

Applicant's Checklist

Have you included		Item	Land Use Office finds	
Yes	No		Yes	No
X		Complete and sign, the proper application for the type of appeal (request).		
		If a variance is requested, it must be based on a referral from the Board of Selectmen or the Planning Board and included with the application.		
X		A list of all abutters within 200 feet of the boundaries of the property on the supplied form. Accuracy is the applicant's responsibility. The abutters list must be obtained from the Town of Warner's Assessor's records.		
		An attached copy of any order, notice of violations or other communications received from either the Board of Selectmen or the Planning Board that pertains to the property. (If applicable)		
X		Plans shall include: <ul style="list-style-type: none"> Clearly indicate where the site is located (locus map) and what is proposed drawn to scale. 		
X		<ul style="list-style-type: none"> Show for the "lot of record" the boundary lines with footage on all sides. 		
X		<ul style="list-style-type: none"> A copy of the lot's deed (to verify Owner). 		
X		<ul style="list-style-type: none"> Name of the road the lot fronts on. 		
X		<ul style="list-style-type: none"> Include all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from abutting property line, drawn to scale. 		
X		<ul style="list-style-type: none"> For a proposed structure, include all of the above a floor plan with dimensions, (length, width, and height). 		
X		The applicant has paid fees (see application for specific fees). Check made out to the Town of Warner .		
X		Application must be received 15 days prior to the next ZBA meeting.		
X		All property owners must sign the application.		
X		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable)		



TOWN OF WARNER

PO Box 265
Warner, New Hampshire 03278-0265
Telephone: (603) 456-2298 Fax: (603) 456-2297
Warnernh.gov

Select Board
Sam Bower, Chair
Christine Frost
Lois Shea
selectboard@warnernh.gov
Diane Ricciardelli,
Town Administrator
administrator@warnernh.gov

Janice Loz
Warner Land Use
PO Box 265
Warner NH 03278

October 24, 2022

Dear Janice,

Mr. Steve Shumsky was in my office to inquire about a building permit. He would like to demolish the structure on Map 26, Lot 025, 30 Pleasant Pond Road, Warner, NH, a non-conforming lot of record and build a new house. The plans Mr. Shumsky showed me included the dimensions of the foot print for the existing structure and the dimensions of the foot print for the new building.

The plans for Mr. Shumsky's new structure showed portions that are outside the current structure's footprint. He said he was "squaring" the building which extended outside the current footprint. This was confirmed in the September 30, 2022, email from Allison Lewis, Project Engineer, Keach-Nordstrom Associates, Inc, when inquiring about process. She wrote: "*Now I understand this is not an addition, but we are only increasing the footprint by 112 sf. We are also moving the building two feet closer to the right of way to move it as far as possible away from pleasant pond.*"

Rebuilding or enlarging the footprint of a structure on a non-conforming lot is not permitted under Warner Zoning. For this reason, a building permit has been denied. Mr. Shumsky was given 2 options: redesign the new structure to stay within the current structure's footprint or apply to the Zoning Board for a variance. If Mr. Shumsky chooses to apply to the Zoning Board for a variance and is approved, then Mr. Shumsky can move forward to submit a Building Application.

