

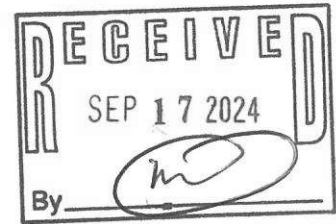
Applicant's Checklist

Have you included		Item	Land Use Office finds	
Yes	No		Yes	No
✓		Complete and sign, the proper application for the type of appeal (request).		
N/A		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.		
✓		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. ✓		
N/A		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)		
✓		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. 		
✓		<ul style="list-style-type: none"> Show for the "lot of record" the boundary lines with footage on all sides. 		
		<ul style="list-style-type: none"> A copy of the lot's deed (to verify Owner). 		
✓		<ul style="list-style-type: none"> Name of the road the lot fronts on. <u>Rte 103</u> 		
		<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. 		
N/A		<ul style="list-style-type: none"> For a proposed structure, include all of the above a floor plan with dimensions, (length, width, and height). <u>no structure</u> 		
✓		The applicant has paid fees (see application for specific fees). Check made out to the Town of Warner .		
✓		Application must be received 15 days prior to the next ZBA meeting. <u>delv. 9/17</u> <u>Oct 9</u>		
✓		All property owners must sign the application.		
N/A		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable) ✓		



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 SPECIAL EXCEPTION

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 ___ x	\$8.00
Commercial	\$100.00	Newspaper Notification	\$60.00

- * 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: <u>Marlo Herrick</u>			Date: <u>9/16/2024</u>
Applicant Mailing Address: <u>PO Box 2089</u>			
	Town: <u>Henniker</u>	State: <u>NH</u>	Zip: <u>03242</u>
<u>603</u>	Telephone <u>428-8400</u> Primary: <u>428-8400</u>	Alternate:	
Owner of Property Information			
Name of Owner: <u>Warner Aggregates LLC</u>			Date: <u>9/16/2024</u>
Owner Mailing Address: <u>PO Box 2089</u>			
	Town: <u>Henniker</u>	State: <u>NH</u>	Zip: <u>03242</u>
Telephone	Primary: <u>603 428-8400</u>	Alternate:	
Location and Description of Property			
Map #: <u>3</u>	Lot #: <u>84-10 A</u>	Zoning District: <u>C-1</u>	
Address: <u>Rte. 103</u>			
Proposed Use:			
<u>Parking / storing campers</u>			
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 _____)			
<u>Commercial parking lot</u>			

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

Authorization from Owner(s):

1. I (We) hereby designate _____ 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): *Mario*

Date: 9/16/24
 Date: _____

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

Date: _____
 Date: _____

Printed name of person(s) who signed above:

Mario Herrick

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:	

For a Special Exception to be granted, the following conditions must be met: Explain in writing how your project meets each of the following conditions (on separate paper if needed). The applicant seeking a special exception must be prepared to prove these conditions at the Public Hearing. (For more information reference the Warner Zoning Ordinance Article XVII and RSA 674:33.)

A. The use requested is identified in the Zoning Ordinance as one which may be approved by the Zoning Board in the district for which the application is made:

Yes, the use is defined (by Zoning Administrator Liz Short) according to the Warner zoning ordinance: "use regulations" - table 1, section of "retail and services".

@#22: "Commercial parking lot or structure". Under zone district C-1, marked with S for special exception as per foot note for letter S.

B. The requested use is essential or desirable to the public convenience or welfare:

The use is desirable to the public convenience due to the great location off Rte. 103 and private secure area to store the campers on a seasonal time frame.

The lot is already: sufficient space, landscaped, private, secure and road ready.

C. The requested use will not impair the integrity or character of the district or adjoining district, nor be detrimental to the health, morals, or welfare:

The use of parking the campers will not impair the integrity or character of the area, nor will it be detrimental to the health, morals, and welfare, as it is for seasonal, non-occupied use of parking/storing campers only. The current character of the area appears to be a mixed use. The area is set back off the main entrances and barely visible by public road view.

D. OC-1 and OR-1 districts only: Use of structure must conform to road access and availability of all services to that parcel at the time the Special Exception is requested:

Non applicable. This is for the C-1 district.

USES	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
21. Communications and television tower		S	S		S		S	S
22. Commercial parking lot or structure					S		S	
23. Adult Sheltered Care facility, as defined by NH Code of Administrative Rules, Chapter He-P 804 and RSA 151:2	S	S	S	S	S	S		S

S (Special Exception) P (Permitted)

WHOLESALE, TRANSPORTATION AND INDUSTRIAL

USES	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
1. Construction industry including suppliers		S			P			
2. Bakery, laundry, or dry cleaning plant				S	P			
3. Motor freight terminal and warehousing					S			
4. Bus passenger terminal				P	P		S	
5. Wholesale trade and distribution				S	P			
6. Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment		S			S			
7. Research offices or establishments devoted to research and development activities		S	S	S	P		S	
8. Portable saw mills		S	S		S	P		P
9. Light industrial firms such as, but not restricted to: electronics assembly, machine shop, woodworking, computer and technology, etc.				S	P		S	

