



Warner River Local Advisory Committee

5 East Main Street, P.O. Box 265

Warner, New Hampshire 03278

kmilender@millerengandtesting.com

Via email: landuse@warner.nh.us

February 3, 2022

Ms. Janice Loz, Land Use Secretary
LAND-USE OFFICE
TOWN OF WARNER
P.O. Box 265
Warner, New Hampshire 03278

RE: Proposed Subdivision Application Review
Robert C. Shoemaker III Living Trust
15 Morse Lane
Warner, New Hampshire

Dear Ms. Loz:

Thank you for forwarding the Application for Subdivision (dated December 13, 2021) as prepared by J. E. Belanger Land Surveying, PLLC of Dunbarton, New Hampshire on behalf of Robert C. Shoemaker III Living Trust. Kindly note that the proposed subdivision is within the Designated Warner River Corridor; as such, we think it imperative that the proposed subdivision take into consideration its critical location in close proximity to the Warner River. We have reviewed the subdivision application and have a number of comments that we would appreciate the Warner Planning Board take into consideration during their deliberations regarding the proposed subdivision application:

- a) Warner's Subdivision Regulations require applicants to include locations of proposed buildings, drives, wells, septic systems, and all other manmade features (V.A.15). We understand that these locations likely have not yet been determined, but would like the Planning Board's approval to be conditional: when the locations of these features have been determined, and the New Hampshire Department of Environmental Services has approved the septic system location and design, that the subdivision plan be resubmitted for recording at the land-use office.
- b) While we understand that an erosion and sediment control plan may not be required for minor subdivisions, we would like to emphasize that construction on the two lots, without sediment controls, will allow sediment to be washed into the culverts that will convey stormwater and sediment below Morse Lane and the railroad bed, and thence directly into the Warner River. We strongly urge Warner Planning Board to require sediment and erosion controls during construction.
- c) Warner River Local Advisory Committee would like a note added to the subdivision plan whereby the Applicant acknowledges that his property is within the Designated Warner River Corridor (suggested wording could be "Applicant affirms the proposed subdivision is within the Designated Warner River Corridor.").
- d) We understand that including the Shoreland Water Quality Protection Act buffers on the subdivision plan is not required; nonetheless, we request that the Applicant add these boundaries to his subdivision plan as applicable. Our cursory examination indicates that much of the property could be within 250 feet of the river's reference line.

Based on our review of the above-referenced application, we do not object to issuing a Subdivision Permit to Robert C. Shoemaker III Living Trust, provided the proposed subdivision plan is amended in accordance with this letter.

We appreciate the Board's attention to our concerns. Please contact us if you have questions or require additional information.

Very truly yours,
WARNER RIVER LOCAL ADVISORY COMMITTEE

A handwritten signature in blue ink, appearing to read "Kenneth W. Milender". The signature is stylized and cursive.

Kenneth W. Milender
Chair