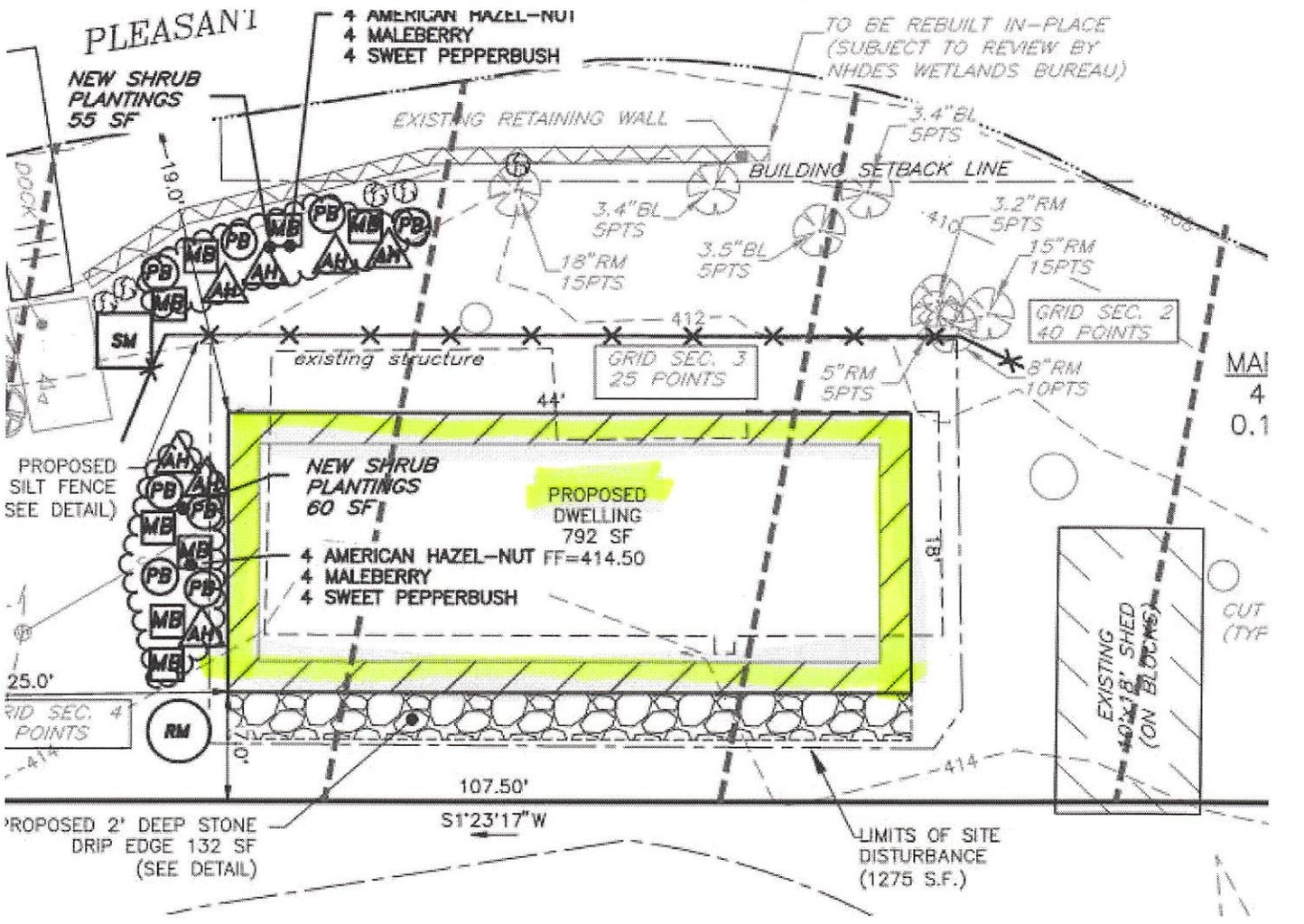
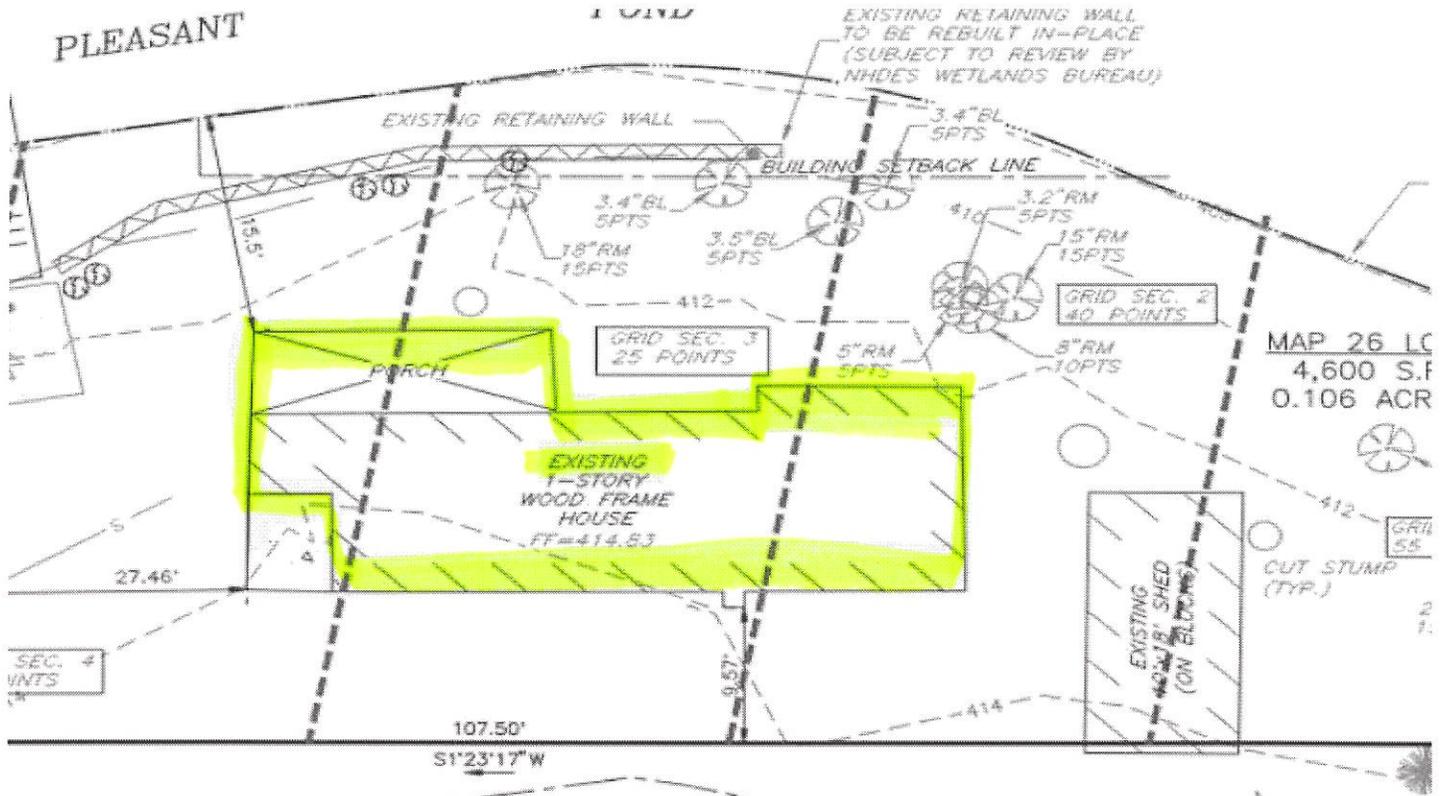
Please contact me if there is anything I can do to help you or Mr. Shumsky.