S (Special Exception) P (Permitted)

Amended March 11, 2020



R.C. BRAYSHAW & COMPANY
the LEADER in innovative MARKETING SOLUTIONS

approx 13000 F²
Area
average RV 9x18 = 162 F²
= 80±

sq = 1750 F²
28

Commercial
Parking
Campers

sq = 5600 F²

Map 3
Lot 84-10a

sq = 1000 F²
28

= 56000 F²





GEORGE N. CAMPBELL, JR.
COMMISSIONER

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

District 5 Office, 16 East Point Drive, Bedford, NH 03110 603-666-3336



JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

DRIVEWAY PERMIT

To: DAVID HERRICK
WARNER AGGREGATES
PO BOX 2089
HENNIKER, NH 03242

City/Town: Warner
Route/Road: NH 103 (S0000103)
Patrol Section: 501
Tax Map: 3
Lot: 51-2-1&2
Development: Access to Gravel Pit

Permit #: 05-463-0004
District: 05
Permit Date 9/16/2009

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 103 (S0000103), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.113 miles east of Warner Road on the north side of NH 103 (S0000103).
SLD Station: 52460 (left) GPS: 43.24812 N 71.74321 W.

Specifications: This permit authorizes a gravel access to be used as a vacant lot drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located (see plan).

The entrance shall be graded so that the surface of the drive drops 3 inches at a point 8 feet from NH 103 (S0000103) edge of pavement to create a drainage swale.

The driveway shall not exceed (see plan) in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Drive 2

Location: Approximately 0.185 miles east of Warner Road on the north side of NH 103 (S0000103).
SLD Station: 52842 (left) GPS: 43.24844 N 71.74174 W.

Specifications: This permit authorizes a gravel access to be used as a gravel operation drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located (see plan).

The entrance shall be graded so that the surface of the drive drops 3 inches at a point 8 feet from NH 103 (S0000103) edge of pavement to create a drainage swale.

The driveway shall not exceed (see plan) in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All work to be done by the applicant at no cost to the State of New Hampshire.

A copy of this permit shall be present at the site during construction of the drive(s).

This permit to act relates solely to the use of the State right-of-way, and is not determinative of any rights of flowage between private land owners.

No additional surface drainage will enter upon the highway.

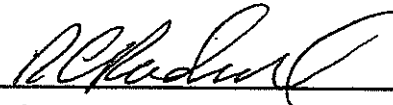
Drive(s) shall approach the highway at or about 90 degrees.

See drive permit # 463-01-3 for additional history

Driveway modifications are to be constructed as shown on plans prepared by A. C. Engineering & Consulting dated 7/28/09, for Hopkinton Forestry & Land Clearing, on file in the District Five Office.

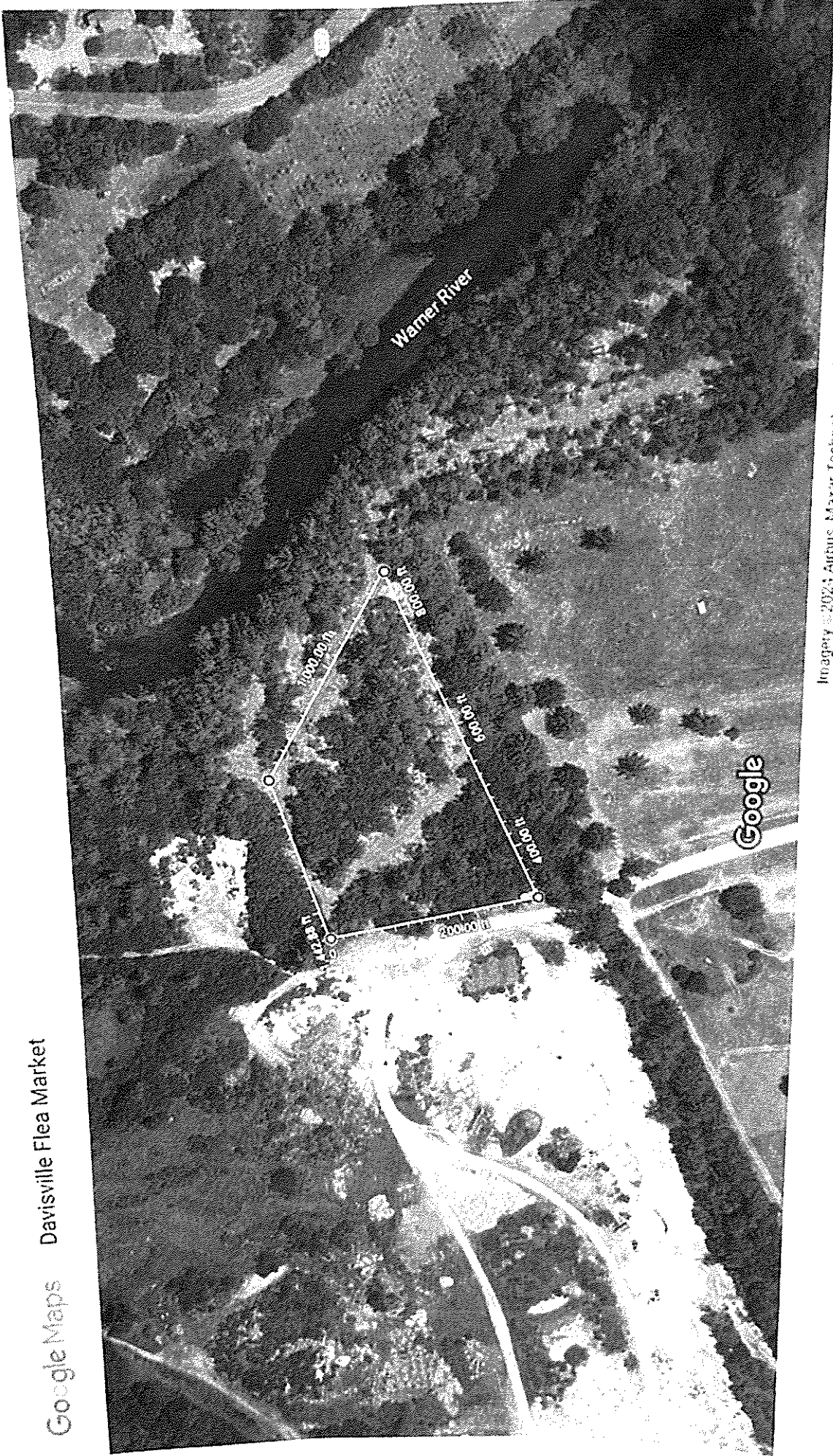
Copies: District, Town, Patrolman
ASPEN ENVIRONMENTAL CONSULTANTS, LLC
AARON WECHSLER

Approved



Assistant District Engineer
For Director of Administration

Google Maps Davisville Flea Market

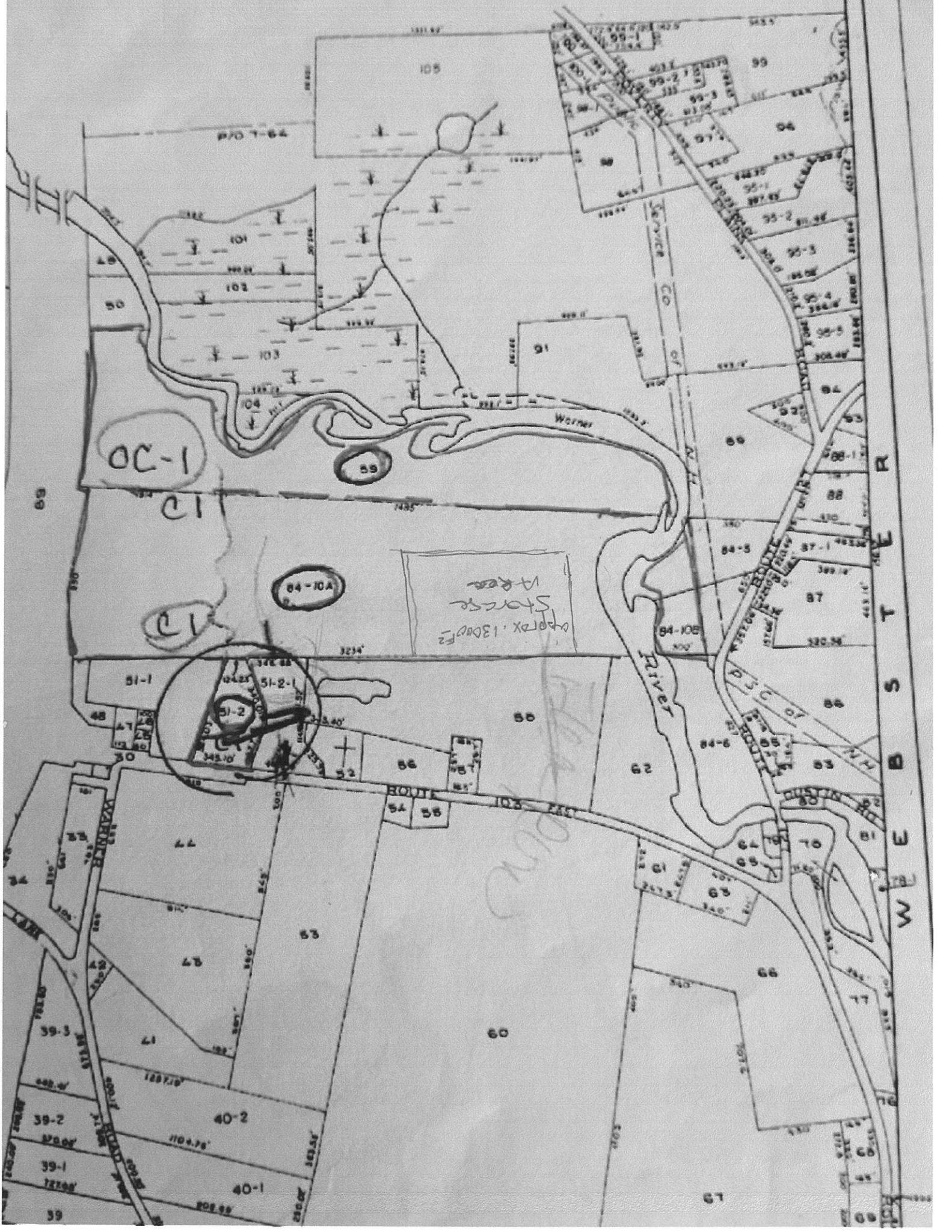


Imagery © 2024 Airbus, Maxar Technologies, Map data © 2024 100 ft

Measure distance

Total area: 113,961.90 ft² (10,587.41 m²)

