



## TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

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

Fax: (603) 456-2297

### APPLICATION FOR SITE PLAN REVIEW

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

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES \_\_\_\_\_ NO

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

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

NAME OF APPLICANT: Christopher Collins / Warner Stone LLC

ADDRESS: 470 Newmarket Road, Warner, NH 03278

PHONE # 1: (603) 660-1463 PHONE # 2: (603) 456-2696 E-MAIL: warnerstone LLC@gmail.com

OWNER(S) OF PROPERTY: Warner Stone LLC

ADDRESS: 78 Warner Road, Warner, NH 03278

PHONE # 1: (603) 660-1463 PHONE # 2: (603) 456-2696 E-MAIL: warnerstone LLC@gmail.com

AGENT NAME: Self-Represented

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

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

LICENSED LAND SURVEYOR: Pennyroyal Hill Land Surveying

LICENSED PROFESSIONAL ENGINEER: Blakeman Engineering

CERTIFIED SOIL SCIENTIST: \_\_\_\_\_

CERTIFIED WETLAND SCIENTIST: Jonathan Sisson, CNS, Beaver Tracks LLC

OTHER PROFESSIONAL(S): Warner Stone LLC

STREET ADDRESS & DESCRIPTION OF PROPERTY: 78 Warner Road

Property just past Nicom Coatings on Right

MAP # 3 LOT # 39-2 ZONING DISTRICT: 39-2 NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): Warner Road

DEVELOPMENT AREAS: 95,609 acres (sq.ft.) BUILDING/ADDITION: 6,750 sq. ft.

DEED REFERENCE: Book 3518 Page 2731 Please include a copy of the Deed.

PROPOSED USE: Landscape Construction Business Operations.

Storage of trucks, equipment and materials

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

**SUBMIT ONE 22X34 COLOR CODED DRAWING OF SITE PLAN (MAY BE HAND COLORED) PER THE FOLLOWING SPECIFICATIONS:** Lot Boundary & Buildings = red, Tree = green, Paved = grey, Gravel = brown, Septic & Well Radius = orange, Open Space & Landscape = yellow, Surface Water=blue, Wetlands = blue stripe.

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

I (We) hereby designate \_\_\_\_\_ to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s):  Date: 7/10/23  
(Need signatures of all owner's listed on deed)

Print Names Christopher W. Collins

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: \_\_\_\_\_

Adopted February 1, 2016



**Fees**  
**Town of Warner Planning Board**

P.O. Box 265  
Warner, New Hampshire 03278-0059  
Telephone: (603) 456-2298, ext. 7

Name of Applicant \_\_\_\_\_

Project Location: \_\_\_\_\_ Received By \_\_\_\_\_

Date Fee Received \_\_\_\_\_

Received By \_\_\_\_\_ Date Fee Received \_\_\_\_\_

Type of Application	Fee Schedule	Fee Calculation
<input type="checkbox"/> Conceptual Consultation (submit application with no plans to copy)		\$ No Fee
<input type="checkbox"/> Subdivision	\$200 Base Fee (Final Application or Design Development) \$50 per lot # of lots _____ x \$50 = \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 <sup>rd</sup> party review or inspection - per Board MCRD** recording fee - separate check per rate below LCHIP*** - separate \$25 check	\$ _____ \$ _____ \$ _____ \$ _____ \$ invoiced \$ TBD by Board \$ separate** \$ separate*** Subtotal \$ *
<input checked="" type="checkbox"/> Site Plan Review	\$250 Base Fee (Final Application or Design Development) \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 <sup>rd</sup> party review or inspection - per Board MCRD** recording decision - check per rate below	\$ _____ \$ _____ \$ _____ \$ invoiced \$ TBD by Board \$ separate** Subtotal \$ *
<input type="checkbox"/> Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required) If a Hearing is required add \$15 per notification If a Hearing add \$25 for compliance inspection Legal Notice in Publication due prior to Hearing	\$ _____ \$ _____ \$ _____ \$ invoiced Subtotal \$ *
<input type="checkbox"/> Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing) \$15 per notification - if requested by abutter(s) \$25 minimum compliance inspection Legal Notice Publication -due prior to Hearing MCRD** recording fee - separate check per rate below LCHIP*** - separate \$25 check	\$ _____ \$ _____ \$ _____ \$ invoiced \$ separate** \$ separate*** Subtotal \$ *
<input type="checkbox"/> Voluntary Merger	\$60 Base Fee MCRD** recording fee - separate check per rate below	\$ _____ * \$ separate **

- \* = Please make check payable to "TOWN OF WARNER" for the above amount – due with application.
- \*\* = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"
- \*\*\* = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Chk payable to "Merrimack County Registry of Deeds"
- TBD = \$ Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.
- Re-notifications:** .Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification

**Abutter(s) List**

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:  
 "Abutter" as defined in RSA 672:3 also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage.

