



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 rd 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 rd 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;