Total distance: 1,442.88 ft (439.79 m)



OC-1
C1

69

64-10A

Storage Area
470' x 1300' F2

64-10B

51-1

ROUTE 103

Warner River

WEBSLEY R

Warner River
39-3
39-2
39-1
39

40-2
40-1

61
62
63
64
65
66

69

②
Howard
POB 900
Henniker
NH 03242

Doc# 601701
Book: 2770
Pages: 0145 - 0147
Filed & Recorded
04/27/2005 1:06PM
KATHI L. GUAY, CPO, REGISTER

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

12 THOUSAND 0 HUNDRED AND 00 DOLLARS

04/27/2005 709885 \$12,000

VOID IF ALTERED

MERRIMACK COUNTY REGISTRY OF DEEDS

RECORDING	\$	18.00
SURCHARGE	\$	2.00
TRANSFER TAX	\$	12,000.00
POSTAGE	\$	0.37

Book 2770 Page 145

18.37
2.00

12,000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT LEVI K. LADD, DANIEL T. LADD and ROBERT A. COLE, all collectively having a mailing address c/o Concord Sand & Gravel, Inc., P.O. Box 1133, Concord, New Hampshire 03301, for consideration paid, grants to WARNER AGGREGATES, LLC, a New Hampshire limited liability company whose mailing address is 54 Main Street, P.O. Box 2089, Henniker, New Hampshire 03242,

WITH WARRANTY COVENANTS,

Those certain tracts or parcels of land with any improvements thereon located in the Town of Warner, County of Merrimack, and State of New Hampshire, and more particularly described as follows:

PARCEL 1

A certain tract of land containing 54.79 acres more or less, in the Town of Warner, County of Merrimack, and State of New Hampshire, shown as Parcel No. 10-A on a plan entitled "Property Plan No. 1136 filed March 13, 1947, accompanying deeds of John F. Terry to Christine V. Manning and Christine V. Manning to Warren F. Terry and John F. Terry," recorded at the Merrimack County Registry of Deeds as Plan No. 1136, more particularly described as follows:

Beginning at the corner by land now or formerly of F. Emerson;

thence turning said corner and running North 77° East one hundred ninety-six (196) rods adjacent to land formerly of Andrew Davis, J. Sanborn, and Charles Annie, to the Warner River (formerly called the Amesbury River);

Thence turning and running North by the Warner River (Amesbury River), to land formerly of J. Sanborn;

Thence turning and running South 82° West ninety (90) rods more or less, adjacent to land formerly of J. Sanborn to a pile of rocks and iron pipe approximately thirty (30) feet south, and one hundred sixty (160) feet West of a point where the second wood road crosses this tract north and south from the east end and makes a turn westward at its northern extremity;

Thence South 82 ½ ° West one hundred sixteen (116) rods and ten (10) feet to a cut stone bound approximately 5" X 7";

Thence South 13° East fifty-nine (59) rods passing through a pile of rocks approximately seventeen (17) rods back from the corner of land formerly of F. Emerson, to said corner, being the bound begun at.

Excepting herefrom all the land conveyed to the State of New Hampshire for the construction of Interstate 89, which now forms the westerly boundary of the property herein conveyed.

Subject to whatever rights others may have to the use of certain wood roads crossing the property conveyed.

Meaning and intending to describe and convey all and the same premises as conveyed to Robert A. Cole, Levi K. Ladd, and Daniel T. Ladd, by deed of E. Stuart Rumery, Executor u/t/w of Dorothy M. Terry, dated November 2, 1987 and recorded at Merrimack County Registry of Deeds at Book 1694, Page 1069.

PARCEL II

That certain tract or parcel of land, with any improvements thereon, situate in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows;

A better description of the premises is believed to be as follows:

Tax Map Lot 59- Map 3 - Know as Earl Sanborn land between Davisville and I-89.

Beginning at a point on the easterly line of the right-of-way for Interstate Highway No. 89 in said Warner, said point of beginning being the northwesterly corner of land formerly of the Nathan Davis heirs and being other land now or formerly of the Grantors and said point of beginning being at an iron pin at the southwesterly corner of the land herein conveyed;

Thence running in a generally Northerly direction by the easterly sideline of said right-of-way a distance eight hundred thirty-six feet, four inches (836' 4"), more or less, to an iron pin at the northwesterly corner of the herein granted premises and the southwesterly corner of land now or formerly of Robert and Thelma McManus;

Thence turning and running North 82° 45' 15" East through another iron pin to the Warner River;

Thence running in a generally easterly and southeasterly direction by said River to said other land now or formerly of the Grantors; thence turning and running Westerly by said other land now or formerly of the Grantors to the place of beginning.