The abutters list must be obtained from the Town of Warner's Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners' agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner Assessor's records on:

\_\_\_\_\_(date)  
 Signature: *Christopher W Collins*  
 Print Name: Christopher W Collins

Map: 3 Lot: 36

Name: WECland LLC  
 Address: 25 Old Warner Lane  
Warner, NH 03278

Map: 3 Lot: 39-3

Name: Nicholson Holdings LLC  
 Address: 76 Sugarwoods Rd  
Barre, VT 05641

Map: 3 Lot: 39

Name: 11 Commerce Ave LLC  
Address: PO Box 5465  
West Lebanon, NH 03784

Town of Warner Planning Board Abutter(s) List (continued)

Map: 3 Lot: 40-1 & 40-2  
Name: Madgetech  
Address: 6 Warner Road  
Warner, NH 03278

Map: 3 Lot: 40  
Name: Joseph Persechino  
Address: 888 Kearsarge Avenue  
Hopkinton, NH 03229

Map: \_\_\_\_\_ Lot: \_\_\_\_\_  
Name: Blakeman Engineering Inc.  
Address: PO Box 4  
North Sutton, NH 03260

Map: \_\_\_\_\_ Lot: \_\_\_\_\_  
Name: Pennyroyal Hill Land Surveying  
Address: 414 Pine Hill Road  
Croydon, NH 03773

Map: \_\_\_\_\_ Lot: \_\_\_\_\_  
Name: Jonathan Sisson, CWS  
Address: Beaver Tracks LLC

408 Randolph Hill Road, Randolph, NH 03593

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

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

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

# APPENDIX A - Application Checklist - for SITE PLAN REVIEW

Planning Board, Warner, NH

Applicant Name: Christopher Collins / Warner Stone LLC Date: 7/10/23

This checklist refers only to the required submittals necessary to begin Planning Board review of a project.

## Instructions:

1. Review Warner's Zoning Ordinance and Site Plan Review Regulations prior to completing.
2. Place a checkmark adjacent to all items included with the application & plan.
3. In cases where all items on the line are not applicable to the project, indicate N/A.
4. Where some items are applicable, write "some" and circle & strike a line through items N/A.
5. Indicate "Waiver" and provide formal request if requesting a Waiver.

## ITEMS SUBMITTED WITH APPLICATION

- a. Completed Site Plan Review application;
- b. Completed Site Plan Review checklist;
- c. Plot plan (see requirements in #A2 below);
- d. Provide a separate list including names, addresses of the abutters, applicant's agent; holders of conservation, preservation restrictions, agriculture preservation restrictions; and every engineer, architect, land surveyor, or soil scientist whose professional seal appears or will appear on the documents; and information required for submission to assist in notification; (see RSA 676:4.1.b)
- e. Fees as set by the Planning Board;
- f. Copy of deed, easements or right-of-way;
- g. A colored elevation view or photograph of all buildings indicating height, width and surface treatment;
- h. Information on specific materials anticipated to be used and stored on site using title 49 Code Federal Regulations as a standard for hazardous materials;
- i. Special site preparation such as excavation and blasting, as well as extent of hauling materials to and from the site;
- j. Any other exhibits or data that the Planning Board may require in order to adequately evaluate the propose development for Site Review including but not limited to any state, federal or local requirements and permits (driveways, drainage, flood plan, DES, traffic studies, etc), special studies or analysis environmental assessments and legal review of documents.

## PLOT PLAN REQUIREMENTS

- a. Provide six (6) prints of each plan sheet (blue or black ink) 22"x34" and eleven (11) copies 11"x17". Provide one 22"x34" colored-in site plan which highlights regions (landscaped, roads, buildings, drainage, utility systems, etc) to assist in illustrating the project scope.
- b. Scale: not less than 1" = 100';
- c. Match lines when needed;
- d. Date, title, scale, north arrow, location map, legend;
- e. Name and address of developer, designer/engineer if required, and owner(s) of record;
- f. All existing and proposed easements and right-of-ways;
- g. List any approved Variances and Special Exceptions;
- h. Indicate Zoning Ordinance items: proposed type of use, minimum lot size minimum frontage, buildable area, impervious area, and other pertinent items. If applicable indicate building separation, shared driveway, cross lot traffic provisions;
- i. The zoning districts and boundaries for the site and within 1,000 feet of the site;
- j. Current names and addresses of all abutters, use of abutting properties, and location of the structures thereon including access roads, keyed on the plan;