Sincerely,

Judith A. Newman-Rogers
Administrative Assistant to
the Warner Select Board

cc: Allison Lewis
Steve Shumsky
2 attachments

PLEASANT



Subject: 58 Pleasant Pond
From: Allison Lewis <alewis@keachnordstrom.com>
Date: 10/18/2022, 7:50 AM
To: "selectboard@WarnerNH.gov" <selectboard@WarnerNH.gov>, "administrator@WarnerNH.gov" <administrator@WarnerNH.gov>, Janice Loz - Landuse <landuse@warnernh.gov>
CC: "assessing@WarnerNH.gov" <assessing@WarnerNH.gov>, Steven Shumsky <shumskydoors@gmail.com>

Hi,

I'm looking for some direction with this zoning matter. Please see below where I explain why my office feels that Article XV Section B does apply to our client's project. We are looking for some sort of confirmation or discussion on the topic so that Steve can move forward with a demolition permit and then be able to re-build the cottage in the spring. Any help is much appreciated, and please let me know if you have any questions.

Thank you,

Allison Lewis
Project Engineer
Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3
Bedford, NH 03110
Hours: 7:30 am – 5:00 pm (Monday-Thursday)
8:00 am – 12 pm (Friday)
t. (603)627-2881

a. Increasing footprint by 112 sf
b. Moving the bldg closer to the Rd by 2 ft

From: Allison Lewis
Sent: Friday, September 30, 2022 10:23 AM
To: Janice Loz - Landuse <landuse@warnernh.gov>
Subject: 58 Pleasant Pond

Hi Janice,

I know your office is closed today, but I wanted to follow up with a clearer question. My client Steve Shumsky needs to demolish and rebuild the existing cottage on his property. The existing building is terribly dilapidated and cannot be inhabited even as a cottage. When looking through the zoning ordinance I came upon two sections that could relate to this project. The first section was under general provision N that states "If a building currently exists on the property and is closer to the abutter's property line or Public Right-of-Way than the yard requirements for that District, an addition may be added to this building as long as the new construction is no closer to that abutter's property line or that Public Right-of-Way than the present construction." Now I understand that this is not an addition, but we are only increasing the footprint by 112 sf. We are also moving the building two feet closer to the right of way to move it as far as possible away from pleasant pond. The second section that I do believe we meet the three criteria for it is the Article XV Section B that states "A non-conforming lot may be built upon, for residential purposes only, if, at the time of the enactment of this Ordinance (or any amendment thereto if it is such amendment that renders the lot non-conforming), (a) the owner or owners of the lot owned no contiguous land, and (b) it has a frontage of at least fifty (50) feet, and (c) the lot is able to sustain a state approved waste disposal system or connect to municipal sewage".

not an addition
→
→

- a. The owner does not own any contiguous land
- b. The lot has 107' of frontage
- c. The septic permit is attached

The existing and proposed buildings meet the 25' from abutting properties. The set back from the right-of-way is the one that is impossible to abide by. The back side of the property line is pleasant pond and therefor the depth of the lot



TOWN OF WARNER

P.O. Box 59
 Warner, New Hampshire 03278-0059
 Land Use Office: (603)456-2298 ex. 7
 Fax: (603) 456-2297

Zoning Board of Adjustment

APPLICATION FOR VARIANCE

This application is subject to NH RSA 91-A which affords the public access to government records and meetings.

Application Fee		Notification Fee	
Residential	\$50.00	Abutter Notification	\$7.00
Commercial	\$100.00	Applicant Notification	\$7.00

Application Fee:
 Residential = \$50
 Abutters
\$7 x 51 = \$357
TOTAL = \$407

* Fees for publication of the Legal Notice will be invoiced and must be paid prior to starting the hearing ** Please use attached form to list all abutters within 200 feet of the boundaries of the property.

Applicant/Contact Person Information			
Name of Applicant: Steve Shumsky			Date: 3/28/2022
Applicant Mailing Address: 14 Brookfield Road			
Town: Hudson	State: NH	Zip: 03051	
Telephone Primary:	Alternate:		
Owner of Property Information			
Name of Owner: Same as Applicant		(Steve Shumsky dba Steve Shumsky Unlimited Door Service, LLC.)	Date:
Owner Mailing Address:			
Town:	State:	Zip:	
Telephone Primary:	Alternate:		
Location and Description of Property			
Map #: 26	Lot #: 25	Zoning District: Medium Density Residential (R-2)	
Address: Pleasant Pond Road			
Will a Site Plan Review approval be required by the Planning Board?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Proposed Use:			
A proposed redevelopment of an existing single family home to a 792 sf single family home within existing front setback.			
Details of Request: Please feel free to include additional information on separate attached pages. Be sure to put the name of applicant and date on each sheet. (indicate number of sheets attached _____)			
See attachment A			

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

The undersigned hereby requests a VARIANCE to the terms of:

Article: VI , Section: C.1. of the Warner Zoning Ordinance

For a Variance to be granted, the following five conditions must be met:

(For more information reference the Warner Zoning Ordinance Article XVII and RSA 674:33.)

Please explain in writing how your project meets each of the five (5) conditions, in the space provided on the following pages. If you do not use the space provided refer to attached pages.

The applicant seeking a variance must be prepared to prove these conditions at the Public Hearing. In order for the public hearing to proceed there needs to be responses to all five conditions.

The five conditions are:

1. Granting the variance will not be contrary to the public interest because:
2. By granting the variance, the spirit of the ordinance is observed because:
3. By granting the variance substantial justice is done because:
4. Granting the variance will not diminish the values of surrounding properties because:
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
 - A.** Meaning that owing to special conditions of the property that distinguish it from other properties in the area:
 - i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision on the property; **and**
 - ii. The proposed use is a reasonable one.
[Explain what is unique about the property that makes the specific zoning restriction unfair and unrelated to the purpose of the provision, and that it is a reasonable use]
 - B.** Or, if the criteria in 'A' are not established, then owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.

[Explain what is unique about the property that makes the specific zoning restriction unreasonable]

1. Granting the variance will not be contrary to the public interest because:

See attachment A

2. By granting the variance, the spirit of the ordinance is observed because:

See attachment A

3. By granting the variance substantial justice is done because:

See attachment A

4. Granting the variance will not diminish the values of surrounding properties because:

See attachment A

Answer - 5.A.i. and 5.A.ii. - or 5.B.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

- A. Meaning that owing to special conditions of the property that distinguish it from other properties in the area:
- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision on the property;

See attachment A

and

- ii. The proposed use is a reasonable one.

[Explain what is unique about the property that makes the specific zoning restriction unfair and unrelated to the purpose of the provision, and that it is a reasonable use]

See attachment A

Or, if the criteria in 'A' are not established

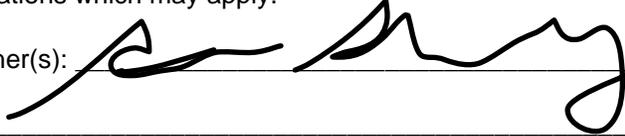
- B. Owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.

[Explain what is unique about the property that makes the specific zoning restriction unreasonable]

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Authorization from Owner(s):

1. I (We) hereby designate Keach-Nordstrom Associates Inc. to serve as my (our) agent and to appear and present said application before the Warner Zoning Board of Adjustment [Zoning Board].
2. 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 Zoning Board may at some point during the review process schedule a Site Visit, which will be duly posted.
3. I (We) understand that the Zoning Board will review the application/plan and/or may send the application/plan out for review. The applicant shall pay for such a review.
4. To the best of my (our) 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 and other applicable state and federal regulations which may apply.

Signature of Owner(s):  _____

Date: 11/28/2022

Date: _____

Signature of Applicant(s), if different from Owner: _____

Date: _____

Date: _____

Printed name of person(s) who signed above:

Steve Shumsky, Applicant and Owner

For Zoning Board of Adjustment Use Only

Assigned Case #:

Date Received at Land Use Office:

Received by:

Fees Submitted:

Amount: Cash: Check #: Other:

Abutters' List Received: Yes No

Date of Review:	Date of Hearing:	Date Approved:
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ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

ALL COSTS OF MAILING BY CERTIFIED MAIL, FEES, AND LEGAL ADVERTISEMENT IN A NEWSPAPER MUST BE PAID BY APPLICANT BEFORE THE HEARING MAY BEGIN.

Town of Warner Zoning Board of Adjustment Abutter(s) List

Please list all abutters **within 200 feet** of the boundaries of the property.
Applicant must reference and follow stipulations in the Abutter(s) List Instructions on page 3, item numbers 10.a. through 10.d. of the Application Instructions.

Map	Name:
Lot	Address:
Map	Name: SEE ATTACHED ABUTTERS LIST
Lot	Address:
Map	Name:
Lot	Address:
Map	Name:
Lot	Address:
Map	Name:
Lot	Address:
Map	Name:
Lot	Address:
Map	Name:
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Lot	Address:
Map	Name:
Lot	Address:
Map	Name:
Lot	Address:

Owner Affidavit

I, Steven Shumsky, owner of the properties referenced on Tax Map 26 as Lot 25 located along Pleasant Pond Road, Warner, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:



Printed Name of Owner:

STEVE Shumsky

Address of Owner:

14 Brookfield Road

Hudson, NH 03051

Date:

10/19/2022

Smith-Weiss Shepard & Spony, P.C.
47 Factory St., P.O. Box 388
Nashua, NH. 03061-0388

WARRANTY DEED

Steven Shumsky, being married and having a mailing address of 14 Brookfield Road, Hudson, New Hampshire 03051, for consideration paid, grant to **Steve Shumsky Unlimited Door Service, LLC**, a New Hampshire limited liability company, having a mailing address of 14 Brookfield Road, Hudson, New Hampshire 03051, with WARRANTY covenants,

A certain tract or parcel of land, with the buildings thereon, situated in Warner, County of Merrimack and State of New Hampshire and more particularly bounded and described as follows:

Being one hundred ten (110) feet long on the west side of the road leading from Diamond Corner to Henniker, and extending back to Pleasant Pond, so-called, situate north of "Batchs Stump", so-called, and presently bounded by iron pins and known as Cottage No. 1, together with the buildings thereon.

Subject to a Boundary Line Agreement between Frank A. Hebert and Carol A. Hebert and Walter Blue and Gayle Blue dated July 8, 1991 and recorded in the Merrimack County Registry of Deeds at Book 2318, Page 728. See also Plan No. 12485 as recorded in said Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to the within grantor by deed of Steven Shumsky and Pamela Shumsky, dated March 29, 2021, to be recorded.

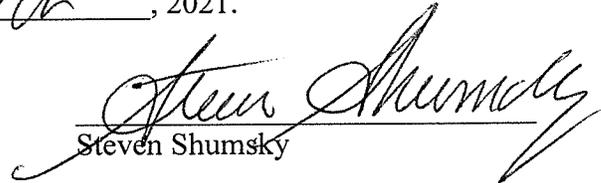
NOT HOMESTEAD PROPERTY OF THE WITHIN GRANTOR OR HIS SPOUSE.

TRANSFER EXEMPT FROM TAX UNDER N.H. RSA 78-B:2, XXII

SMITH-WEISS SHEPARD & SPONY, P.C.
ATTORNEYS AT LAW - 47 FACTORY STREET
PO BOX 388, NASHUA, NH 03061-0388
TEL: 603-883-1571

-2-

Dated this 29 day of March, 2021.

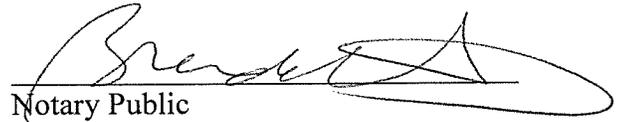

Steven Shumsky

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

March 29, 2021

Personally appeared Steven Shumsky and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,


Notary Public



SMITH-WEISS SHEPARD & SPONY, P.C.
ATTORNEYS AT LAW - 47 FACTORY STREET
PO BOX 388, NASHUA, NH 03061-0388
TEL: 603-883-1571

EXHIBIT TO THE APPLICATION FOR A VARIANCE (30 Pleasant Pond Road)

This Exhibit is appended to the Application for a Variance and sets forth the summary rationale for each of the five points of law required to be addressed for the granting of a variance.

Project Background

Steve Shumsky, owner of the property in question, is proposing to rebuild an existing cottage located at 30 Pleasant Pond Road, Tax Map 26 Lot 25. The existing lot contains one single family home, 678 sf total, with detached shed located on the northern side of the site. The existing structure is dilapidated to the extent that it is no longer inhabitable. The subject parcel of land is 0.106 acres in size and bounded to the east by Pleasant Pond Road and the west by Pleasant Pond. Surrounding properties are all residential with a mix of full season homes and seasonal cottages.

The applicant is proposing to demolish the existing building and build a new and functioning seasonal home. The new structure is proposed to be 792 sf. The property is located entirely within the 50' waterfront buffer according to state regulations. On September 7, 2022 the New Hampshire Department of Environmental Services issued a shoreland impact permit to allow the construction of a new home on the property. The shoreland impact permit involved moving the proposed building two feet further back from Pleasant Pond than it currently sits today and designing a drip edge to mitigate any increased run-off from the proposed structure.

Zoning Ordinance Provisions

This case involves Article VI of the Warner Zoning Ordinance. Article VI established the Dimensional Requirements for lots within the Medium Density Residential District in the Town of Warner. Within Article VI there are frontage, lot, and yard requirements. This parcel of land lies within the Medium Density Residential Zone, and the proposed use is single family. The aforementioned article establishes specific dimensional requirements for this type of property. Those requirements are as follows: 200' minimum frontage, 40' front setback, 25' side setback, and 2 acres of minimum area.

The lot exists today as a non-conforming lot. There is 107.50' of frontage, 0.106 acres in area, and with the variable depth of Pleasant Pond the lot is 39' and 27' deep along both sides.

Five Criteria for Granting a Variance

1. Granting of the requested variance will not be Contrary to the Public Interest.

As discussed above (Project Background), the applicant is proposing to rebuild a cottage on the property. The requested variance would allow for the construction of a single-family seasonal home within the 40' front yard setback.

The current property as described previously, is surrounded by single family homes, and there is currently a single family home on the property. Allowing the applicant to rebuild a cottage on the lot would not alter the essential character of the neighborhood, but in fact improve the neighborhood by replacing the dilapidated cottage that sits there today. This project is proposing to continue the conforming use to the medium density residential zone and would not impact any adjacent landowners or the Town of Warner. Pleasant Pond Road is the connector for many seasonal

and year-round homes to Route 103 today. Allowing this rebuild would not have an adverse impact on traffic or nearby neighbors due to this being one residential structure that is allowed within the zoning.

Granting the variance to allow construction of a building within the 40' front setback would not threaten the public health, safety, or welfare. The Pleasant Pond Road right of way is of variable width, but averages about 43' in width in front of the proposed structure. Pleasant Pond Road is about 20' in width with over 14' of shoulder between the edge of the right-of-way and the pavement. The structure is proposed to be 2' closer than the house that is on the property today. With the 14' shoulder plus 7' of space between the building and the right-of-way this should not impede proper snow removal along Pleasant Pond Road.

The integrity of Pleasant Pond is also a matter of public safety and health. This project seeks to improve the impacts to Pleasant Pond. As stated in the project background a Shoreland Impact Permit was granted to allow the rebuild of this cottage. In order to abide by all state regulations, the proposed structure was moved back 2 feet further away from Pleasant Pond because that was as far back as was possible. The permitting process also requires a drainage design to mitigate the increase of run-off caused by a new building on the property. This was accomplished by designing a 2' deep drip edge that runs along the eastern side of the building. A planting schedule was also incorporated into the shoreland plans to help maintain the vegetated 50' buffer. These plantings will not only help to capture and absorb run-off from the property, but help surrounding wildlife.

The applicant's Civil/Site Engineering consultant, Keach-Nordstrom Associates, Inc. have prepared the project site plans. The effect to the public interest by granting the requested variance is only positive. With an abandoned and dilapidated building on the property today, a newly constructed building would be a welcomed change to the existing neighborhood.

2. The proposed use will observe the Spirit of the Ordinance.

The Medium Density Residential Zoning District was established to provide space for the development of residential homes and limited agricultural uses. The residential home that sits on the property today meets the side setback requirements, and the proposed structure will also meet those setbacks. Building this structure 7' from the right-of-way (5.5' from roof overhang), does not cause any risk to the public. As stated in the previous criteria, the major safety concern of snow removal would not be impacted by granting this variance. The run-off from this property into Pleasant Pond would also be improved by allowing this structure to be built. The spirit of this ordinance is to prevent overcrowding of buildings and prevent any risk to public safety and welfare. Allowing this variance does not put any of those categories in jeopardy, and therefore observes the spirit of the ordinance.

3. Substantial Justice would be done to the property owner by granting the Variance.

By definition, "variances are included in a Zoning Ordinance to prevent the ordinance from becoming confiscatory or unduly oppressive as applied to individual properties uniquely situated." As mentioned above, the subject property is unique in shape. Not only is this parcel unique in shape, but the eastern side of the property is bound by Pleasant Pond making it impossible to move the proposed building outside of the 40' front setback. Opportunity lost by the applicant, should the Zoning Board of Adjustment decide not to grant the requested dimensional variance, far outweighs any gain that could possibly be realized by the public as a result of the same decision. Building within the front setback is not tied to the fear of overcrowding or public safety, as stated previously. There will also be no negative

impact to existing residential properties along the Pleasant Pond Road as there are currently residential properties located all around Pleasant Pond that do not meet the required setbacks or lot areas. Substantial justice is achieved through granting the requested variance in that such approval would afford the applicant the opportunity to provide a habitable seasonal house on an otherwise un-useable piece of land.

4. The proposed use will not Diminish the Values of Surrounding Properties.

The parcel in question is located within the medium density residential zone. The proposed design is a single-family seasonal house which is the same as surrounding properties. Construction of a single-family home is in keeping with the existing building and the uses surrounding it, it is very clear that the granting of the requested dimensional variance, to allow the applicant's proposed structure, will not affect surrounding property values. Replacing the existing damaged home with an up-to-date structure of similar size will only help the value of surrounding properties. The Zoning Board's knowledge of the area and surrounding properties will confirm this claim.

5. Special Conditions exist such that Literal Enforcement of the Ordinance results in Unnecessary Hardship.

Special conditions on the subject property do exist that distinguish it from other properties in the Town. The parcel is only 0.106 acres and is constricted by Pleasant Pond and Pleasant Pond Road. This lot dates back to well before the 1890's. At the time the lot was created Pleasant Pond was most likely much smaller and roads were much smaller as well. Due to there being little zoning ordinances during that time it was most likely a fully buildable lot. Throughout the years Pleasant Pond has grown and Zoning Ordinances have been created and amended. This has led to this lot being non-conforming in more modern times.

No fair and substantial relationship exists between the general public purposes of the front yard setback and the specific application of that provision to the property. As stated in previous sections the purpose of the front yard setback provision is to avoid over-crowding right-of-ways and protect public safety. Here public safety is not only protected but improved. With the drainage and planting improvements along with the removal of a possible dangerously dilapidated building public safety is upheld.

The proposed use for this project is a reasonable one. There exists a building of residential use on the property today. The residential use is allowed within the Medium Residential Zoning District. The proposed structure is itself, a reasonable one, the building will only be 186 sf larger than the existing house and two feet closer to Pleasant Pond Road. The applicant is not looking to build an excessively large home that encroaches on neighbors and the roadway, but instead a reasonably sized reflection of what is currently on the property. If literal enforcement of the ordinance were to happen, the lot would have to sit untouched with the decaying building on the property. This result would not benefit the Town, surrounding properties, or the owner.

Conclusion

For the reasons cited in this application and the accompanying documents, the applicant respectfully requests that the Application for a Variance be granted.

Abutter's List
30 Pleasant Pond Road
Warner, NH
KNA#21-0614-3
Updated 11-28-22

Tax Map	Lot	Owner/Applicant
26	25	Steve Shumsky Unlimited Door Service, LLC 14 Brookfoeld Road Hudson, NH 03051
Tax Map	Lot	Direct Abutters
24	3	Plesant Lake Estates, LLC
26	24	3A Pleasant Lane
26	26	Warner, NH 03278
26	24-1	
25	3	Michael G. & Shara Little 121 Silk Farm Road Concord, NH 03301
26	21	Meg Alexander & Christopher Bailey 21 Hartshorn Lane Warner, NH 03278
25	31	Healy Family Revoc. Trut John M. & Muriel F. Healy 76 Pleasant Pond Road Warner, NH 03278
26	20	Michael F. Griggs 29 Hartshorn Lane Warner, Nh 03278
25	32	Michael & Diane Kosky DJ & MJ Pavlik 7107 Dolphin Way Blvd Panama City Beach, FL 32407
26	20-1	Scott Dow 31 Hartshorn Lane Warner, NH 03278
25	33	Roy R. Annis

		Michele R. Annis 72 Pleasant Pond Road Warner, NH 03278
25	34	Kevin Collins 68 Pleasant Pond Road Warner, NH 03278
26	18	Berube Family Trust of 2011 Robert B. Sr. & Sherrie Berube 6 Chase Street Concord, NH 03301
25	35	Furtado Family Trust W&S Furtado 15 Algonquin Way E. Freetown, MA 02717
26	17	Hazel Groce Rhett Walton 35 Hartshorn Lane Warner, NH 03278
25	36	Carl L. Greeley 60 Pleasant Pond Road Warner, NH 03278
26 (37 Hartshorn Lane)	16	Steven A. & Nadia Dodd 117 Augustus Ave Rollinsdale, MA 02131
25	37	Debra F. Vassillion 62 Pleasant Pond Road Warner, NH 03278
26	22	Thomas J. Given 19 Hartshorn Lane Warner, NH 03278
26 3	14 & 15 19-1	Kesavan 2007 Rev. Trust PO Box 297 Concord, NH 03302
25	38	Thomas R. Valliere Parish 58 Pleasant Pond Road

		Warner, NH 03278
26	23-1	Paul & Shelly Martin 10 Pleasant Pond Road Warner, NH 03278
26	13	Michael S. Franklin Lynn L. Clowes 43 Harshorn Lane Warner, NH 03278
25	39	Monique L. Proulx 56 Pleasant Pond Road PO Box 581 Warner, NH 03278
03	23	Town of Warner PO Box 265 Warner, NH 03278
25	29	Betty & Donald Hebert 90 Pleasant Pond Road Warner, NH 03278
25	40	Suzanne Folsom 52 Pleasant Pond Road Warner, NH 03278
25	41	Bonenfant Trust Constance M. Bonenfant 50 Pleasant Pond Road Warner, NH 03278
03	20	Doreen Dean 10 Duren Avenue Woburn, MA 01801
26	19	Mark Deloria 32 Hartshorn Lane Warner, NH 03278
25 (Pleasant Pond Road)	001	James & Noreen Falzone 8 Depot Road Chicester, NH 03258
25	004	Robert Greer

(Pleasant Pond Road)

1400 Conservancy Drive
Tallahassee, FL 32312

25

010

Lisa Wienckoski & Rose Jansen
53 Pleasant Pond Road
Warner, NH 03278

Street Address

**Pleasant Lake Estates
(Trailers within 200')**

1 Casino Circle
Map ON-03
Lot 024-1CC

Randy & Pat McClintock
2 Lawrence St. Ext.
Concord NH 03301

3 Casino Circle
Map ON-03
Lot 024-3CC

Russell & Barbra Labarre
6A Burnham Road
Andover, MA 01810

5 Casino Circle
Map ON-03
Lot 024-5CC

Pleasant Lake Estates
3A Pleasant Lane
Warner, NH 03278

7 Casino Circle
Map ON-03
Lot 024-7CC

Dan & Stacy Vail
17 Bowdoin Road
Andover, MA 01810

9 Casino Circle
Map ON-03
Lot 024-9CC

Meredith McGraw
PO Box 837
Henniker, NH 03242

11 Casino Circle
Map ON-03
Lot 024-11CC

Helen Guay
PO Box 44
Warner, NH 03278

13 Casino Circle
Map ON-03
Lot 024-13CC

Helen Guay
PO Box 44
Warner, NH 03278

15 Casino Circle
Map ON-03
Lot 024-15CC

Edward & Kathy Huggins
17 Blake Street
Pittsfield, NH 03263

17 Casino Circle
Map ON-03
Lot 024-17CC

Robert & Cindy Baker
C/O Pleasant Lake Estates
3A Pleasant Lane

	Warner, NH 03278
19 Casino Circle Map ON-03 Lot 024-19CC	Steven Murdock 6 Duke Lane Concord, NH 03303
21 Casino Circle Map ON-03 Lot 024-21CC	Adrienne Pichulo 7 Stedman Road Lexington, MA 02421
23 Casino Circle Map ON-03 Lot 024-23CC	Roy Hechavarria 372 West Roxbury Parkway Boston, MA 02132
3 Pleasant Lane Map ON-03 Lot 024-3PLE	Donna A. Smith 3 Pleasant Lane Warner, NH 03278
5 Pleasant Lane Map ON-03 Lot 024-5PLE	Nancy Marsh 5 Pleasant Lane Warner, NH 03278
6 Pleasant Lane Map ON-03 Lot 024-6PLE	Luke & Tracy Daviault 410 Fourth Range Road Pembroke, NH 03275
10 Pleasant Lane Map ON-03 Lot 024-3PLE	Kevin R. & Susan Levesque 10 Pleasant Lane Warner, NH 03278
7 Pleasant Lane Map ON-03 Lot 024-7PLE	Pleasant Lake Estates 3A Pleasant Lane Warner, NH 03278
9 Pleasant Lane Map ON-03 Lot 024-9PLE	Pleasant Lake Estates 3A Pleasant Lane Warner, NH 03278
12 Pleasant Lane Map ON-03 Lot 024-12PLE	Pleasant Lake Estates 3A Pleasant Lane Warner, NH 03278
7 Pleasant Pond Road Map ON-03 Lot 024-7-1PLP	Justin Wright 7 Pleasant Pond Road Warner, NH 03278

7-2 Pleasant Pond Road
Map ON-03
Lot 024-7-2PLP

Pleasant Lake Estates
3A Pleasant Pond Road
Warner, NH 03278

7-3 Pleasant Pond Road
Map ON-03
Lot 024-7-3PLP

John & Nancy Marsh & Asia Keyser
5 Pleasant Lane
Warner, NH 03278

11 Pleasant Pond Road
Map ON-03
Lot 024-7-11PLP

Frank & Carol Herbert
11 Pleasant Pond Road
Warner, NH 03278

Professionals to be notified:

Engineer/Surveyor
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110