Meaning and intending to describe and convey all and the same premises as conveyed to Levi K. Ladd, Daniel T. Ladd, and Robert A. Cole, by deed of Tobias L. Nickerson dated March 3, 1993 and recorded at Merrimack County Registry of Deeds at Book 1909, Page 1899.

TOGETHER WITH a right-of-way to pass and repass on foot or vehicle over a certain strip of land located in the Town of Warner, County of Merrimack and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a stone bound on the northerly side of Route 103, Warner, said bound being the southwesterly corner of the Tobias L. Nickerson property and the southeasterly corner of the now or formerly Monroe property;

Thence northerly by the Monroe property in a straight line to the property of Levi K. Ladd and Robert A. Cole aforementioned;

Thence easterly 50 feet by land of Levi K. Ladd and Robert A. Cole;

Thence southerly in a straight line and parallel to the aforementioned line to the northerly side of Route 103;

Thence 50 feet to the point of beginning.

The grant of said right-of-way includes, but is not limited to the right to enter upon the above-described land and grade, level, fill, drain, pave, build, maintain, repair and rebuild a road, together with such bridges, culverts as may be necessary on, over and across the ground embraced within the right-of-way herein described above and the right to use the above described

for water, sewer and gas pipes, telephone and power lines and poles and conduits for any public authority as may be deemed necessary.

This is not homestead property.

DATED AND WITNESSED on this 27th day of April, 2005.

Susan D. Gendron
Witness

Levi K. Ladd
Levi K. Ladd

Susan D. Gendron
Witness

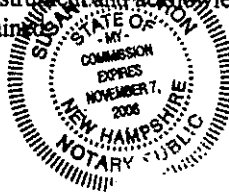
Daniel T. Ladd
Daniel T. Ladd

Susan D. Gendron
Witness

Robert A. Cole
Robert A. Cole

STATE OF New Hampshire
COUNTY OF Hillsborough

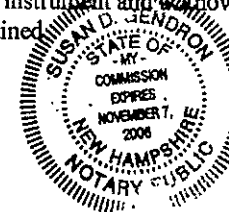
On this 27th day of April, 2005, before me personally appeared the above named Levi K. Ladd, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and he acknowledged that he voluntarily executed same for the purposes therein contained.



Susan D. Gendron
Notary Public/Justice of the Peace
My Commission Expires: _____

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

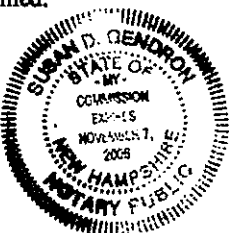
On this 27th day of April, 2005, before me personally appeared the above named Daniel T. Ladd, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and he acknowledged that he voluntarily executed same for the purposes therein contained.



Susan D. Gendron
Notary Public/Justice of the Peace
My Commission Expires: _____

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

On this 27th day of April, 2005, before me personally appeared the above named Robert A. Cole, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and he acknowledged that he voluntarily executed same for the purposes therein contained.



Susan D. Gendron
Notary Public/Justice of the Peace
My Commission Expires: _____

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register



Robert Gould
 Original Survey
 Nov 2 1969
 N 77° E

TERRY

South Service Road
 From Radium 193

N 16° W 65.7'

Referenced to
 Book 432
 Record 10

References:
 Original Drawing L-89-4-50-113. Shows
 corrected by notes from State Highway
 original survey and tie in state old main
 State Road 432's removal due to coal

Ramp A
 STATE OF N.H.
 TOWN POND ASSOCIATES INC
 LIA A ROW - 15 FT EASE
 200'

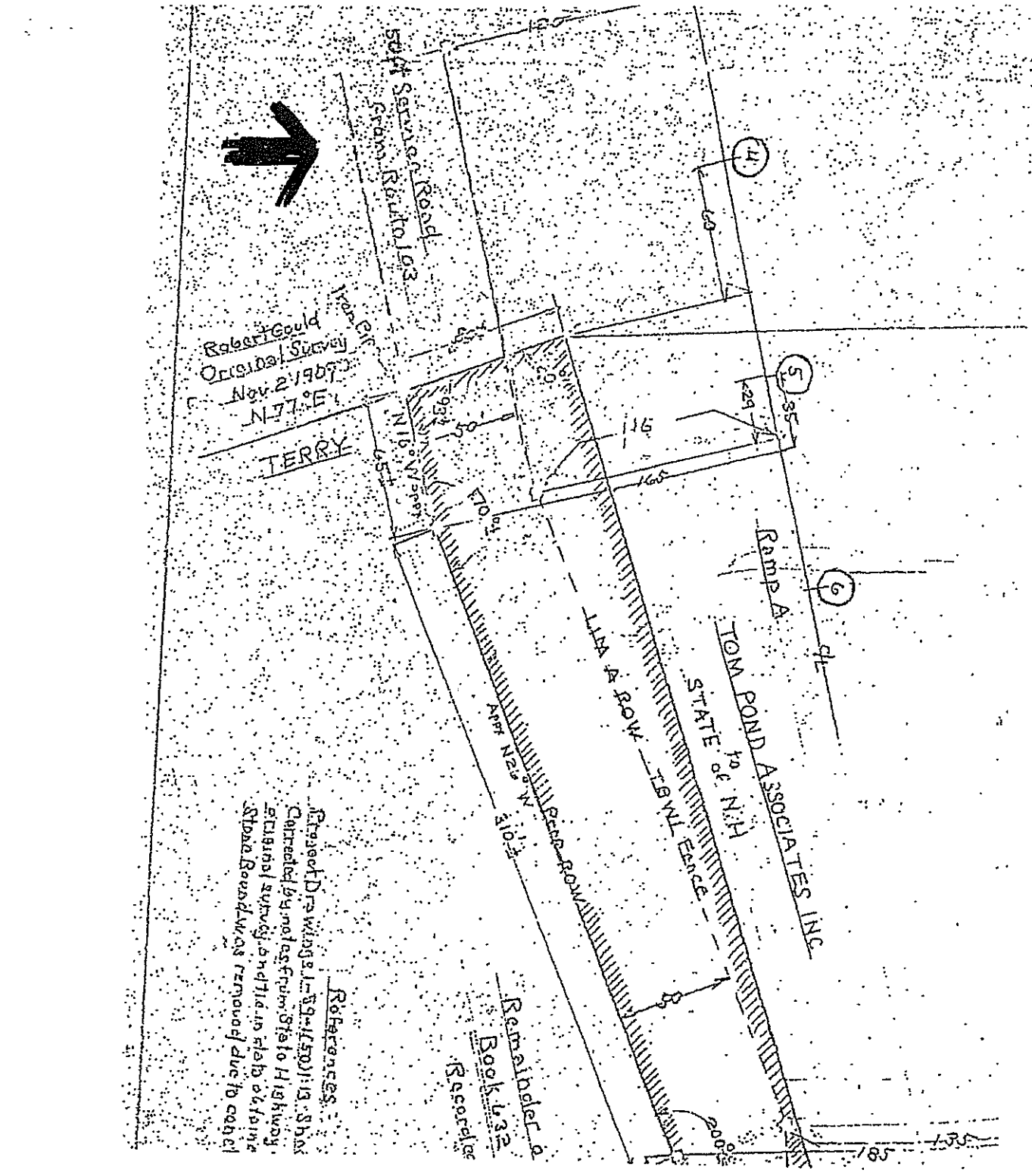
5
 6

4

5
 35'

6

50'



Copy
FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that E. STUART RUMERY OF 403 Highland Avenue, Somerville, County of Middlesex, and Commonwealth of Massachusetts, Executor under the Will of Dorothy M. Terry, late of Somerville, Massachusetts, by the power conferred by the Last Will and Testament of Dorothy M. Terry and every other power, for Three Hundred Thousand Dollars (\$300,000.00) paid, grants to MARION K. TERRY of Somerville, County of Middlesex, and Commonwealth of Massachusetts (mailing address: 108 College Circle, Somerville, MA 02145), the following:

Three tracts of land and the improvements thereon in the Town of Warner, County of Merrimack, and State of New Hampshire, more particularly described as follows:

TRACT NO. 1

A small triangular parcel of land in the section of Warner known as Davisville, lying on the westerly side of Route #127, containing 2.86 acres, more or less, and being Parcel No. 5 in the deed of Christine Manning to John F. Terry and Warren Franklin Terry dated March 13, 1947, and recorded in the Merrimack County Registry of Deeds in Book 632, Page 318. Said parcel is shown as Parcel No. 5 on Plan No. 1136 in the Merrimack County Registry of Deeds.

TRACT NO. 2:

A parcel of land also in said Davisville, bounded on the west by the Warner River and lying to the west of Tract No. 1 hereinabove described, containing 6.30 acres, more or less, and being Parcel No. 10-B in the above-mentioned deed of Manning, Book 632, Page 318. Said parcel is shown as Parcel No. 10-B on Plan No. 1136 in the Merrimack County Registry of Deeds.

TRACT NO. 3:

A parcel of land with the improvements thereon also in said Davisville, bounded on the west by the Warner River and on the east by Route #127, containing 5.73 acres, more or less, and being Parcel No. 6 in the above-mentioned deed of Manning, Book 632, Page 318. Said parcel is shown as Parcel No. 6 on Plan No. 1136 in the Merrimack County Registry of Deeds.

Meaning and intending to describe and convey parcels Nos. 5, 6, and 10-B in the deed of Christine Manning to John F. Terry and Warren Franklin Terry, dated March 13, 1947, and recorded at the Merrimack County Registry of Deeds in Book 632, Page 318.

RECEIVED

1987 AUG 18 AM 9:03

MERRIMACK COUNTY
REGISTRY OF DEEDS

052829

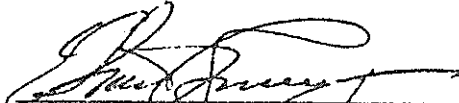
STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
AUG 31 1987
1084

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
AUG 31 1987
1084

UK 1669 P60399

Dorothy M. Terry derived title to said real estate under the Will of her husband, Warren Franklin Terry. See Merrimack County Probate Record No. 60765.

WITNESS MY HAND this 13th day of August, 1987.


E. Stuart Rumery
Executor of Estate of
Dorothy M. Terry

RK1659 PG0991

COMMONWEALTH OF MASSACHUSETTS

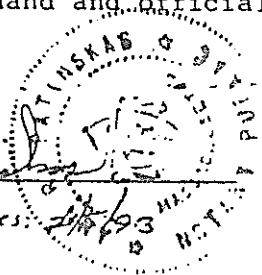
MIDDLESEX, ss

On this the 13th day of August, 1987, before me the undersigned officer, personally appeared E. STUART RUMERY, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

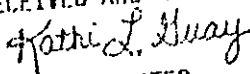
IN WITNESS WHEREOF I hereunto set my hand and official seal.


Notary Public

My Comm. expires: 11/19/93



MERRIMACK COUNTY RECORDS
RECEIVED AND RECORDED

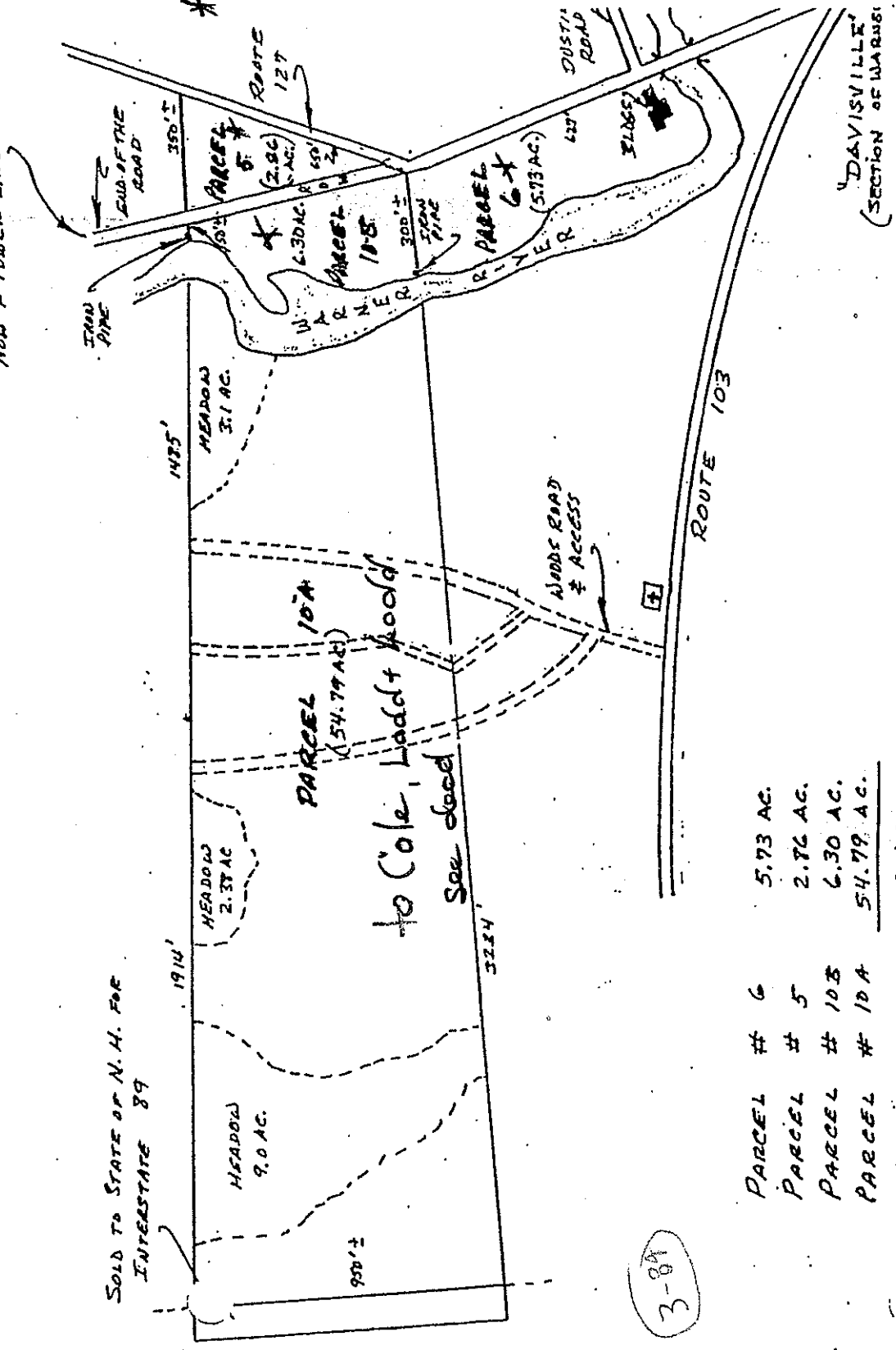

REGISTER

h.

FORMERLY OLD ROAD BED
NOW A POWER LINE EASEMENT

* to M. Terry

SOLD TO STATE OF N. H. FOR
INTERSTATE 89



DAVISVILLE
(SECTION OF WARREN)

SCALE: 1 INCH = 500' ±

PARCEL # 6	5.73 AC.
PARCEL # 5	2.76 AC.
PARCEL # 10B	6.30 AC.
PARCEL # 10A	54.79 AC.
TOTAL	69.68 AC.

3-84

(TOTAL OF ALL PARCELS UNDER TERRY OWNERSHIP: 123.03 AC.)

ESTATE OF DOROTHY TERRY
WARNER, N. H.

Bristol + Sweet

ADMINISTRATIVE INFORMATION

OWNERSHIP
Warner Aggregates, LLC
PO Box 2089
Henniker, NH 03242

Tax ID 000296

Printed 09/17/2024 Card No. 1

of 1

PARCEL NUMBER
03-084-10A

TRANSFER OF OWNERSHIP

Date
04/27/2005 COLE, ROBERT
Bk/Pg: 2770, 145 \$800000

Parent Parcel Number

Property Address
Route 103 East

Neighborhood
6 COMM-EXIT 7, DEPOT RD,NORTH RD

Property Class
851 Vacant Commercial

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219

Routing Number 2015

COMMERCIAL

VALUATION RECORD

Assessment Year	04/01/2014	04/01/2015	04/01/2018	04/01/2020	04/01/2020	Worksheet
Reason for Change	CU Rate Adj	2015 PRELIM	2015 Reval	Use Chg	2020 Prelim	2020 Reval
VALUATION	L 154280	144280	144280	144280	163400	163400
Market	B 0	0	0	0	0	0
	T 154280	144280	144280	144280	163400	163400
VALUATION	L 118800	108800	108750	109100	139080	139080
Assessed/Use	B 0	0	0	0	0	0
	T 118800	108800	108750	109100	139080	139080

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

- 1 Homesite Vacant
- 2 EXCESS REAR
- 3 EXCESS WASTE
- 4 Pine No Stewardship
- 5 EXCESS REAR
- 6 Classified Farm

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Effective	Depth	Rate	Rate	Value	Factor	
-or-	-or-	Depth	Square Feet	Rate	Rate	Value		
2.0000	2.0000	1.00	40000.49	40000.49	80000 U	50%	120000	
5.0000	5.0000	1.00	1500.00	1500.00	7500		7500	
4	17.7900	1.00	500.00	500.00	8900		8900	
4	17.7900	1.00	157.00	157.00	2790		2790	
4	30.0000	1.00	1500.00	1500.00	45000 I	-40%	27000	
4	30.0000	1.00	293.00	293.00	8790		8790	

CU: Current Use
FLD: FLOODPLAIN

G: GENERAL
2015: 4/25/14 TNRL. NO ONE TO VERIFY PIT ACRES. NO STRUCTURES. LOT WITH RIVER FRONTAGE. LAND ADJ FOR COMMERCIAL USE.

8/2023 - Entrance through 791 Route 103 East (Flea Market)

L: LAND
GRAVEL PIT EST. 7 AC.

Supplemental Cards

MEASURED ACREAGE

Supplemental Cards

TRUE TAX VALUE

54.7900

163400

Supplemental Cards

TOTAL LAND VALUE

139080

BOS

CORRECTED Notice of Decision

Date of Decision: Monday, May 5, 2009

You are hereby notified that the Warner Planning Board has **Approved with conditions** the application for a Site Plan Review for **Warner Aggregates, LLC, David Herrick, Owner**, P. O. Box 2089, Henniker, NH 03242.


Property location: Route 103 East, Warner, NH 03278, OC-1 Zoning, Map 3, Lot 84-10A

Purpose: Auction site for construction equipment and supplies

Property Owner: Warner Aggregates, LLC, David Herrick, Owner, P. O. Box 2089, Henniker, NH

Conditions of Approval:

1. The right of way as sketched and attached to the driveway permit application will be noted on the site plan that the Board approved. This right of way will be added to the plan by either an engineer or a surveyor.
2. The Driveway Permit will be received from the State and will be allowed to be reviewed by the Board.
3. The natural landscaping will remain as a buffer as shown on the plan.
4. There will be no parking in the driveway or on Route 103.
5. The hours of operation will be between ½ hour after sunrise and ½ hour before sunset only.
6. A note on the plan will refer to the Zoning Board of Adjustment decision and the date of that decision.



 Barbara Annis, Chairman
 Warner Planning Board

cc: Applicant, File, Town Clerk, Building Inspector

RSA 677:15 Any person aggrieved by any decision of the Planning Board concerning a plot or subdivision may present to the superior court a petition, duly verified, setting forth that such decision is illegal or unreasonable in who or in part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within 30 days after the date upon which the board voted to approve or disapprove the application.