- k. Drawing of site showing boundaries, existing natural features including watercourses and water bodies, wetlands, trees and other vegetation, topographical features, any other features including existing structure that should be considered in the site design process;
- N/A l. Any existing hazardous and contaminated materials;
- N/A m. One hundred year flood elevation line, where applicable;
- n. Existing and propose contours and finished grade elevations - all contours shall be a minimum of 2-foot intervals;
- o. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations;
- p. Right-of-way lines of all existing adjoining streets;
- q. Plan of all buildings with their type, size, location (setbacks) and elevation of first floor indicated (assume a permanent onsite elevation);
- N/A r. If a subdivision, the lines and names of all proposed streets, lanes, ways or easements intended to be dedicated for public use shall be indicated and all Subdivision Regulations shall apply;
- s. Location of off-street parking and loading spaces with a layout of the parking indicated.
- t. Snow storage locations;
- u. Driveway, road, parking, pavement marking and exterior storage areas including construction details;
- N/A v. If a road is planned with the anticipation of its acceptance by the Town as a Town road, the construction design and details shall be shown per the requirements in the Warner Subdivision Regulations;
- Waiver w. Traffic control signs, locations and details; traffic circulation plan;
- x. The location, width, curbing and type of access ways and egress ways (driveways) plus streets and sidewalks within and around site;
- y. The type and location of solid waste disposal facilities, including enclosures and screening;
- z. The size and proposed location of water supply and sewage facilities. Indicate the distances from the proposed facilities to all existing water and sewage facilities (on site and abutters) within 200 feet (or greater if required by DES) of each of these proposed facilities;
- aa. The location, elevation and layout of catch basins and other surface and underground drainage features, storm-water drainage system, applicable permits;
- bb. Erosion and sedimentation control plan;
- Waiver cc. The size and location of all public utility service connections - gas, power, telephone, fire alarm (overhead or underground);
- Waiver dd. The location, type and lumens of lighting for al outdoor facilities, including direction and area of illumination;
- Waiver ee. The location, size and design of proposed signs and other advertising or instructional devices (sign permit is through the Selectmen's office);
- ff. The type, extent and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained, as described within these regulations;
- gg. Any other information or data that the Planning Board may require in order to adequately evaluate the proposed development for Site Review;

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Site Plan Regulations, and other applicable state and federal regulations which may apply.

Printed Signature Name: Christopher W. Collins

Authorized Signature: [Signature]

Date: 7/10/23



Warner Planning Board  
PO Box 265  
Warner, NH 03278

Re: Warner Stone LLC – 78 Warner Road, Tax Map 3, Lot 39-2

Dear Members of the Board,

Please review the following information submitted with our application:

1.

- D. Attached list of Abutters and Professionals
- H. Materials that will be stored on site will consist of various natural stone products. Many will be palletized wall stones, bluestone, cobble stones, etc. Other materials Will be drainage pipe and fittings, electrical conduit, filter fabric and geotextile rolls
- I. A structural fill will be brought in to raise grades in necessary areas as well as crushed gravel and crushed stone for finished aggregate surfaces

2.

- H. Proposed Use: Landscape Construction Business  
Minimum Frontage: 200'  
Minimum Lot Size: no less than 40,000 square feet  
Impervious Percentage: no more than 70%
- I. Zone: C1  
Boundaries within 1,000': Hopkinton town line
- J. Abutters and Uses:
  - Map 3 Lot 36  
WECLand LLC:  
25 Old Warner Lane  
Knoxland Equipment: Tractor and small engine sales and service. Accessed off Old Warner Lane. Area abutting Warner Stone's lots are in conservation
  - Map 3 Lot 39-3  
Nicholson Holdings LLC:  
66 Warner Road  
Nicom Coatings Corporation: Waterproofing contractor. Access is off Warner Rd

- Map 3 Lot 39  
11 Commerce Ave LLC  
PO Box 5465  
West Lebanon, NH 03784  
Vacant Commercial Land
- Map 3 Lot 39-1  
Warner Stone LLC  
470 Newmarket Road  
Warner, NH 03278  
Vacant Commercial Land
- Map 3 Lot 40-1 and 40-2  
Madgetech  
6 Warner Road  
Warner, NH 03278  
Vacant Commercial Land
- Map 3 Lot 40  
Joseph Persechino  
888 Kearsarge Avenue  
Hopkinton, NH 03229  
Commercial land currently used for Frisbee Golf Course

- W. Traffic Control Signs: There will be minimal daily traffic and several of Warner Stone's trucks are larger or will be towing trailers. They will need to use inconsistent traffic patterns to back into areas appropriately
- cc. Public Utility Service Connections: We did not have all necessary information from Eversource to present the size and location of underground utility services to the building.
- dd. Lighting Plan: We were not able to gather a lighting plan in time. There is a sheet included in the submittal showing the soffit lighting we will be doing which will be visible from the road on the east side of the building. On the west side of the building there will also be soffit lighting as well as light packs above each overhead door and this will not be visible from the road or neighboring properties.
- ee. Sign: We currently have a temporary sign permit. We are planning to design a very nice, unique sign out of stone but have not developed it yet.

