14) Certifications affixed to Plan with signatures and seals. |
| | | <u>Special Requirements (Section V.E)</u> |
| <u>n/a</u> | <u> </u> | (V.E.1) Traffic Impact Assessment. |
| <u>n/a</u> | <u> </u> | (V.E.2) Fiscal Impact Analysis. |
| <u>n/a</u> | <u> </u> | (V.E.3) School Impact Analysis. |
| <u>n/a</u> | <u> </u> | (V.E.4) Community Services Impact Assessment. |
| <u>n/a</u> | <u> </u> | (V.E.5) Other considerations, special investigations. |



141 Londonderry Turnpike, Hooksett, NH 03106
Phone: (603)628-8500, Fax: (603)-546-7791

WAIVER REQUESTS

July 31, 2025

Town of Warner
Planning Board
5 East Main Street
Warner, NH 03278

Re: Puc Subdivision 131 Waterloo Street

Dear Board Members,

Regarding the above referenced project, we are requesting waivers from the following sections of the Subdivision Regulations.

1. Section V.D.9 – Erosion Plan
2. Section V.D.11 – Drainage Plan

The proposal is a frontage subdivision, creating no new road, and the land slopes away from the existing road, toward the Warner River. The building envelopes on the proposed lots are near the road. Thus, the impact on natural drainage patterns will be minimal, and any increase in flow would run toward the river and not toward any abutting lot. Furthermore, development of any lot in this subdivision will require a shoreland permit from NHDES, which will necessitate appropriate erosion controls for the actual proposed construction. Any plan we prepare at this stage would necessarily be speculative and not necessarily representative of what is actually constructed, rendering the exercise a waste of time in the absence of a proposed road.

Sincerely,


Robert Degan, LLS
S&H Land Services, LLC

After Recording Return To:

John Puc

131 Waterloo Street, Warner, NH 03278

JP
\$11650

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **David L. Kestner, Successor Trustee of Paul J. Kestner Revocable Trust dated September 3, 1998 of 62 Sheepboro Road, Farmington, NH 03835**, for consideration paid, grants to **John Puc, of 3 Kensington Road, Concord, NH 03301**, with **WARRANTY COVENANTS**:

A certain tract of land with the buildings thereon, if any, situated in that part of the Town of Warner, County of Merrimack, State of New Hampshire, sometimes referred to as "Waterloo Village" and bounded and described as follows:

Bounded on the north by the road leading from the village of Warner to said "Waterloo Village", now known as Old Route #103:
On the east by land now or formerly of John Brown;
On the south by the Warner River, so-called; and
On the west by premises now or formerly of Frank W. and Marie K. Tillinghast.

There is excepted and reserved from the above described premises the right of way of the Claremont and Concord Railroad which runs through the same.

Two certain tracts of land, together with the buildings thereon, both being situated in Waterloo Village, in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

TRACT No. 1: A certain tract of land, together with the buildings thereon, situated on the southerly side of the main highway leading from Warner Village to Bradford: bounded northerly by the said highway; easterly by land formerly of the heirs of the late Frances N. Ager, now owned by Evelyn S. Ager; southerly by the Warner River; and westerly by land formerly of the heirs of the late Frances N. Ager, now Tract No. 2 described below, and by land formerly owned by the late William E. Chandler, now owned by Carl L. Cutting.

Excepting and reserving from this conveyance the right of way of the Concord

& Claremont Branch of the Boston & Maine Railroad, through the above described premises.

Also hereby conveying to the said grantee, and their heirs and assigns, a certain water privilege; the well and part of the system being located on land now or formerly owned by Roy L. Silver and Vera P. Silver, situated on the northerly side of the main highway in Waterloo Village in said Warner, New Hampshire. Said water privilege being more particularly described as being a certain well of water, which is now in communication by a pipe line leading from said well to the land and buildings constituting the premises described in Tract No. 1 herein, situated on the southerly side of the above mentioned highway.

Also the perpetual right and privilege to enter upon the premises now or formerly owned by the said Roy L. Silver and Vera P. Silver at any and all times for the purpose of cleaning out said well; to dig up said water pipe and relay the same and to do whatever other work that may be necessary for the maintenance of said water system. Title to said well of water and that part of the system now located on land of the said Roy L. and Vera P. Silver, was acquired by Harold B. and Katherine B. Henley in the purchase of real estate from the heirs of the late William D. Chase, by deed recorded in Merrimack County Registry of Deeds, Vol. 496, Page 99, and also a deed of Nelson V. Clark to said Henleys recorded in Vol. 495, Page 206. Said well of water and system connected therewith having been excepted and reserved in a deed of said Henleys to Charles J. Rice recorded in said Registry of Deeds, Vol. 514, Page 368.

TRACT 2: Situated on the southerly side of the main highway leading from Warner Village to Bradford, and adjoining Tract No. 1 described above; bounded northerly by the Main Street or the main highway leading from Warner to Bradford; easterly by said Tract No. 1 described above; southerly by the Concord & Claremont Division of the Boston & Maine Railroad; and westerly by the Ager Brook, so-called. The course of said brook forming the division line between the premises herein conveyed and land retained by Flora M. Sawyer, now owned by Henaster and Savage. said Tract No. 2 is hereby conveyed subject to the right and privilege granted by Flora M. Sawyer to the Town of Warner by deed recorded in said Registry, Vol. 540, Page 559, to construct and forever maintain for public fire protection purposes, a water hole in said Ager Brook.

A certain tract or parcel of land, being a part of the right of way of said railroad, located in the Town of Warner, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at the center line of a stone box culvert, known as No. 20.75 at Section 1090 + 25, proceeding in a general easterly direction along the north

and south right-of-way lines of said railroad, being a width of fifty-eight (58) feet to a point, opposite Station 1087 + 04, at which point the right of way becomes sixty-six (66) feet wide, proceeding along the north and south right-of-way lines of the railroad to a point opposite Station 1076 + 46, which is the property line as between now or formerly Ed Colby and Mrs. John Agar. This land is bounded on north and south by land now or formerly of Mrs. John Agar and H.C. Henlay.

A plan of said land is herewith delivered to the grantee in this deed and as between the parties hereto, it is to be considered as incorporated into and an integral part of said deed.

Meaning and intending to describe and convey the same premises conveyed to Paul J. Kestner, Trustee of the Paul J. Kestner Revocable Trust, dated September 3, 1998 by virtue of a deed from Paul J. Kestner and Nancy R. Kestner, dated October 13, 1998 and recorded with the Merrimack County Registry of Deeds on October 16, 1998 at Book 2122, Page 1709.

The herein conveyed premises are not homestead.

Executed this 28 day of July, 2020.

Paul J. Kestner Revocable Trust

David L. Kestner Trustee
David L. Kestner, Trustee

STATE OF NH
COUNTY OF Hillsborough

Then personally appeared before me on this 28 day of July, 2020, the said David L. Kestner Trustee of Paul J. Kestner Revocable Trust and acknowledged the foregoing to be his voluntary act and deed.



[Signature]
Notary Public/Justice of the Peace
Commission expiration: January 18, 2022



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Peter Stoddard, S&H Land Services, LLC
1717 Wellington Road
Manchester, NH 03104
petes@shlandservices.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc: NHFG Review

Date: 03/11/2025 (valid until 03/11/2026)
Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game
Permits: MUNICIPAL POR - Warner/Subdivision, NHDES - Shoreland Standard Permit

NHB ID: NHB25-0624

Town: Warner

Location: 131 Waterloo Street

Project Description: 3 lot subdivision, lot has frontage on the Warner River. No proposed impact near the shoreline. There is an existing house on the property, and 2 additional house lots are proposed.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: No comments at this time.

NHFG Comments: Please refer to NHFG consultation requirements below.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.

Please see the map and detailed information about the record(s) on the following pages.

| Vertebrate species | State ¹ | Federal | Notes |
|--|--------------------|---------|--|
| Wood Turtle (<i>Glyptemys insculpta</i>) | SC | -- | Contact the NH Fish & Game Dept (see above). |

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.

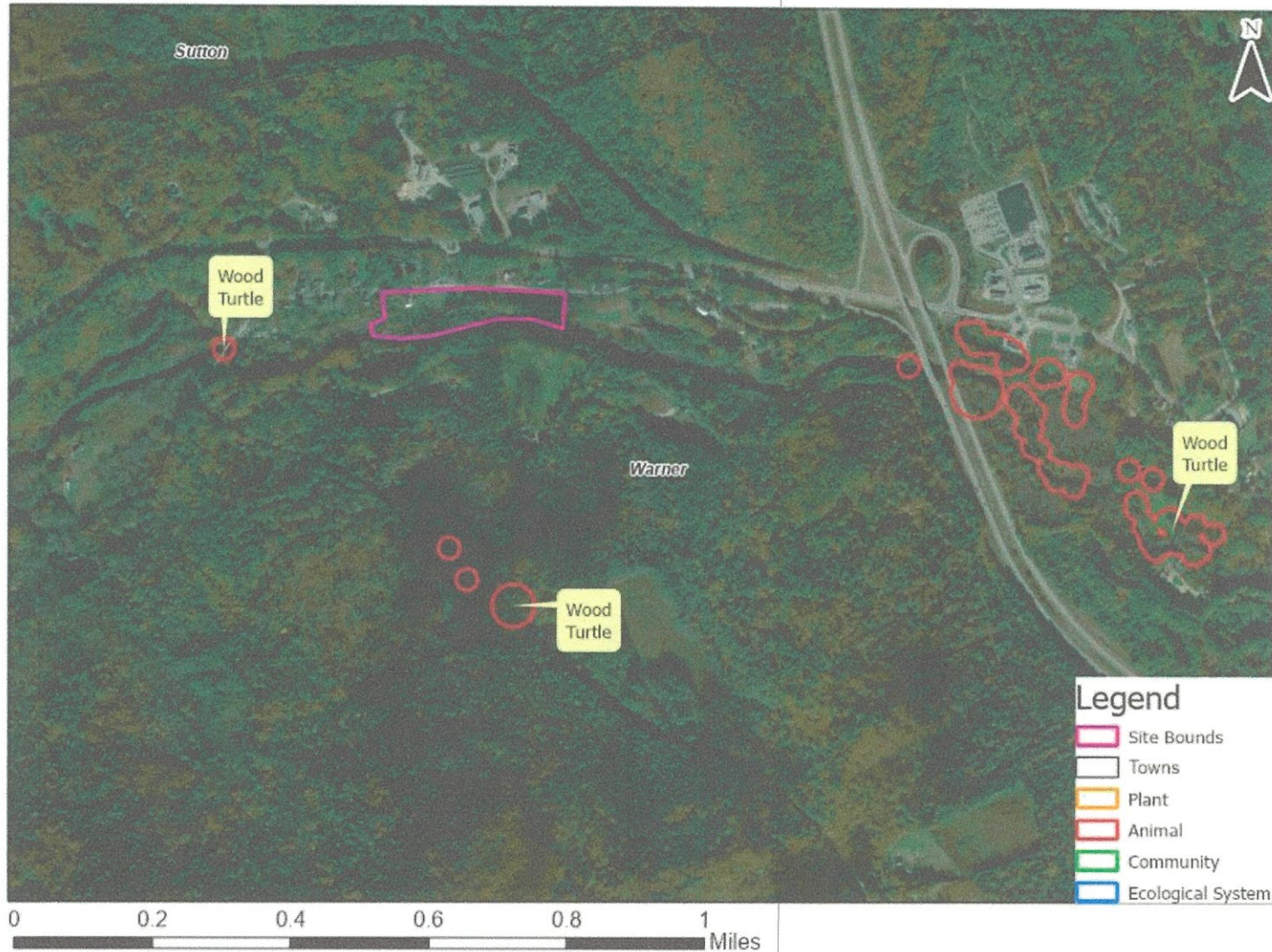


NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB25-0624



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB25-0624

EOCODE:

ARAAD02020*021*NH

New Hampshire Natural Heritage Bureau - Animal Record

Wood Turtle (*Glyptemys insculpta*)

Legal Status

Federal: Not listed
State: Special Concern

Conservation Status

Global: Imperiled due to rarity or vulnerability
State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2023: Bartlett Brook: One dead adult wood turtle observed next to mile marker 17.8 on I-89 south. Bagley Park: 11 turtles observed, 1 male, 5 females, and 5 juveniles, sex unknown. Stevens Brook: 3 turtles observed, 1 female and 2 juveniles, sex unknown. Telemetry data from 8 individuals. Additional surveys documented 13 individuals, 4 males, 3 females, 5 juveniles, sex unknown, and 1 dead juvenile. 2018: Area 14469: 1 individual observed, sex unknown. Area 14509: 1 adult male observed, dead on road. 2017: Area 14533: 1 juvenile observed, sex unknown. Area 14644: 1 adult observed, sex unknown. Area 14652: 1 juvenile observed, sex unknown. 2000: Area 1060: 1 adult male hit on road. 1997: 6 adults and young observed.

General Area: 2023: Bagley Park: Stream bottom, stream bank, and open and forested floodplains. Bartlett Brook: The Warner River and its associated floodplain and old oxbow lie between the northbound and southbound barrels of I-89 at this location. South of the highway is a sandpit. 2018: Area 14469: Roadside near stream. Area 14509: Warner River and nearby shrub floodplain. Grassy fields (mowed) on south side of road. 2017: Area 14533: Roadside. Area 14644: Residential yard. Area 14652: Edge of gravel road. Forested on both sides with houses nearby. 1997: Riverine corridor with cobble substrate, banks and bars of cobble, and some sand. Clear water with bank undercuts but near-zero instream cover. Excellent riparian habitat. Extensive floodplain.

General Comments: 1997: Observed by David Carroll.
Management 1997: ATV access to shoals and cobble bars at time of low water.
Comments:

Location

Survey Site Name: Warner River, Stevens Brook
Managed By:

County: Merrimack
Town(s): Warner
Size: .25.6 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB25-0624

EOCODE:

ARAAD02020*021*NH

Directions: 2023: Bartlett Brook: Individual observed right next to the mile marker 17.8 on I-89 south (43°16'13.19"N , 71°48'8.40"W). 2018: Area 14469: North Village Road, Warner, near Silver Brook. Area 14509: Route 103, Warner, at bridge over Warner River. 2017: Area 14533: Bean Road, just north of the Chandler Reservation, Warner. Area 14644: 248 Bean Road, Warner. 2000: Area 1060: At Covered Bridge on Waterloo Rd. in Warner. 15 Plus years old. 1997: [From Warner, take Rte. 103 west for ca. 1.0 miles. Just before the I-89 overpass, park and follow Stevens Brook south.] Site is at confluence of Stevens Brook and Warner River, to ca. 150 meters downstream.

Dates documented

| | | | |
|-----------------|---------|----------------|------------|
| First reported: | 1997-09 | Last reported: | 2023-10-16 |
|-----------------|---------|----------------|------------|

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

August 14, 2025

ABUTTERS LIST

John Puc

MAP 37 LOT 6

131 WATERLOO STREET

WARNER, NH

| | |
|-----------------|---|
| Map 37 Lot 6 | John Puc 131 Waterloo Street Warner, NH 03278 |
| Map 13 Lot 18-1 | Robert B. Pothier 60 Willaby Colby Lane Warner, NH 03278 |
| Map 13 Lot 19 | Nicholas B. Brown & Hannah W. Leigh 41 Willaby Colby Lane Warner, NH 03278 |
| Map 13 Lot 19-1 | The Leo & Janice Storch Revocable Trust 2 Surrey Lane Pelham, NH 03076 |
| Map 36 Lot 4 | Glen A. & Evangeline Moyer 78 Waterloo Street Warner, NH 03278 |
| Map 36 Lot 5 | The Robert & Sarah Sanborn Family Trust Robert B. & Sarah H. Sanborn, Trustees 81 Waterloo Street Warner, NH 03278 |
| Map 36 Lot 6 | Denise M. & Keith A. Oliver 86 Waterloo Street Warner, NH 03278 |
| Map 36 Lot 7 | The Sandra Searle Davis Revocable Trust Sandra Searle Davis, Trustee 92 Waterloo Street Warner, NH 03278 |
| Map 36 Lot 8 | Ninah SH Glendinning 98 Waterloo Street Warner, NH 03278 |
| Map 37 Lot 1 | David Loring, Jr. & Heather Marie Jones 201 Route 103 Warner, NH 03278 |

| | |
|-------------------|--|
| Map 37 Lot 3 | John H. & Sarah E. Mason PO Box 305 Sunapee, NH 03782 |
| Map 37 Lot 4 | Ryan D. Goselin & Lauren B. Gibbons 126 Waterloo Street Warner, NH 03278 |
| Map 37 Lot 5 | Duane & Lori Souder 132 Waterloo Street Warner, NH 03278 |
| Map 37 Lot 7 | William E. & Tiffany T. Meadows 145 Waterloo Street Warner, NH 03278 |
| Map 37 Lot 8 | Matthew M. & Heather Moran 147 Waterloo Street Warner, NH 03278 |
| Map 37 Lot 9 | The Greason Family Revocable Trust of 2018 James B. & Stephanie L. Greason, Trustees 148 Waterloo Street Warner, NH 03278 |
| Map 37 Lot 10 | Curtis & Carolyn R. Thalken 157 Waterloo Street Warner, NH 03278 |
| Map 37 Lot 22 | Alan Wagner, Jr. 33 Newmarket Road Warner, NH 03278 |
| Surveyor | Robert Degan, LLS S & H Land Services, LLC 141 Londonderry Turnpike Hooksett, NH 03106 |
| Wetland Scientist | Thomas E. Sokoloski, CWS TES Environmental, LLC 1494 NH Route 3A Bow, NH 03304 |