Warner Planning Board  
PO Box 265  
Warner, NH 03278

July 10th, 2023

Re: Warner Stone, LLC – Tax Map 3, Lots 39-1 & 39-2

Abutters List:

Tax Map 3, Lot 36  
WEClad LLC  
25 Old Warner Lane  
Warner, NH 03278

Tax Map 3, Lot 39-3  
Nicholson Holdings LLC  
76 Sugarwoods Road  
Barre, VT 05641

Tax Map 3, Lot 39  
11 Commerce Ave LLC  
PO Box 5465  
West Lebanon, NH 03784

Tax Map 3, Lot 40-1 & 40-2  
Madgetech  
6 Warner Road  
Warner, NH 03278

Tax Map 3, Lot 40  
Joseph Persichino  
888 Kearsarge Avenue  
Hopkinton, NH 03229

Professionals:

Blakeman Engineering Inc  
PO Box 4  
North Sutton, NH 03260

Pennyroyal Hill Land Surveying  
414 Pine Hill Road  
Croydon, NH 03773

Jonathan Sisson, CWS  
Beaver Tracks LLC  
408 Randolph Hill Road  
Randolph, NH 03593

Return To:  
Warner Stone, LLC  
2 Commercial Lots  
Warner, NH 03278

Transfer Tax: \$ 30000 -

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **11 Commerce Ave, LLC**, a New Hampshire Limited Liability Company, with a mailing address of PO Box 5465, West Lebanon, NH 03784, for consideration paid grant to **Warner Stone, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 470 New Market Road, Warner, NH 03278, with WARRANTY COVENANTS:

Certain tracts or parcel of land, with any buildings or improvements thereon, situated on Warner Road, in the Town of Warner, County of Merrimack and State of New Hampshire, and being shown as Tax Map 3 Lot 39-1 and Tax Map 3 Lot 39-2 on a plan entitled "Commercial Subdivision of Tax Map 3 Lot 39, Warner Road, Warner NH, Merrimack County, Scale 1" = 60'; prepared by J.E. Belanger Land Surveying, PLLC, and recorded in the Merrimack County Registry of Deeds as Plan No. 19011, to which Plan reference is made for a more particular description.

Tax Map 3, Lot 39-1 contains 3.54 acres, more or less.

Tax Map 3, Lot 39-2 contains 3.39 acres, more or less.

Subject to any and all matters, including setbacks if any, as shown on Plan No. 19011, Plan No. 17354 and Plan No. 17710 recorded with the Merrimack County Registry of Deeds.

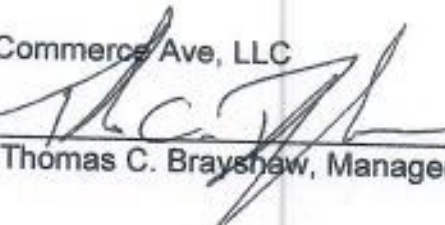
Subject to easements to Public Service Company of New Hampshire dated November 16, 1948 and recorded in the Merrimack County Registry of Deeds at Book 651, Page 151.

Meaning and intending to describe and convey the same premises as conveyed to 11 Commerce Ave, LLC by virtue of a deed dated June 16, 2016 recorded in the Merrimack County Registry of Deeds at Book 3518, Page 2731.

The is not homestead property of grantor.

Executed this 17 day of November, 2020.

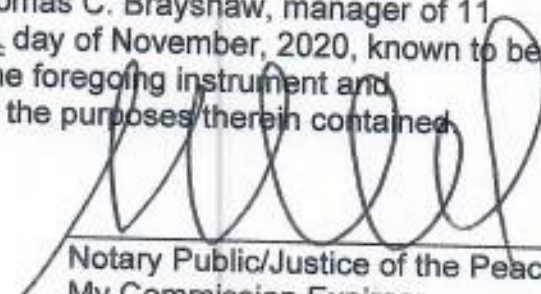
11 Commerce Ave, LLC

BY:   
Thomas C. Brayshaw, Manager

State of New Hampshire  
County of Merrimack

Personally appeared the above named Thomas C. Brayshaw, manager of 11 Commerce Ave, LLC , before me this 17 day of November, 2020, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that executed the same for the purposes therein contained.



  
Notary Public/Justice of the Peace  
My Commission Expires: