



TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7205

Fax: (603) 456-2297

RECEIVED

Initial: cy

MAR 1 2025

APPLICATION FOR CONCEPTUAL CONSULTATION

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 _____

TODAY'S DATE: 3/12/25

NAME OF APPLICANT: Cheryl Fairway

ADDRESS: 49 Farrell Loop, Warner NH 03278

PHONE # 1: 603-948-1565 PHONE # 2: _____ E-MAIL: _____

OWNER(S) OF PROPERTY: Cheryl Fairway & Sheryl Keane

ADDRESS: 49 Farrell Loop, Warner NH 03278

PHONE # 1: 603-748-1565 PHONE # 2: 603-456-1652 E-MAIL: _____

AGENT NAME: _____

ADDRESS: _____

PHONE # 1: _____ PHONE # 2: 603-456-1652 E-MAIL: EverestHntgoeas@yahoo.com

STREET ADDRESS & DESCRIPTION OF PROPERTY: 49 Farrell Loop, Warner NH

10000 Cape Street Small apt w/ blue vinyl shingles

MAP # 07 LOT # 025 ZONING DISTRICT: _____ NUMBER OF LOTS/UNITS: _____

FRONTAGE ON WHAT STREET(S): _____

DEVELOPMENT AREAS: _____ acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

PROPOSED USE: _____

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

3 paged Concept

Authorization/Certification from Property Owner(s)

I (We) hereby designate Shirley Neumann 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.

Signature of Property Owner(s): Cheryl Fairman & Shirley Neumann Date: 3/10/25
(Need signatures of all owner's listed on deed)

Print Names Cheryl Fairman, & Shirley Neumann

Signature of Applicant(s) if different from Owner:

_____ Date: 03-11-2025

Print Names _____

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

Date of Review: _____ Date of Hearing: _____



Town of Warner

Post Office Box 265 ~ 5 East Main Street
Warner, New Hampshire 03278
603-456-2298 ~ WarnerNH.gov

Building Permit Number: ~~2024102~~

VISIT

Fee
Pd/cash
\$50

Building Permit and Code Compliance Certificate Instructions

*Please review the frequently asked questions before you submit your application.
The frequently asked questions are at the rear of the application.*

Applying for a Building or Demolition Permit: A Building Permit/Code Compliance Certificate is required before you begin construction, an alteration, or major repairs. It should be noted, however, that there are instances when a Building Permit may not be required (**see frequently asked questions**). Additionally, noncompliance may necessitate a land use relief request, based on discoveries made during the Permit review process.

Completed Application: To best use your time and staff time, please complete the application and all required information. Refer to the checklist in this application. ***The application will not be sent for approval unless it is complete.***

Application Review: Staff will review the application for completeness and compliance. The Select Board will act to approve; approve with conditions; deny; or request additional information, per Warner's Building Code and State of NH RSAs. Please note that the Town of Warner will issue fees and fines in accordance with RSA 767:17. ***Once a completed application is received, it can take up to 21 days for a decision to be made.***

Signature Required: The property owner is responsible for the application's correctness and must sign the application. If an owner wishes for a contractor or agent to manage the process, the property owner must sign an authorization letter stating that purpose. A copy of the deed must be included if the property was purchased in the last 30 days.

Application Filing Requirements:

A plot plan drawn to scale is necessary for a building permit application. Since a similar plan is necessary for a Zoning Board of Adjustment application and for Planning Board approval, the plan can serve multiple purposes. Cautious judgment should be used in deciding how to execute this requirement because while it may not be necessary in simple situations, some requests require high levels of detail. Lack of an accurate plot plan often results in needless delay and expensive misunderstandings. A Plot Plan must have the following features:

REQUIRED

- ✓ Must be drawn to scale with a North arrow
- ✓ Show the lot's perimeter dimensions, setback lines, buildable area calculation, and zone district change lines if applicable.
- ✓ Location and dimensions of required service areas, buffer zones, safety zones, utility poles, rights-of-way, streams, wetlands, drainage, easements, and flood plain delineation.
- ✓ All existing buildings or other structures with their dimensions, setback lines, and encroachments.
- ✓ All proposed buildings, structures, and additions that encroach, their dimensions, setback distances, and proposed encroachments should be indicated as "proposed encroachment".
- ✓ Driveways and driveway culverts and parking areas with dimensions.
- ✓ Building plans drawn to scale. Floor plans showing all interior changes, dimensions, and square footage of each floor and building elevations showing roof height, roof slope, and roof configuration.
- ✓ A survey prepared by a licensed surveyor is required if the proposed construction is within 250-ft of a water body, near a wetland, or 100-year flood plain line.
- ✓ Payment of all applicable fees, according to the current schedule of fees. A fee schedule is included and can be found on the last page of the application and on the Town website. WarnerNH.gov
- Copy of all other approvals, as required and described within.

Once you have completed your building permit application and are ready to submit it, please deliver it to the Warner Town Offices, 5 East Main Street, Warner, NH 03278. If you have further questions, the Selectmen's Office can be reached at (603)-456-2298 ext. 3 Assessing@WarnerNH.gov.

The Town understands that your project is important and wants to make the process as simple and easy as possible.

\$50 inspection Fee



Town of Warner

Building Permit #: _____

Building Permit/Code Compliance Certificate

Contact Information

Property Owner(s): Stacie Pappas Tax Map & Lot: 07-025 Zoning District: _____

Construction Address: 49 Fennell Hwy, Warner WA 98278

Mailing Address: 49 Fennell Hwy, Warner WA

Phone: 603-456-1652 Email Address: _____

Contractor's Name: New Plans Remodels Phone Number: 336-246-0816

Electrician: _____ License #: _____ Phone #: _____

Plumber: _____ License #: _____ Phone #: _____

Gas Fitter: _____ License #: _____ Phone #: _____

Building Inspector:

Print: _____ Signature: _____ Date: _____

Selectboard Members:

Print: _____ Signature: _____ Date: _____

Print: _____ Signature: _____ Date: _____

Print: _____ Signature: _____ Date: _____

Name of Designated Agent: _____ Agent Address: _____

Agent Phone: _____ Agent Email: _____

< Authorization letter required for contractor to act as agent >



Town of Warner

Building Permit #: _____

Provide a description of the project. Describe the scope of work and the nature of the proposed construction activity. Provide the existing, include the new total square footage.

Three Sided Car port

If a solar array, please list the size, number of panels, and KW.

Total Estimated Cost of Construction (including groundwork): \$ _____



Town of Warner

Building Permit #: _____

Type of Improvement			
<i>(check all that apply)</i>			
Demolition		Shed	
ADA Improvements		Dock	
Interior Improvement		Pre-site Construction	
Plumbing, Electrical, Mechanical, Heating/Cooling		New Single-Family Dwelling	
Exterior Improvements - (no change in building footprint - new roof, new siding, new windows, etc.)		New Two-Family Dwelling	
Energy Related Improvements (solar, geothermal, new generator)		New multi-family dwelling (3 or four or more units)	
Living Space Over Garage or Detached Building		Manufactured Home	
Accessory Dwelling Unit (ADU)		Boathouse, Garage, Barn, etc...	
Change in Building Footprint		Non-Residential (Commercial or Industrial)	
Relocation of Structure on Property		Temporary Structure	
Other (please describe)			

Please check the box for the appropriate response:		YES	NO
1	Are any changes proposed for the interior?		
2	Is your property in the Warner Water Precinct?		
3	Is your property on a septic system?		
4	Is your property connected to the Town Sewer?		
5	Does the project involve a multifamily (3 or more units)?		
6	Does your project involve a commercial, industrial site, or change in use?		
7	Is the building footprint going to be changed?		
8	Is the property classified as being under Current Use?		
9	Is your property subject to a Conservation/ Preservation Easement?		
10	Is your property within 250ft of any water body river, lake, pond or wetland?		
11	Is your property within 250ft of 100-year Flood Plain? (See Warner's Floodplain Development Ordinance)		

Special Notes:

Cheryl Fairney

49 Farrell Loop
Warner, NH 03278

From center

52 Ft

Farrell Loop

Carparks

20 x 21 x 9

Paving Area

Total 30 x 30

House

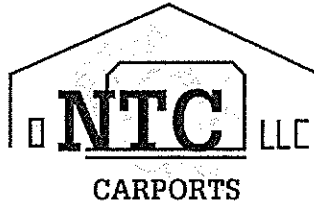
81 Ft

From center

Root 103



NEW TEAM CARPORTS LLC
MOUNT AIRY, NC 27030
www.newteamcarport.com /
sales@newteamcarport.com
Tel. (336) 776-0816 & (518) 300-3732

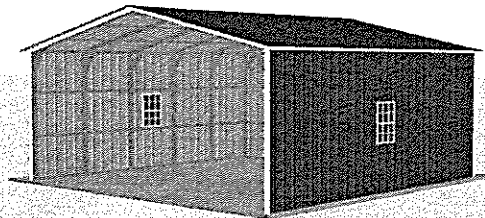
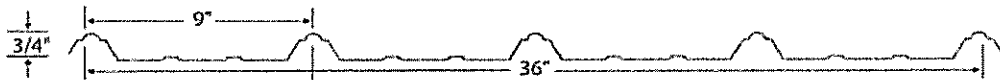


PO ORDER 2530

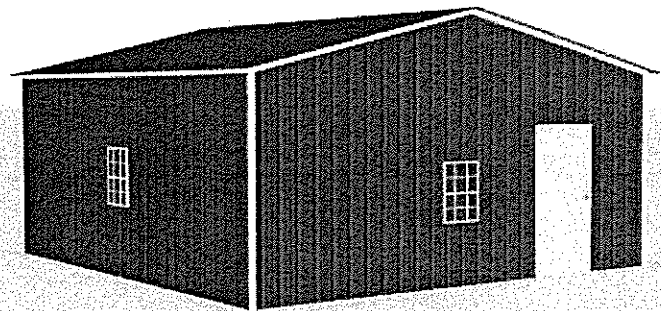
Business Hours 8:30 am to 5:00 pm Eastern Time

Customer's Name: **SHUSHIL NEAUPANE**

Unit Size:			Base Rail Dimensions:		Gauge		Roof Style		Certified Unit	
20 'x	21 'x	9 '	20 'x	20 '	XX		XX		115/90	
WIDTH	LENGHT	HEIGHT	WIDTH	LENGHT	14 G	12 G	REGULAR	BOX EVE	VERTICAL	YES NO
COLORS:			ROOF		SIDES		ENDS		WAINSCOTING	
			SLATE BLUE		SLEATE BLUE		SLATE BLUE		N/A	
									TRIM	
									WHITE	



PLEASE SEND PHOTO
OF THE FINISHED SITE
AND A COPY OF PERMIT TO
sales@newteamcarport.com



ADDITIONAL NOTES

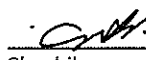
FRONT END	BACK END	LEFT SIDE	RIGHT SIDE
FULLY OPEN	1 MAN DOOR 36X80 OPEN IN 2' WAY FRO M THE RIGHT WALL // 1 WHITE GRID WINDOW 24X3 6CETERED	1 WHITE GRID WINDOW 24X36 CENTERED	1 WHITE GRID WINDOW 24X36 CENTERED

DATE: 10/3/2024

THANK YOU

MADE BY: PEDRO

Digital colors are an approximation and may be different in reality. The color of the screws is galvanized. I accept that the size of the building, the colors, the caliber, the certification are the requirements that I order in my order and I am satisfied with them.


Shushil neupane (Oct 3, 2024 20:48 EDT)

Customer's Signature

Date

Installer's Signature

Date

PAGE 3 OF 3



NEW TEAM CARPORT LLC
130 Cone Ln. Mount Airy NC 27030
Tel. (336) 776-0816 & (518) 300-3730
Business Hours 8:30 am to 5:00 pm Eastern Time

TERMS AND CONDITIONS

The New Carports LLC team, committed to the quality of service provided to our suppliers and customers, we inform you of the procedure for the installation of Buildings.

1. **Reception of the order:** review the order and clarify doubts with the seller (measurements, certification, caliber, prices, etc.).
2. **Courtesy call to the customer:** check that the order information is correct (name, city, size of the building, colors, accessories, etc.). and in case of having any modification, do it at the moment.

Once the order is confirmed, the customer begins the information gathering process, which is detailed below:

1. **Sketch and our terms and conditions:** approved and signed electronically.
2. **Foundation:** Send 2 visible photographs of the surface on which the building will be built.
3. **Construction permit:** it depends on the state where you want to carry out the construction; If the procedure is necessary, the customer is in charge of processing it and sending us a photograph.
4. **Forklifts*:** The use is it based on the building height (≥ 12 FT), width (≥ 30 FT), and certification from 70 PSF to 90 PSF, plus spand of 31' up, and the length of the building. The customer's responsibility is to rent the lift and confirm it for the building installation date.

In case the construction is more than 32' width, it is important to consider the following:

5. **Down Payment of 50%** of the total amount of the building is required. The percentage paid to the dealer is deducted from this advance and only the difference is paid to NTC.
6. **Lead Times** Once all these requirements (1-5) have been met, the building standard, commercial or Spand will be manufactured and installed in accordance with the established time frame. The estimated time to assemble the building will depend on the distance between our warehouse and the client's site.
 - 1 to 100 miles the delivery time will be 3 - 4 weeks.
 - From 101 to 200 miles the delivery time will be 4 - 8 weeks.
 - Over 201 miles the delivery time will be 10 - 14 weeks.

This time may vary since it depends on two important factors such as: the climate and the suppliers of material.

That said, an approximate installation date will be provided to the customer and is subject to change without notice.

Changes made by the customer may affect the installation date, such as: measurements, caliber, color of the sheet, accessories (roll-up door, windows, doors) and any addition that is not specified in the sketch that was previously confirmed.

It is worth mentioning that we will not proceed to its manufacture if we do not have all the required information such as:

DOCUMENTATION REQUESTED


DOCUMENTATION	MARK WITH AN "X" IF IT WAS ALREADY DELIVERED	DATE
Sketch and our terms and conditions		
Foundation		
Construction permit		
Forklifts*		
BUILDINGS WITH A WIDTH GREATER THAN 32'		
Down Payment of 50%		



NEW TEAM CARPORT LLC

130 Cone Ln. Mount Airy NC 27030
Tel. (336) 776-0816 & (518) 300-3730
Business Hours 8:30 am to 5:00 pm Eastern Time

- 1 NTC reserves the right to make any changes and correct any errors made by the dealer or office personnel relating to taxes or tax rate.
- 2 NTC reserves the right to update or amend these terms and conditions at any time.
- 3 Customer has been informed about the various products, warranties and stipulation such as:
 - 3.1 Non-certified units are built with standards and specifications according to New Team Carports and may be not eligible for building permits in certain areas.
 - 3.2 Fourteen-gauge (14GA) units are constructed with 2 1/2" galvanized steel square tubing, which is the lightest gauge having this a thirty-day workmanship warranty.
 - 3.3 Twelve-gauge (12GA) units are constructed with 2 1/2" galvanized steel square tubing, which is the heaviest gauge, having this a thirty-day workmanship warranty, plus a twenty-year additional warranty on rust thru framing, assuming adequate maintenance and care.
 - 3.4 Certified units are installed in areas requiring building permits and built on an engineer drawing and covered by a limited warranty on wind and snow rating.All units are secured with anchors, and according to the foundation type, which pass through the base rail of the unit to the foundation where it is being installed. Non-certified units are anchored to the ground with rebar anchors of 32" long, and 6" long anchors for concrete, mobile home anchors for ground and gravel are also available for non-certified units at an additional cost. Certified units come with mobile home anchors for ground and asphalt. Certified units with engineer drawings require to be installed on ground or asphalt only.
 - 3.5 If the customer wants to use longer anchors, they will have an additional cost.
 - 3.6 The cost of the purchased unit does not include colored screws, it will be installed with silver screws, if the customer wants to have colored screws, they will be charged 5% of the value of the unit before taxes and the order will be sent with this charge to sign the approval.
- 4 Customer is aware that the foundation where the unit is to be installed must be leveled and squared. If it is not leveled and it has more than five inches (5") off level an extra fee will be charged by the installer and/or chance of not to install the unit.
 - 4.1 It is the responsibility of the customer to deliver the installation place free from obstructions and clean, as well as 5 feet around, so that we do not have any problem to start working on it. The customer must send us a picture of the place before the installation takes place to: sales@newteamcarport.com in case the foundation is not ready to work on it, NTC does not take any responsibility for the drawbacks it might cause.
 - 4.2 NTC may require the use of special machinery due to the metal building features, being these, boom lift, telescopic forklift or forklift, which must be provided and paid by the customer. NTC might offer this service at the customer request having this an additional cost.
 - 4.3 It is important that the customer informs NTC about any specification or restriction that the installers must take into consideration before they install the building. In case the customer does not notify NTC regarding these issues, NTC does not take any responsibility for the damaged caused neither physical, nor moral or material.
 - 4.4 Customer is responsible to mark any underground gas line, cables or pipe lines before the installation takes place, otherwise NTC does not assume any responsibility for the damaged caused.
 - 4.5 Customer is responsible of supplying electricity for the tools required to install the unit, at least 100' away from the work site.
- 5 Customer is aware that extra labor such as, digging, cutting legs of units or frame to level the surface or if the unit has to be installed on any foundation higher than two feet (2') or on any wall, dock, deck, carry any material any further than a reasonable distance or if the unit has to be built over any structure an extra labor fee of no less than \$150 dollars will be charged.
- 6 Customer is responsible for getting the necessary permits, *generics, *blue prints, or *engineer drawings that may be required in his/her city or state prior installation and send us a picture of them to: sales@newteamcarport.com so that NTC can proceed with the installation process, contrarily the customer's order will be put on hold until NTC receives such documents. At the customer request NTC (manufacturer) or the dealer may provide these *documents which have an additional cost, except by the permits.
- 7 Tax-exempted customers must mention their condition during the purchase process, and send the tax-exemption certificate image to: sales@newteamcarport.com before closing the deal. (Only applicable to direct customers)
- 8 Customer shall pay from 10 to 20% down payment to the dealer at the time of the purchase, which is nonrefundable. NTC is not responsible for this down payment. If the customer pays an excessive down payment, the dealer can only take 17% of this amount and sent the rest to NTC.
- 9 The Customer must pay the remaining balance owed, once the installation is completed, as well as any additional charges or surcharges where applicable and must be done immediately when the installers complete the installation. If the customer does not pay at the end of her installation, NTC could take legal action. Acceptable forms of payment are: credit, debit, cash and checks that must be issued by order of: New Team Carports LLC.
 - 9.1 Customers must notify NTC about the state of the checks sent by post.
 - 9.2 NTC requires a 50% down payment for units over 30' wide, including in this percentage the dealer's payment, which is 10% to 17%.
 - 9.3 Units whose value do not exceed \$15,000.00 dollars will be put in route whenever there is another installation close to the customer's location.
- 10 Whenever the customer cancel an order, no down payments are refunded, neither NTC nor the dealer are obliged to do so.
 - 10.1 Customer shall notify NTC (manufacturer) and the dealer about canceled orders.
- 11 Whenever the customer requires any modification to an installed unit, an amount no less than \$150 dollars will be charged or additional amount for if the changes exceed this, plus \$200 dollars for installers returning and transportation expenses. If the changes to the unit
- 12 NTC is not responsible for any change on delivery dates due to situations or drawbacks that are out of our control such as, weather conditions, truck broke down, or road accidents.
- 13 NTC is not responsible for any damage to the unit due to extreme weather conditions.
- 14 Units reparations are subject to routes availability near the customer's location.
- 15 The customer is responsible for reading, understanding and agreeing with the terms, conditions stipulated and enumerated above.
- 16 Due to the constant price increase in steel, New Team Carports LLC will only be able to respect the prices of the orders sent by the Dealers for a maximum period of 90 days from the date of receipt, once the term is fulfilled and the customer continues ON HOLD FOR INSTALLATION for some process, the order will be returned to the dealer for resolution, NTC will only be able to keep the order if the prices are updated to the most recent price list or it must be valued and approved by the Managing Director.


Shushil neupane (Oct 3, 2024 20:48 EDT)

Customer's Signature

10/03/24

Date


PO2530_SHUSHIL NEAUPANE_NH_SKETCH

Final Audit Report

2024-10-04

Created:	2024-10-04
By:	NEW TEAM CARPORT LLC (sales@newteamcarport.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAINEPY8kpL-l-4rnLEDjoiWvVvXXI_lys

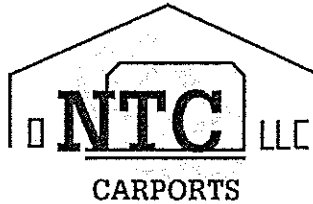
"PO2530_SHUSHIL NEAUPANE_NH_SKETCH" History

-  Document created by NEW TEAM CARPORT LLC (sales@newteamcarport.com)
2024-10-04 - 0:26:52 AM GMT
-  Document emailed to Shushil neupane (everestmtgoods@yahoo.com) for signature
2024-10-04 - 0:26:55 AM GMT
-  Email viewed by Shushil neupane (everestmtgoods@yahoo.com)
2024-10-04 - 0:46:00 AM GMT
-  Document e-signed by Shushil neupane (everestmtgoods@yahoo.com)
Signature Date: 2024-10-04 - 0:48:09 AM GMT - Time Source: server
-  Agreement completed.
2024-10-04 - 0:48:09 AM GMT



Adobe Acrobat Sign

NEW TEAM CARPORTS LLC
MOUNT AIRY, NC 27030
www.newteamcarport.com /
sales@newteamcarport.com
Tel. (336) 776-0816 & (518) 300-3732

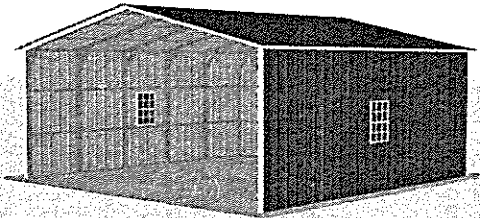
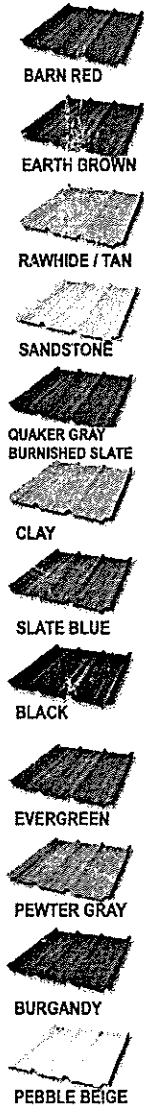
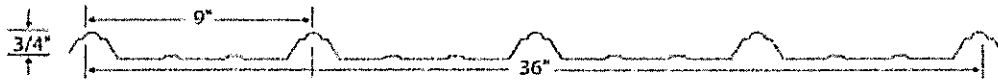


PO ORDER 2530

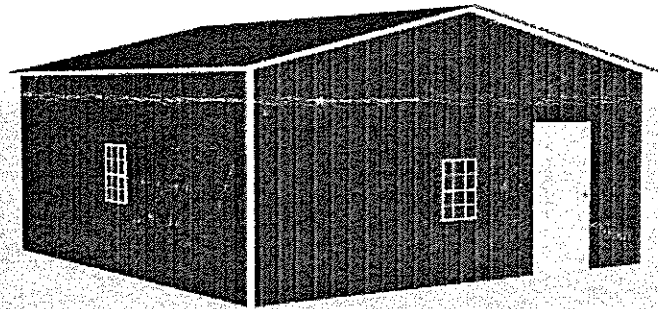
Business Hours 8:30 am to 5:00 pm Eastern Time

Customer's Name: SHUSHIL NEAUPANE

Unit Size:				Base Rail Dimintions:				Gauge			Roof Style		Certified Unit			
20	'x	21	'x	9	'	20	'x	20	'	XX		XX	115/90			
WIDTH		LENGHT		HEIGHT		WIDTH		LENGHT		14 G	12 G	REGULAR	BOX EVE	VERTICAL	YES	NO
COLORS:	ROOF				SIDES				ENDS			WAINSCOTING			TRIM	
	SLATE BLUE				SLEATE BLUE				SLATE BLUE			N/A			WHITE	



PLEASE SEND PHOTO
OF THE FINISHED SITE
AND A COPY OF PERMIT TO
sales@newteamcarport.com



ADDITIONAL NOTES


FRONT END	BACK END	LEFT SIDE	RIGHT SIDE
FULLY OPEN	1 MAN DOOR 36X80 OPEN IN 2' WAY FRO M THE RIGHT WALL // 1 WHITE GRID WINDOW 24X3 6CETERED	1 WHITE GRID WINDOW 24X36 CENTERED	1 WHITE GRID WINDOW 24X36 CENTERED

DATE: 10/3/2024

THANK YOU

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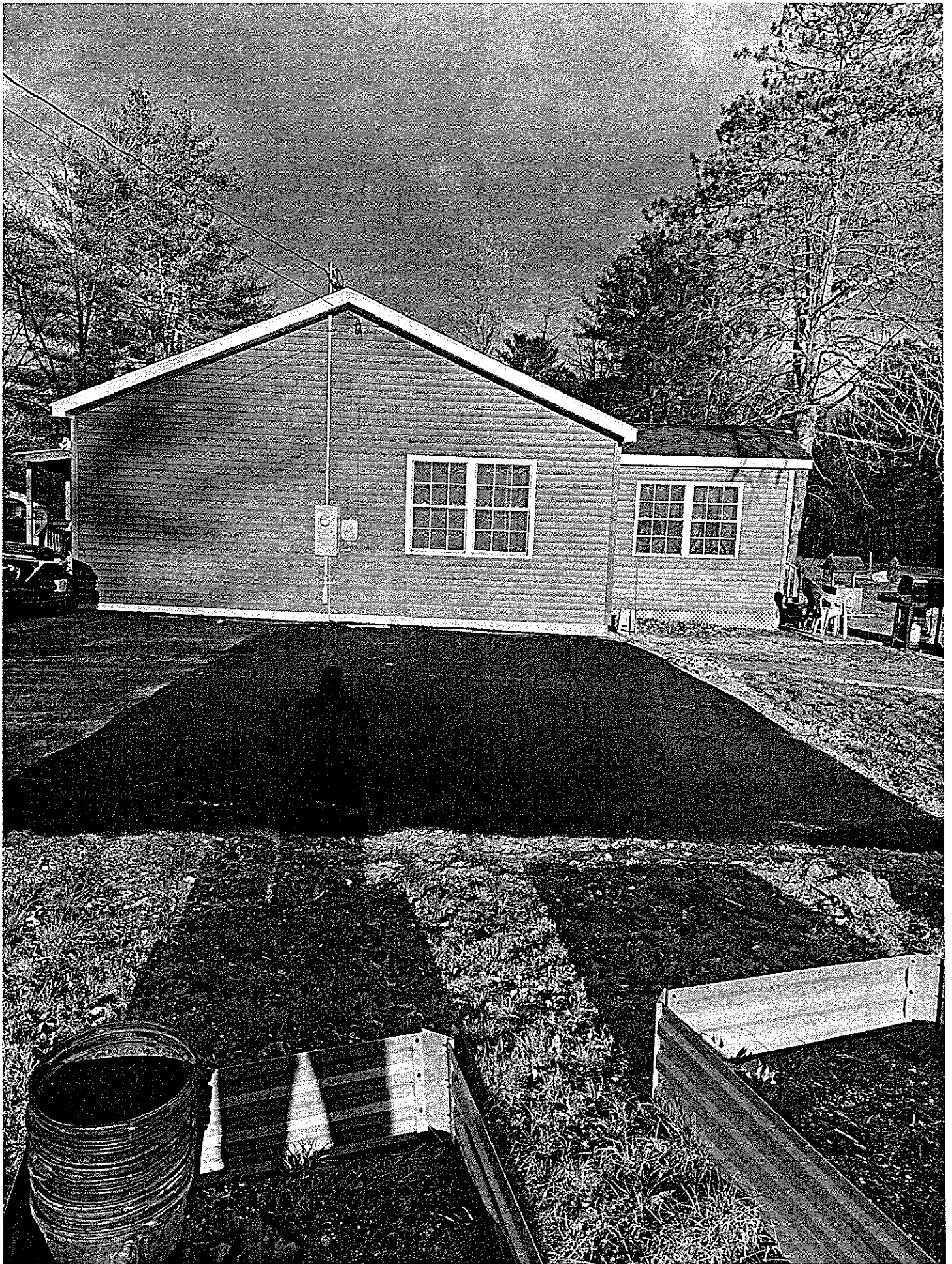
Customer's Signature

Date

Installer's Signature

Date

PAGE 3 OF 3





TOWN OF WARNER

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

Select Board, Michael Smith, Chair
Harry Seidel
Alfred Hanson
selectboard@warnernh.gov
Kathy Frenette, Town Administrator
administrator@warnernh.gov

The residents at 49 Farrell Loop dropped off a building permit application in late fall of 2024. On November 20 both residents came in to talk about what the holdup was. At this point, they were told again that we needed a map showing the setbacks and placement of the structure. The resident emailed pictures of the paved area where they are planning on putting the structure. Selectboard members Smith and Seidel both denied the permit – stating it will encroach on setbacks and the application is not complete (insufficient map). Both the aforementioned Selectboard members spoke with the resident explaining what is needed. This is a nonconforming lot – which never had a building on it prior to their home.

I thought they'll need to deal with the ZBA primarily because 'you can't make a nonconforming lot more nonconforming'. However, the Selectboard members and I feel it would be helpful for them to get some suggestions and guidance to move forward.

Note their house building permit and the ZBA case that was withdrawn because they were told they could build on the lot. This is partly why they are confused, since they could build their entire house, porch, and shed without issue. Please let me know if you have any questions or need any other documentation.

Elizabeth L. 3/24/2025

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
07-025
Parent Parcel Number

Property Address
FARRELL LOOP

Neighborhood
17 NEIGHBORHOOD #17

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Tax ID 001713

TRANSFER OF OWNERSHIP

Printed 06/24/2021 Card No. 1

of 1

OWNERSHIP
FAIRNENY, FRED & CHERYL
45 FARRELL LOOP
WARNER, NH 03278

Date

01/02/1990 FAIRNENY, FRED
Bk/Pg: 1829, 734

\$21,900

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2005	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	Worksheet
Reason for Change	2005 Update	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	
VALUATION	L 9600	2170	2830	2830	2670	2670	2670
Market	B 0	0	0	0	0	0	0
	T 9600	2170	2830	2830	2670	2670	2670
VALUATION	L 9600	2170	2830	2830	2670	2670	2670
Assessed/Use	B 0	0	0	0	0	0	0
	T 9600	2170	2830	2830	2670	2670	2670

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Effective	Depth	Rate	Rate	Value	Factor	
-or-	-or-	-or-	-or-					
Actual	Effective	Effective	Square					
Frontage	Frontage	Depth	Feet					
Land Type	0.2000		1.00	133333.50	133333.50	26670 0	-90%	2670
1 Homestead Vacant								

Zoning: R2-Med Density Res
Legal Acres: 0.2000

L: LAND
SMALL SILVER LOT.

Supplemental Cards
MEASURED ACREAGE

0.2000

Supplemental Cards
TRUE TAX VALUE

2670

Supplemental Cards
TOTAL LAND VALUE

2670

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
07-025
Parent Parcel Number

OWNERSHIP

FAIRNENY, FRED & CHERYL
45 FARRELL LOOP
WARNER, NH 03278

Tax ID 001713

TRANSFER OF OWNERSHIP

01/02/1990 FAIRNENY, FRED
Bk/Pg: 1829, 734

Card No. 1 of 1

Property Address
FARRELL LOOP

Neighborhood
17 NEIGHBORHOOD #17

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2005	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	Worksheet
Reason for Change	2005 Update	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	
VALUATION	L 9600	2170	2830	2830	2670	2670	2670
Market	B 0	0	0	0	0	0	0
	T 9600	2170	2830	2830	2670	2670	2670
VALUATION	L 9600	2170	2830	2830	2670	2670	2670
Assessed/Use	B 0	0	0	0	0	0	0
	T 9600	2170	2830	2830	2670	2670	2670

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	-or- Factor	Rate	Rate	Value	Factor	
-or- Actual	Effective	Effective	-or- Square					
Frontage	Frontage	Depth	Feet					
	0.2000		1.00	133333.50	133333.50	26670 0	-90%	2670
Land Type								
1 Homestead Vacant								
Zoning: R2-Med Density Res								
Legal Acres: 0.2000								

L: LAND
SMALL SLIVER LOT.

Supplemental Cards

MEASURED ACREAGE 0.2000

Supplemental Cards

TRUE TAX VALUE 2670

Supplemental Cards
TOTAL LAND VALUE

2670

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 07-025
 Parent Parcel Number
 Property Address
 FARRELL LOOP
 Neighborhood
 17 NEIGHBORHOOD #17
 Property Class
 100 Res Vacant Lot
 TAXING DISTRICT INFORMATION
 Jurisdiction 219 WARNER, NH
 Area 219
 Routing Number 2015

Tax ID 001713

TRANSFER OF OWNERSHIP

Printed 08/15/2019 Card No. 1 of 1

Date

01/02/1990 FAIRNENY, FRED

Bk/Pg: 1829, 734
\$21900

RESIDENTIAL

VALUATION RECORD

Assessment Year 04/01/2003 04/01/2005 04/01/2010 04/01/2015 04/01/2015

Reason for Change

VALUATION	2003 Reval	2005 Update	2010 Reval	2015 PRELIM	2015 Reval
Market	L 2000	9600	2170	2830	2830
	B 0	0	0	0	0
	T 2000	9600	2170	2830	2830

VALUATION	L 2000	9600	2170	2830	2830
Assessed/Use	B 0	0	0	0	0
	T 2000	9600	2170	2830	2830

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Effective	Depth	Rate	Rate	Value	Factor	
-or-	-or-	Frontage	Square Feet					
1	0.2000	1.00	141666.50	141666.50	28330	0	-90%	2830
Zoning:	1	0.2000						
R2-Med Density Res								
Legal Acres:								
0.2000								

L: LAND
 SMALL SLIVER LOT.

Supplemental Cards
 MEASURED ACREAGE

0.2000

Supplemental Cards
 TRUE TAX VALUE

2830

Supplemental Cards
 TOTAL LAND VALUE

2830

07-025

FAIRNENY, FRED

FARRELL LOOP

100

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001713

PARCEL NUMBER

07-025

FAIRNENY, FRED

CHERYL FAIRNENY

45 FARRELL LOOP

WARNER, NH 03278

TRANSFER OF OWNERSHIP

Printed 06/21/2018 Card No. 1

of 1

Parent Parcel Number

Property Address
FARRELL LOOP

Date
01/02/1990 FAIRNENY, FRED

Bk/Pg: 1829, 734
\$21900

Neighborhood
17 NEIGHBORHOOD #17

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010	04/01/2015	04/01/2015
Reason for Change					
VALUATION	L	2000	9600	2170	2830
Market	B	0	0	0	0
	T	2000	9600	2170	2830
VALUATION	L	2000	9600	2170	2830
Assessed/Use	B	0	0	0	0
	T	2000	9600	2170	2830

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	0.2000		1.00	141666.50	141666.50	28330	0 -90%	2830
Land Type								
Zoning:	1	Homesite Vacant						
Legal Acres:	0.2000							

L: LAND
SMALL SLIVER LOT.

Supplemental Cards

MEASURED ACREAGE

0.2000

Supplemental Cards

TRUE TAX VALUE

2830

Supplemental Cards

TOTAL LAND VALUE

2830

ADMINISTRATIVE INFORMATION

PARCEL NUMBER

07-025

Parent Parcel Number

Property Address

FARRELL LOOP

Neighborhood

17 NEIGHBORHOOD #17

Property Class

100	Res Vacant Lot
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TAXING DISTRICT INFORMATION

Jurisdiction

Area

WARNER, NH

Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010	04/01/2015	04/01/2015
Reason for Change					
VALUATION	2000	2005	2010	2015	2015
Market	0	0	0	0	0
VALUATION	2000	2000	2170	2830	2830
Assessed/Use	0	0	0	0	0
T	2000	9600	2170	2830	2830

LAND DATA AND CALCULATIONS

[illegible]

L: LAND
SMALL SLIVER LOT.

Supplemental Cards

MEASURED ACREAGE 0.2000

0.2000

Supplemental Cards

TRUE TAX VALUE

2830

Supplemental Cards
TOTAL LAND VALUE

2830

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001713

TRANSFER OF OWNERSHIP

Printed 02/24/2014 Card No. 1

of 1

PARCEL NUMBER
07-025

FAIRNENY, FRED
CHERYL FAIRNENY

Parent Parcel Number

45 FARRELL LOOP
WARNER, NH 03278

Date
01/02/1990 FAIRNENY, FRED

Bk/Pg: 1829, 734
\$21900

Property Address

Farrell Loop

Neighborhood

17 NEIGHBORHOOD #17

Property Class

100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction

219 WARNER, NH

Area

219

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010
Reason for Change	2003 Reval	2005 Update	2010 Reval

VALUATION	L	2000	9600	2170
Market	B	0	0	0
	T	2000	9600	2170
VALUATION	L	2000	9600	2170
Assessed/Use	B	0	0	0
	T	2000	9600	2170

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	-or- Factor	Rate	Rate	Value	Factor	
-or- Actual	Effective	Effective	-or- Factor					
Frontage	Frontage	Depth	Square Feet					
	0.2000		1.00	108333.50	108333.50	21670	0 -90%	2170

Zoning: 1 Homesite Vacant
Legal Acres: 0.2000

Supplemental Cards

MEASURED ACREAGE 0.2000

Supplemental Cards

TRUE TAX VALUE

2170

Supplemental Cards

TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001713

TRANSFER OF OWNERSHIP

Printed 07/02/2012 Card No. 1

of 1

PARCEL NUMBER
07-025

Parent Parcel Number

Property Address
FARRELL LOOPNeighborhood
17 NEIGHBORHOOD #17Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

FAIRNENY, FRED
45 FARRELL LOOP
WARNER, NH 03278

Date

RESIDENTIAL

VALUATION RECORD

Assessment Year 04/01/2003 04/01/2005 04/01/2010

Reason for Change 2003 Reval 2005 Update 2010 Reval

VALUATION	L	2003	2005	2010
Market	B	2000	9600	2170
	B	0	0	0
	T	2000	9600	2170
VALUATION	L	2000	9600	2170
Assessed/Use	B	0	0	0
	T	2000	9600	2170

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Effective	Depth	Rate	Rate	Value	Factor	
-or-	-or-	-or-	-or-					
Actual	Effective	Effective	Square					
Frontage	Frontage	Depth	Feet					
	0.2000	1.00	108333.50	108333.50	21670	0	-90%	2170
Land Type								
Zoning:	Med Density Residential (R-2)							
Legal Acres:	1 Homesite Vacant							
	0.2000							

Supplemental Cards

MEASURED ACREAGE 0.2000

Supplemental Cards

TRUE TAX VALUE

2170

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001713

Printed 06/16/2011 Card No. 1 of 1

PARCEL NUMBER

07-025

FAIRNENY, FRED

45 FARRELL LOOP

TRANSFER OF OWNERSHIP

Parent Parcel Number

WARNER, NH 03278

Date

Property Address

FARRELL LOOP

Neighborhood

17 NEIGHBORHOOD #17

Property Class

100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction

219 WARNER, NH

Area

219

RESIDENTIAL

VALUATION RECORD

Assessment Year 04/01/2003 04/01/2005 04/01/2010

Reason for Change

2003 Reval 2005 Update 2010 Reval

VALUATION

Market

L

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VALUATION

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Assessed/Use

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LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Area	Effective	Depth	Rate	Rate	Value	Factor	
-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-	-or-
Actual	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage	Frontage
0.2000	0.2000	1.00	108333.50	108333.50	21670	0	-90%	2170

Supplemental Cards

MEASURED ACREAGE 0.2000

Supplemental Cards

TRUE TAX VALUE

2170

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 07-025
Parent Parcel Number
Property Address FARRELL LOOP
Neighborhood 17 NEIGHBORHOOD #17
Property Class 100 Res Vacant Lot
TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH
Area 219

OWNERSHIP

FAIRNENY, FRED
45 FARRELL LOOP
WARNER, NH 03278

Tax ID 001713

TRANSFER OF OWNERSHIP

Date

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010
Reason for Change	2003 Reval	2005 Update	2010 Reval

VALUATION	L	2000	9600	2170
Market	B	0	0	0
	T	2000	9600	2170
VALUATION	L	2000	9600	2170
Assessed/Use	B	0	0	0
	T	2000	9600	2170

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Depth	-or- Factor	Rate	Rate	Value	Factor	
-or- Actual	Effective	Effective	-or- Factor					
Frontage	Frontage	Depth	Square Feet					
	0.2000		1.00	108333.50	108333.50	21670	0 -90%	2170
Land Type								
Med Density Residential (R-2)								
Legal Acres:	1 Homesite Vacant							
	0.2000							

Supplemental Cards

MEASURED ACREAGE 0.2000

Supplemental Cards

TRUE TAX VALUE 2170

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001713

PARCEL NUMBER

FAIRNENY, FRED

TRANSFER OF OWNERSHIP

Printed 11/03/2005 Card No. 1

of 1

07-025

Parent Parcel Number

WARNER, NH 03278

Date _____

Property Address

FARRELL LOOP

Neighborhood

17 NEIGHBORHOOD #17

Property Class

100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction

Area 219 WARNER, NH

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005
Reason for Change	2003 Reval	2005 Assmt U

	Reason for Change	2003 Reveal	2005 Assmt U
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VALUATION	L	2000	9600
Market 2005	B	0	0
	T	2000	9600
VALUATION	L	2000	9600
Assessed/Use	B	0	0
	T	2000	9600

LAND DATA AND CALCULATIONS

[illegible]

Supplemental Cards

TRUE TAX VALUE

9600

Supplemental Cards
TOTAL LAND VALUE

TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001713

Printed 05/15/2003 Card No. 1 of 1

PARCEL NUMBER
07-025

FAIRNENY, FRED
45 FARRELL LOOP

TRANSFER OF OWNERSHIP

Parent Parcel Number

WARNER, NH 03278

Date

Property Address
FARRELL LOOP

Neighborhood
17 NEIGHBORHOOD #17

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction

Area 219

RESIDENTIAL

VALUATION RECORD

Assessment Year 04/01/2003
Reason for Change 2003 Reval

VALUATION	L	2000
Market 2003	B	0
	T	2000
VALUATION	L	2000
Assessed/Use	B	0
	T	2000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Effective	Depth Factor	Rate	Rate	Value	Factor	
-or-	-or-	Frontage	Square Feet					
Actual	Effective	Depth						
Frontage	Frontage							
	0.2000		1.00	20000.00	20000.00	4000	1	2000
Legal Acres:	1 Homesite Vacant							
	0.2000							

Supplemental Cards

TRUE TAX VALUE

2000

Supplemental Cards
TOTAL LAND VALUE

00007
00000
00025
MAP: Fairview, Field H.
BLOCK
LOT
331
APPRaised BY 4190 CN 06/30/86 86252
CARD
1 CF 1
C9/17/86
CCCCC
CCCCC
CCCCC

COST-MARKET CONSTRUCTION DETAIL				COST-MARKET VALUE				DEPRECIATION				VALUE SUMMARY				
ELEMENT	CODE	DESCRIPTION	TYPE/MODEL	EFF. AREA	WALL	UNDERDEPRECIATED VALUE	ENB/AVB	NORM	ECONOMY	WATER	% COND	DEPRECIATED BUILDING VALUE	VALUATION BY MARKET	TOTAL DEPR. CB VALUE	TOTAL DEPR. XF VALUE	TOTAL LAND AND VALUE SUBJECT
1. WALL	14	WOOD SHINGLE	36031	096	18	29,525	1519	0503	0000	0000	64.00	13,500	10,500	000	4,511	
2. DOOR STRUCTURE	00															
3. GABLE OR HIP	03															
4. ASBUILT OR FLOWBOAST	02															
EFFECTIVE BASE RATE				4.2-4.2		ROUTE 103										
SCALE 1/120																

MARKET FEATURES SPECIAL MODELS			
1. FLOORING	09	PINE OR SOFT WOODS	18AS
2. CO	02	CIL	10BM
3. EATING FUEL	04	FORCED AIR-DUCTED	20
4. EATING TYPE	01	NONE	
5. COND. TYPE	01	NONE	
MARKET FEATURES SPECIAL MODELS			
6. BEDROOMS	03	2 BEDROOMS	
7. BATHROOMS	01	1.0 BATHROOMS	

MARKET FEATURES SPECIAL MODELS			
8. BEDROOMS	03	2 BEDROOMS	
9. BATHROOMS	01	1.0 BATHROOMS	
MARKET FEATURES SPECIAL MODELS			
10. BEDROOMS	03	2 BEDROOMS	
11. BATHROOMS	01	1.0 BATHROOMS	

MARKET FEATURES SPECIAL MODELS			
12. BEDROOMS	03	2 BEDROOMS	
13. BATHROOMS	01	1.0 BATHROOMS	
MARKET FEATURES SPECIAL MODELS			
14. BEDROOMS	03	2 BEDROOMS	
15. BATHROOMS	01	1.0 BATHROOMS	

MARKET FEATURES SPECIAL MODELS			
16. BEDROOMS	03	2 BEDROOMS	
17. BATHROOMS	01	1.0 BATHROOMS	
MARKET FEATURES SPECIAL MODELS			
18. BEDROOMS	03	2 BEDROOMS	
19. BATHROOMS	01	1.0 BATHROOMS	

INCOME VALUATION			
METHOD:			
GROSS ANNUAL INCOME			
VACANCY & COLL. LOSS			
EFFECTIVE GROSS INCOME			
FIXED OPERATING EXPS & RESERVE FOR DEPR.			
NET ANNUAL INCOME			

INCOME VALUATION			
METHOD:			
GROSS ANNUAL INCOME			
VACANCY & COLL. LOSS			
EFFECTIVE GROSS INCOME			
FIXED OPERATING EXPS & RESERVE FOR DEPR.			
NET ANNUAL INCOME			

INCOME VALUATION			
METHOD:			
GROSS ANNUAL INCOME			
VACANCY & COLL. LOSS			
EFFECTIVE GROSS INCOME			
FIXED OPERATING EXPS & RESERVE FOR DEPR.			
NET ANNUAL INCOME			

[illegible]



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 LOT LINE ADJUSTMENT

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 _____

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO _____

TODAY'S DATE: _____

NAME OF APPLICANT _____

ADDRESS _____

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

OWNER(S) OF PROPERTY The GULCZINKI family trust Lot 16/68

ADDRESS 2295 Pinebrook Rd Springboro, OH, 45066

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

AGENT NAME _____

ADDRESS _____

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

LICENSED LAND SURVEYOR: _____

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY _____

MAP # _____ LOT # _____ ZONING DISTRICT _____ NUMBER OF LOTS: _____

FRONTAGE ON WHAT STREET(S): _____

DEVELOPMENT AREAS: _____ acres/sq.ft.

DEED REFERENCE(S): Book _____ Page _____ Please include a copy of the Deed.

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



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 LOT LINE ADJUSTMENT

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 ☒

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO _____

TODAY'S DATE: 2/12/25

NAME OF APPLICANT Jonathan Elcock

ADDRESS 92 LaFrance Road weare, NH 03281

PHONE #1 _____ PHONE #2 _____ E-MAIL _____

OWNER(S) OF PROPERTY Jonathan & Kaylyn Elcock lot 16/67

ADDRESS 92 LaFrance Road weare, NH 03281

PHONE #1 _____ PHONE #2 _____ E-MAIL _____

AGENT NAME Higginson Land Services

ADDRESS 76 Patterson Hill Rd Henniker, NH 03242

PHONE #1 603-660-6412 PHONE #2 _____ E-MAIL dbhigginson@yahoo.com

LICENSED LAND SURVEYOR: Dan Higginson

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY Bagley Hill Road

MAP # 16 LOT # 67 & 68 ZONING DISTRICT OC NUMBER OF LOTS: 2

FRONTAGE ON WHAT STREET(S): 1500' +/- & 735' +/- Bagley Hill Road

DEVELOPMENT AREAS: 19 +/- Acres acres/sq.ft.

DEED REFERENCE(S): Book 3825 Page 1382 Please include a copy of the Deed.

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

Proposed is the adjustment of 2.59 Acres from
lot 16/68 to lot 16/67

Authorization/Certification from Property Owner(s)

I (We) hereby designate Dan Higginson 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): Frank Gulczynski dotloop verified 02/17/25 10:27 AM EST PCIC-TACE-ZIYO-ZY4M Date: 02/14/2025
(Need signatures of all owner's listed on deed)

Jill Gulczynski dotloop verified 02/21/25 2:03 PM EST MWJR-AVGI-BWUC-L42X

Print Names Frank Gulczynski, Jill Gulczynski

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: _____

Authorization/Certification from Property Owner(s)

I (We) hereby designate Dan Higginson 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): Kaylee Date: 02/13/2025
(Need signatures of all owner's listed on deed)

Print Names Kaylyn Elcock, Jonathan Elcock

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: _____



TOWN OF WARNER

Land Use Office

P.O. Box 265

Warner, New Hampshire 03278-0059

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

Fax: (603) 456-2297

E-Mail: landuse@warner.nh.us

Planning Board - Application Fees

Name of Applicant Jonathan Elcock Project Location: Besley Hill Rd

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

____ Conceptual Consultation (submit application with no plans to copy) **\$ No Fee**

____ Subdivision	\$250 Base Fee (Final Application or Design Dev.)	\$ _____
	\$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	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording fee – separate check charged below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check – charged below	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

____ Site Plan Review	\$400 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	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

____ 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	\$ <u>invoiced</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

<input checked="" type="checkbox"/> Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ <u>150</u>
	\$15 per notification – if requested by abutter(s)	\$ <u>120</u>
	\$25 minimum compliance inspection	\$ <u>25</u>
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
Subtotal		\$ <u>300</u> *
(Check made out to "Town of Warner")		

<input type="checkbox"/> Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
Subtotal		\$ _____ *
(Check made out to "Town of Warner")		

* = Subtotals above **due with application**. Please make check payable to "**TOWN OF WARNER**" for the above amount.

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.

TWO Separate Checks (Upon completion / approval):		
_____	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to " Merrimack County Registry of Deeds "	\$ _____ **
_____	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to " Merrimack County Registry of Deeds "	\$ _____ ***

** = \$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) - **Check payable to "Merrimack County Registry of Deeds"**

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. [Amended March 2020]

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's Assessors records on:

2/6/25 (date)

Signature Dan Higginson

Print Name Daniel Higginson

Map 16 Lot 70
3 46

Name: The Gulczynski Family Trust

Address: 2295 Pine Brook Lane
Springboro, OH 45066

Map 16 Lot 65

Name: Jonathan & Kaylyn Elcock

Address: 92 La France Road
Weare, NH 03281

Map 3 Lot 56

Name: John & Lynn Kimball

Address: 1364 Old Hillsborough Road
Heunkler, NH 03242

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

Map 3 Lot 55

Name: Preston & Meagon Starr
Address: 32 Bagley Hill Road
Bradford, NH 03221

Map 16 Lot 63

Name: Anthony Russo & Ian Kane
Address: 92 Forest Street
Middleton, Ma 01949

Map 16 Lot 64

Name: Monroe Realty Trust of 2001
Address: 262 Warren Street Unit 2
Waltham, Ma 02453

Map 16 Lot 66

Name: Ernst Bewersdorf et. Al.
Address: 601 Sugar Hill Road
Contoocook, NH 03229

Map _____ Lot _____

Name: _____

Address: _____

Map _____ Lot _____

Name: _____

Address: _____

First Service Title Co LLC

Transfer Tax: \$6,300.00

WARRANTY DEED

We, **David L. Erickson and Elizabeth M. Erickson**, Husband and Wife, of 62 Oak Ridge Road, Georges Mills, New Hampshire 03751, for consideration paid, grant(s) to **Frank Stanley Gulczynski, III and Jill-Renae Gulczynski**, Trustees of the **Gulczinski Family Trust**, of 2295 Pinebrook Lane, Springboro, Ohio 45066, with WARRANTY COVENANTS:

A certain tract of land, containing sixty-three and three-fourths acres, more or less, situated on Bagley Hill, so called, mainly in Bradford, a small portion being in Warner, all in the County of Merrimack, known as the Barnard Bagley homestead, and bounded and described as follows:

Beginning at the northwesterly corner of said granted premises on the westerly side of the highway leading over Bagley Hill to Melvin Mills at a wall between said granted premises and land formerly of Walter P. Melvin;

thence southerly and southeasterly by the westerly side of said highway to land of Alberton Bagley;

thence westerly by land of said Alberton Bagley to land of Warren T. Bagley;

thence northerly and westerly by land of the last named Bagley to land of Emily C. Stafford;

thence westerly by said Stafford's land to the new road, so called;

thence northerly by said new road to land formerly of Walter P. Melvin; thence easterly and northeasterly by said Melvin's land to the point of commencement,

Meaning and intending to describe and convey the same premises conveyed to David L. Erickson and Elizabeth M. Erickson by deed of Robert P. LaPorte, Jr. and Russell P. LaPorte, dated 03/29/2022, and recorded in Book 3787, Page 236 of the Merrimack County Registry of Deeds.

The premises conveyed hereby are not homestead property.

Dated this 12th day of May, 2023.

David L. Erickson
David L. Erickson

Elizabeth M. Erickson
Elizabeth M. Erickson

State of New Hampshire
County of Cheshire

Then personally appeared before me on this 12th day of May, 2023, the said David L. Erickson and Elizabeth M. Erickson and acknowledged the foregoing to be his/her/their voluntary act and deed.

Mary Ann
Notary Public/Justice of the Peace
Commission expiration:



UPON RECORDING, PLEASE RETURN TO:

Grantee

1575.00

WARRANTY DEED

FREDERICK A. BEWERSDORF, JR., married, having an address of 14 Patricia Lane, Amherst, New Hampshire 03031 ("Frederick"), **ERNST M. BEWERSDORF**, married, having an address of 601 Sugar Hill Road, Hopkinton, New Hampshire 03229 ("Ernst"), and **PAUL E. BEWERSDORF**, married, having an address of 17 South London Drive, Nashua, New Hampshire 03062 ("Paul" and together with Frederick and Ernst, collectively the "Grantor") for consideration paid, grants to **JONATHAN ELCOCK** and **KAYLYN ELCOCK**, husband and wife, of 82 Lafrance Road, Weare, NH 03281 with **WARRANTY COVENANTS**, and as joint tenants with rights of survivorship, certain real property situated in Warner, County of Merrimack, and State of New Hampshire, as further described below.

TRACT I (Map 16, Lot 65)

A certain tract or parcel of land with any buildings which may be thereon, situated on the westerly side of the old road leading from Melvin Mills over Bagley Hill to Blaisdell Hill, in the Town of Warner, Merrimack County, State of New Hampshire, more particularly bounded and described as follows, to wit:

Beginning at an iron pin at the southeasterly corner of the herein-described tract of land;

Thence running in about a northerly direction by the westerly side of the above-mentioned road a distance of thirty-two rods and six feet to an iron pin;

Thence westerly by land formerly of Frank Bagley Estate a distance of seven rods and fourteen feet to an iron pin;

Thence running in about a southerly direction by land now or formerly of Alberton Bagley a distance of thirty-one rods and seven feet to an iron pin;

Thence easterly by land now or formerly of Alberton Bagley a distance of seven rods and sixteen feet to the point of beginning.

Said tract of land containing 1.46 acres, more or less.

MEANING and INTENDING to describe and convey all of the same premises conveyed by John D. Biggers and Betsey S. Williams, Co-Trustees of The Bagley Hill Road Realty Trust to Ernst M. Bewersdorf, Paul E. Bewersdorf and Frederick A. Bewersdorf, Jr. by deed dated July 14, 2014 and recorded in the Merrimack County Registry of Deeds at Book 3447, Page 2165.

THIS IS NOT HOMESTEAD PROPERTY.

TRACT II (Map 16, Lot 67)

A certain tract or parcel of land with any buildings which may be thereon, situated in the Town of Warner, County of Merrimack, State of New Hampshire, 03278, more particularly described as follows:

Lot 67 shown on plan entitled "Map 16, Lots 66 – 67, Property Survey for Frederick Bewersdorf" drawn by Ernest E. Veinotte, 27 North Main Street, Concord, New Hampshire in October, 1984, revised in November, 1986 and recorded in the Merrimack County Registry of Deeds on February 28, 1990 as Plan No. 11522, said Lot 67 being bounded on the North by land now or formerly of Abbott Russell Estate (Lot 68); on the East by Bagley Hill Road and land now or formerly of Thomas McCarthy (Lot 65); and on the West (at the Bradford-Warner Town Line) by land now or formerly of I. Bagley.

MEANING and INTENDING to describe and convey a portion of the premises conveyed by Frederick A. Bewersdorf and Laura Bewersdorf to Frederick A. Bewersdorf, Jr., Ernst M. Bewersdorf and Paul E. Bewersdorf by deed dated February 6, 1992 and recorded in the Merrimack County Registry of Deeds at Book 1877, Page 112.

THIS IS NOT HOMESTEAD PROPERTY.

[The balance of this page is intentionally left blank; signatures follow.]

EXECUTED this 23rd day of July, 2024.

Frederick A. Bewersdorf, Jr.
Frederick A. Bewersdorf, Jr.

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

This instrument was acknowledged before me on this 23rd day of July, 2024, by **Frederick A. Bewersdorf, Jr.** The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☐ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☒ The following identification documents:

- ☒ Driver's License
- ☐ Passport
- ☐ Other: _____



Kristen Wenzel
Print Name: Kristen Wenzel
Notary Public/Justice of the Peace
My Commission Expires: 9/15/26
[Affix Seal]

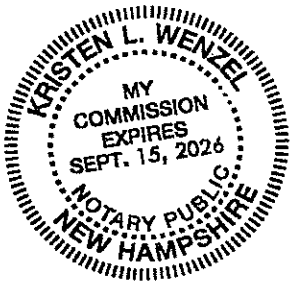
EXECUTED this 23rd day of July, 2024.

Ernst M. Bewersdorf
Ernst M. Bewersdorf

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

This instrument was acknowledged before me on this 23rd day of July, 2024, by **Ernst M. Bewersdorf**. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☐ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☒ The following identification documents:
 - ☒ Driver's License
 - ☐ Passport
 - ☐ Other: _____



Kristen L. Wenzel
Print Name: Kristen L. Wenzel
Notary Public/Justice of the Peace
My Commission Expires: 9/15/26
[Affix Seal]

EXECUTED this 23rd day of July, 2024.

Paul E. Bewersdorf
Paul E. Bewersdorf

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

This instrument was acknowledged before me on this 23rd day of July, 2024, by **Paul E. Bewersdorf**. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☐ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☒ The following identification documents:
 - ☒ Driver's License
 - ☐ Passport
 - ☐ Other: _____



Kristen L. Wenzel
Print Name: Kristen L. Wenzel
Notary Public/Justice of the Peace
My Commission Expires: 9/15/26
[Affix Seal]

Warner, NH Subdivision Regulations

Appendix A



Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended 9/14/2015

Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/ N)	INCLUDED (Y/N)	
		<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>Y</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>Y</u>	(V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17.
<u>Y</u>	<u>Y</u>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<u>-Y-</u>	<u>Y</u>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<u>-Y-</u>	<u>Y</u>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<u>Y</u>	<u>Y</u>	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
<u>-Y-</u>	<u>Y</u>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>N</u>	<u>N</u>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
<u>Y</u>	<u>Y</u>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<u>Y</u>	<u>Y</u>	(V.A.10) Title and deed references.
<u>N</u>	<u>N</u>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<u>N</u>	<u>N</u>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
<u>Y</u>	<u>Y</u>	(V.A.13) Name of all adjoining street(s)
<u>Y</u>	<u>Y</u>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<u>N</u>	<u>N</u>	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u>
<u>Y</u>	<u>Y</u>	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
<u>N</u>	<u>N</u>	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
<u>Y</u>	<u>Y</u>	(V.B.2) Abutters may be heard and may request a public hearing.
<u>N</u>	<u>N</u>	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>Y</u>	<u>Y</u>	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
<u>Y</u>	<u>Y</u>	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
<u>N</u>	<u>N</u>	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted when applicable.
<u>Y</u>	<u>Y</u>	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
<u>Y</u>	<u>Y</u>	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
<u>Y</u>	<u>Y</u>	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
<u>N</u>	<u>N</u>	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, if such species or communities are identified.
<u>N</u>	<u>N</u>	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

APPLICABLE (Y/N)	INCLUDED (Y/N)	

		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
___	___	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
___	___	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
___	___	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
___	___	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
___	___	(V.D.5) Where an applicant proposes a hammerhead turnaround, sufficient documentation must be submitted to demonstrate that the road terminus is suitably located to facilitate the future extension of the road into adjoining properties.
___	___	(V.D.6) Plan for restoring hammerhead turnaround where extension of street is shown.
___	___	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
___	___	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space.
___	___	(V.D.9) Erosion plan.
___	___	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	—	(V.D.11) Drainage Plan.
—	—	(V.D.12) Phasing plan.
—	—	(V.D.13) Other information required by the Board.
—	—	(V.D.14) Certifications affixed to Plan with signatures and seals.
		<u>Special Requirements (Section V.E)</u>
—	—	(V.E.1) Traffic Impact Assessment.
—	—	(V.E.2) Fiscal Impact Analysis.
—	—	(V.E.3) School Impact Analysis.
—	—	(V.E.4) Community Services Impact Assessment.
—	—	(V.E.5) Other considerations, special investigations.

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 Plan Regulations, and other applicable state and federal regulations which may apply.

Printed Signature Name: Daniel Hissinser

Authorized Signature: Dan Hissin Date: 2/6/25

Applicant

Name: _____ **Date:** _____

Warner, NH Subdivision Regulations

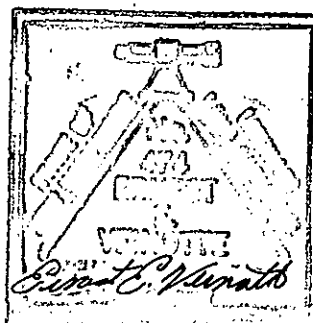
Appendix B



Street and Road Sample Drawings

Amended 1-24-11

E. Veerappa 24th



REFERENCE PLANS:

1. "SURVEYED FOR ERNEST E. VEINOTTE" SCALE 1"=100' DATED NOVEMBER 1986 BY ERNEST E. VEINOTTE (M.C.R.D. PLAN #11523).
2. "SUBDIVISION - FOR - FRANK H. & SALLY J. - BAGLEY", SCALE: 1"=100' LAST REVISED 4/19/90 BY BRISTOL SWEET & ASSOCIATES INC. (M.C.R.D. PLAN #11696).
3. "LOT LINE ADJUSTMENT PLAN - LAND OF - PRESTON A. & - FELICIA B. STARR - ASSESSOR'S MAP 3 LOT 55 & 56 - 32 BAGLEY HILL ROAD - BRADFORD, NEW HAMPSHIRE", SCALE: 1"=100' DATED OCTOBER 2017 BY T.F. BERNIER INC. (M.C.R.D. PLAN #20180000462).

LOT AREAS

LOT	EXISTING	PROPOSED
1667	11.1+/- ACRES	13.7+/- ACRES
1668	7.6+/- ACRES	5.0+/- ACRES
PARCEL "A"	---	2.59 ACRES

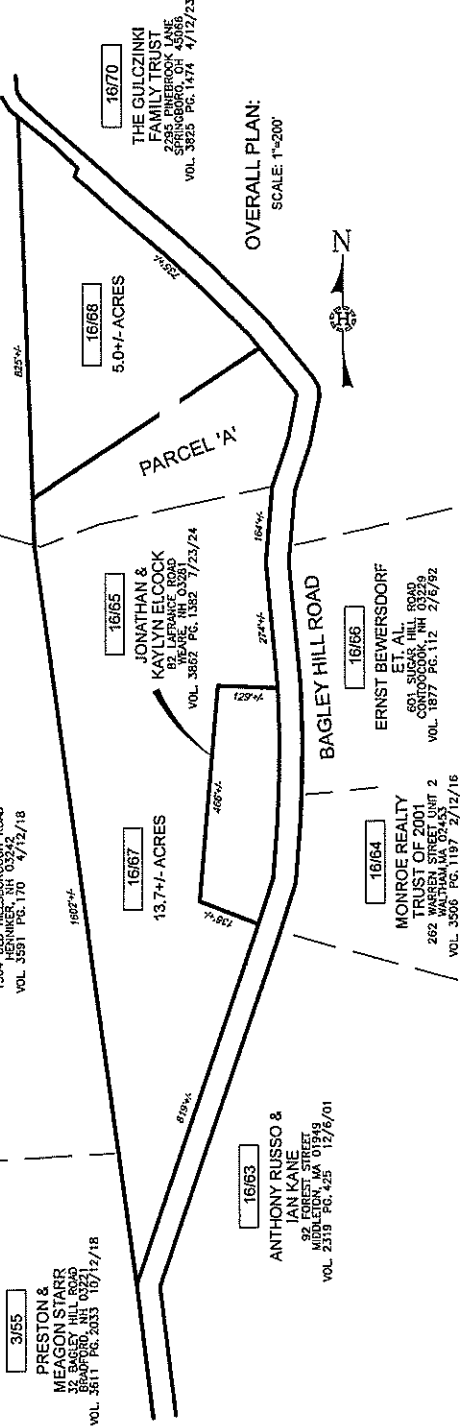
LEGEND:

- EXISTING GRAVEL
LOT LINE
STONE WALL
BUILDING SETBACK LINE
2' CONTOUR INTERVAL
10' CONTOUR INTERVAL
SOIL BOUNDARY

SCALE: 1"=50'



REV.	DATE	DESCRIPTION	BY



NOTES:

1. THE PURPOSE OF THIS PLAN IS CONVEY PARCEL "A" FROM TAX MAP 16 LOT 68 TO TAX MAP 16 LOT 17. PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE LOT OF RECORD.
2. THE OWNERS OF RECORD OF TAX MAP 16 LOT 67 ARE JONATHAN AND KAYLYN ELCOCK 82 LAFRANCE ROAD WEARE, NH 03281 (SEE M.C.R.D. BK 3862 PG. 1362 DATED 7/23/24).
- THE OWNER OF RECORD OF TAX MAP 16 LOT 69 IS THE GULCZINKI FAMILY TRUST 2995 PINEBROOK LANE SPRINGBORO OH, 43086 (SEE M.C.R.D. BK 3825 PG. 1474 DATED 5/12/23).
3. BOUNDARY INFORMATION FOR PARCEL "A" DEPICTED HEREON IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2025 HORIZONTAL ORIENTATION IS PER REF. PLAN #1. BOUNDARY INFORMATION FOR THE REMAINDER OF LOT 1668 AND LOT 1667 IS PER THE REFERENCE PLANS CITED HEREON.
4. THE SITE LIES WITHIN THE OC ZONE MINIMUM LOT SIZE IS 5.0 ACRES (BUILDABLE LAND) WITH 300' FRONTAGE. SETBACKS ARE 50' FRONT AND 500' SIDE AND REAR.
5. TOTAL AREA OF TAX MAP 16 LOT 68 IS 5.1+/- ACRES. TOTAL AREA OF TAX MAP 16 LOT 67 IS 13.5+/- ACRES.
6. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY MAP #33013C0269E EFFECTIVE DATE APRIL 19, 2010.
7. SOILS TYPE FOR PARCEL "A" IS 380 - TUNBRIDGE - LYMAN - BECKET COMPLEX
8. THIS PLAN SHOWS A CONVEYANCE OF LAND FOR THE PURPOSE OF LOT LINE ADJUSTMENT / CONVEYANCE AGREEMENT IN THE WARNER SUBDIVISION REGULATIONS. THIS APPROVAL DOES NOT CONSTITUTE A SUBDIVISION.

OWNERS SIGNATURE

DATE _____ JONATHAN ELCOCK _____

DATE _____ KAYLYN ELCOCK _____

DATE _____ THE GULCZINKI FAMILY TRUST _____

THIS MAP IS HEREBY APPROVED BY THE WARNER PLANNING BOARD AT AN MEETING HELD ON _____ AT _____ AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF WARNER PLANNING BOARD _____

CERTIFICATION:

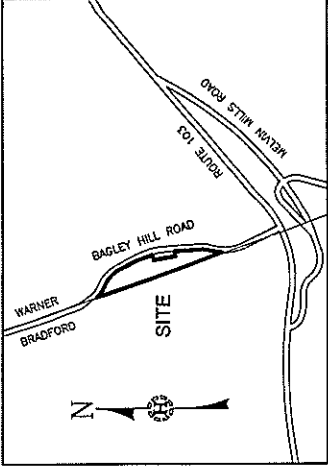
I HEREBY CERTIFY THAT THE PROPOSED LOT 1668-1 IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

LOT LINE ADJUSTMENT PLAN
PREPARED FOR:
JONATHAN ELCOCK
LAND OF:
JONATHAN AND KAYLYN ELCOCK &
THE GULCZINKI FAMILY TRUST
BAGLEY HILL ROAD
TAX MAP 16 LOTS 67 & 68
WARNER, NEW HAMPSHIRE

FEBRUARY 9, 2025

HIGGINSON LAND SERVICES			
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING 76 PATTERSON HILL ROAD HENNER, NH 03242			
TEL: 603-660-6412	NOTE BOOK #1753	JOB #26	

LOCUS MAP
SCALE 1"=1000'



ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

Printed 03/12/2025

Parcel No. 1

of 1

PARCEL NUMBER

16-066

Tax ID 000109

Parent Parcel Number

Property Address

BAGLEY HILL ROAD

15 NEIGHBORHOOD #15

Property Class

100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction

219 WARNER, NH

Area

219

Rolling Number 2015

Assessment Year

04/01/2014

04/01/2015

04/01/2015

04/01/2018

04/01/2020

04/01/2020

Worksheet

RESIDENTIAL

VALUATION RECORD

Reason for Change	CU Rate Adj	2015 PRELIM	2015 Reval	CU Rate Adj	2020 Prelim	2020 Reval	Value
VALUATION	L	59500	65000	65000	59000	59000	59000
Market	B	0	0	0	0	0	0
	T	59500	65000	65000	59000	59000	59000
VALUATION	L	1320	1320	1380	1880	1880	1880
Assessed/Use	B	0	0	0	0	0	0
	T	1320	1320	1380	1880	1880	1880

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Effective	Depth Factor	Rate	Rate	Value	Factor	
-or-	-or-	-or-	-or-					
Actual	Effective	Effective	Effective	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	
Land Type								
1 Homesite Vacant	2	2.0000	1.00	25000.03	25000.03	50000 a	-50%	25000
2 Hardwood No Stewardship	2	2.0000	1.00	67.00	67.00	130		130
3 EXCESS REAR	2	21.0000	1.00	1500.00	1500.00	31500		31500
4 Hardwood No Stewardship	2	21.0000	1.00	67.00	67.00	1410		1410
5 EXCESS WASTE	2	5.0000	1.00	500.00	500.00	2500		2500
6 Hardwood No Stewardship	2	5.0000	1.00	67.00	67.00	340		340

ADD: LAND ADD=

TOPO/SOME FRONTAGE ON CLASS VI ROAD

L: LAND

SEASONAL ACCESS

Supplemental Cards

MEASURED ACREAGE

28.0000

Supplemental Cards

TRUE TAX VALUE

59000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
16-067
Parent Parcel Number

OWNERSHIP
Elcock, Jonathan
Elcock, Kaylyn
82 LaFrance Road
Weare, NH 03281

Tax ID 000110

TRANSFER OF OWNERSHIP

Printed 03/12/2025 Card No. 1

of 1

Property Address
BAGLEY HILL ROAD

Date

07/24/2024 BEMERSDORF, ERNST
Bk/Pg: 3862, 1382

\$105600

Neighborhood
15 NEIGHBORHOOD #15

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Rolling Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2014	04/01/2015	04/01/2015	04/01/2018	04/01/2020	04/01/2020	Worksheet
-----------------	------------	------------	------------	------------	------------	------------	-----------

Reason for Change	CU Rate Adj	2015 PRELIM	2015 Reval	CU Rate Adj	2020 Prelim	2020 Reval	
VALUATION	L	41300	46800	46800	38800	38800	38800
Market	B	0	0	0	0	0	C
	T	41300	46800	46800	38800	38800	38800
VALUATION	L	520	520	550	710	750	750
Assessed/Use	B	0	0	0	0	0	C
	T	520	520	550	710	750	750

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Acreage	Effective	Depth	Rate	Rate	Value	Factor	
Actual	Frontage	Depth	Square Feet					
Frontage								
Land Type								
Zoning:	1 Homestead Vacant	2	2.0000	1.00	25000.03	50000.03	50%	25000
OC1-Open Conservatio	2 Hardwood No Stewardship	2	2.0000	1.00	67.00	130		130
Legal Acres:	3 EXCESS REAR	2	9.2000	1.00	1500.00	13800		13800
11.2000	4 Hardwood No Stewardship	2	9.2000	1.00	67.00	620		620

ADD: LAND ADJ- TOPO
WOODED, STEEP, LEDGE
600' FRTG OFF CLASS 6 RD
G: GENERAL
ADDTL. LAND IN BRADFORD/POSSIBLE HOME.
SEASONAL ACCESS.

Supplemental Cards

MEASURED ACREAGE 11.2000

Supplemental Cards

TRUE TAX VALUE

38800

Supplemental Cards
TOTAL LAND VALUE

750



TOWN OF WARNER PLANNING BOARD

P.O. Box 265
Warner, New Hampshire 03278-0059
Telephone: (603) 456-2298, ext. 7
Fax: (603) 456-2297

RECEIVED
3/17/25
WARNER LAND USE

APPLICATION FOR SUBDIVISION

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

MAJOR SUBDIVISION (4+ LOTS) _____ MINOR SUBDIVISION (2-3 LOTS) X CONDO SUBDIVISION _____

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES _____ NO X

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO _____

TODAY'S DATE: 1/8/25

NAME OF APPLICANT The Mead Revocable Trust of 2011

ADDRESS 461 Pumpkin Hill Road Warner, NH 03278

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

OWNER(S) OF PROPERTY Same as applicant

ADDRESS _____

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

AGENT NAME Higginson Land Services

ADDRESS 76 Patterson Hill Rd Henniker, NH 03242

PHONE # 1 603-660-6412 PHONE # 2 _____ E-MAIL dbhigginson@yahoo.com

LICENSED LAND SURVEYOR: Dan Higginson

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: Spencer Tate

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY Residential Lot at 461 Pumpkin Hill Road

MAP # 19 LOT # 34 ZONING DISTRICT R3 NUMBER OF LOTS/UNITS: 2

FRONTAGE ON WHAT STREET(S): Pumpkin Hill Rd 509.97 & 252.03

DEVELOPMENT AREAS: 14.8+/- acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 3345 Page 494 Please include a copy of the Deed.

PROPOSED USE: Residential

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

Proposed is the subdivision of one existing lot into two lots

Authorization/Certification from Property Owner(s)

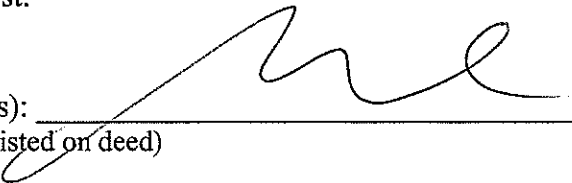
I (We) hereby designate Dan Higginson to serve as my agent and to appear and present said application before the Warner Planning Board.

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: 3/16/25
(Need signatures of all owner's listed on deed)

Print Names _____

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: _____



TOWN OF WARNER

Land Use Office

P.O. Box 265

Warner, New Hampshire 03278-0059

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

Fax: (603) 456-2297

E-Mail: landuse@warner.nh.us

Planning Board - Application Fees

Name of Applicant Meade Rev. fST Project Location: 461 Pumpkin Hill Rd

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

____ Conceptual Consultation (submit application with no plans to copy) **\$ No Fee**

<input checked="" type="checkbox"/> Subdivision	\$250 Base Fee (Final Application or Design Dev.) \$50 per lot # of lots <u>2</u> x \$50 = \$15 per notification # notices <u>13</u> 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 charged below LCHIP*** – separate \$25 check – charged below	\$ <u>250</u> \$ <u>100</u> \$ <u>195</u> \$ <u>25</u> \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u> \$ <u>separate***</u>
Subtotal		\$ <u>570</u> * (Check made out to "Town of Warner")

____ Site Plan Review	\$400 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	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u>
Subtotal		\$ _____ * (Check made out to "Town of Warner")

____ 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	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u>
Subtotal		\$ _____ * (Check made out to "Town of Warner")

___ 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	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

* = Subtotals above **due with application**. Please make check payable to **"TOWN OF WARNER"** for the above amount.

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.

TWO Separate Checks (Upon completion / approval):		
___	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ <u>26</u> **
___	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack Country Registry of Deeds"	\$ <u>25</u> ***

** = \$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) - **Check payable to "Merrimack County Registry of Deeds"**

Warner, NH Subdivision Regulations

Appendix A



Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended January 24, 2011

Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>Y</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>Y</u>	(V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed.
<u>Y</u>	<u>Y</u>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<u>Y</u>	<u>wave</u>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<u>Y</u>	<u>Y</u>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<u>Y</u>	<u>Y</u>	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
<u>Y</u>	<u>Y</u>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>Y</u>	<u>Y</u>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
<u>Y</u>	<u>Y</u>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<u>Y</u>	<u>Y</u>	(V.A.10) Title and deed references.
<u>N</u>	<u>N</u>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<u>N</u>	<u>N</u>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
<u>Y</u>	<u>Y</u>	(V.A.13) Names of all adjoining street(s).
<u>Y</u>	<u>none</u>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<u>Y</u>	<u>Y</u>	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u>
___	___	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
___	___	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
___	___	(V.B.2) Abutters may be heard and may request a public hearing.
___	___	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	—	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
<u>Y</u>	<u>Y</u>	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
<u>Y</u>	<u>Y</u>	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted.
<u>Y</u>	<u>waived</u>	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
<u>Y</u>	<u>Y</u>	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
<u>Y</u>	<u>Y</u>	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
<u>N</u>	<u>N</u>	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, if such species or communities are identified.
<u>N</u>	<u>N</u>	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
___	___	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
___	___	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
___	___	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
___	___	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
___	___	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
___	___	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
___	___	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
___	___	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space; list of abutters with addresses.
___	___	(V.D.9) Erosion plan.
___	___	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
—	—	(V.D.11) Drainage Plan.
—	—	(V.D.12) Phasing plan.
—	—	(V.D.13) Other information required by the Board.
—	—	(V.D.14) Certifications affixed to Plan with signatures and seals.
—	—	<u>Special Requirements (Section V.E)</u>
—	—	(V.E.1) Traffic Impact Assessment.
—	—	(V.E.2) Fiscal Impact Analysis.
—	—	(V.E.3) School Impact Analysis.
—	—	(V.E.4) Community Services Impact Assessment.
—	—	(V.E.5) Other considerations, special investigations.



LAND SURVEYING 🌲 PERMITTING 🌲 SEPTIC DESIGNS

January 8, 2025

RE:
The Mary Mead Revocable Trust of 2011
461 Pumpkin Hill Road
Warner, NH

Waiver request

Board Members,

The following waivers are being requested for the remaining lot 19/34 We have proven out the minimum requirements for subdivision on lot 19/34 and are requesting waivers relative to the remaining portion of the lot. The remaining portion of the lot is depicted per the reference plans cited. Proposed lot 19/34-1 has been precisely surveyed and no waivers are being requested.

V.A.4 Requiring bearings distances and areas.

V.A.15 Requiring significant natural features and wetlands

V.C.3. Requiring natural features and wetlands



LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

The Mary Mead Revocable Trust of 2011
461 Pumpkin Hill Road
Warner, NH

Test Pit #1 Observed 3/1/24

0"- 4" 10yr 3/3 Sandy Loam Granular Friable

4"-22" 10yr 5/8 Sandy Loam Granular Friable

22"- 48" 2.5y 6/6 Sandy Loam Granular Friable
Seasonal High Water Table at 22"

Roots to - 22"

Water observed –

Ledge –

Percolation Rate 1" in 10 minutes @12"

Test Pit #2 Observed 3/1/24

0"- 6" 10yr 3/3 Sandy Loam Granular Friable

6"-22" 10yr 5/8 Sandy Loam Granular Friable

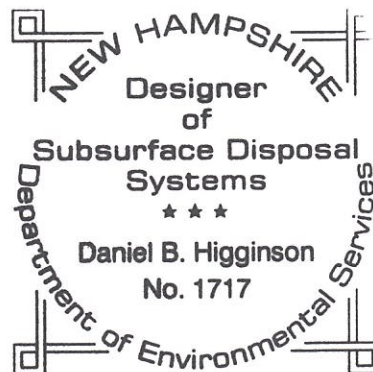
22"- 48" 2.5y 6/6 Sandy Loam Granular Friable
Seasonal High Water Table at 22"

Roots to - 22"

Water observed –

Ledge –

Percolation Rate 1" in 10 minutes @12"



ALL MAP 12



TOWN OF WARNER

PO Box 265, 5 East Main Street
Warner, New Hampshire 03278-0265
Telephone: (603) 456-2298 ~ Fax: (603) 456-2297
warnerNH.gov

Abutters List for 12-005

Map 12 Lot:

004

Henry Lesage – 129 Bible Hill Road

006

James Gaffney – 95 Bible Hill Road

007

Raymond Sheridan – PO Box 111 Harrisburg OH 43126

013

Richard Donovan – 10 Mill Pond Lane

014-2

Susan Hemingway – 97 Melvin Mills Road

014-4

Micheal Sokolow 126 Melvin Mills Road

015

Larry Letendre 136 Melvin Mill Road

042

Foot Hills Maple Retreat PO Box 634 Warner NH

042-1

Robert Deluca 20 Collins Road

044

Joseph Eriksen 107 North Road Chelmsford MA 01824

1
May 12

044-1

Bolder Creek Farm 44 Collins Rd

046

Nicholas Mitchell 82 Collins Road

059

John Bassi 325 Pleasant Street Concord NH 03301

005

Pier D'Aprile
115 Bible Hill Rd

Land Use Consultant

Pierre S. Bedard

P.O. Box 632

New London, NH 03257

Bradford Abutters

Parcel Number 07-018-00

KIMBALL TRUSTEE, DAVID B. BUCK
TRUSTEE, BARBARA C.

Property Address: 108 BIBLE HILL ROAD

Mailing Address:

108 BIBLE HILL RD

WARNER, NH 03278

Parcel Number: 03-068-00

DEFABRIZIO, JOSEPH DEFABRIZIO, KATIE

Property Address:

106 BIBLE HILL ROAD

Mailing Address:

106 BIBLE HILL ROAD

WARNER, NH 03278

~~Parcel Number: 07-013-00~~

~~Property Address: 110 BREEZY HILL ROAD~~

~~DAME, ROGER, DAME, CECILE~~

~~Mailing Address:~~

~~110 BREEZY HILL ROAD P.O. BOX 5~~

~~BRADFORD, NH 03221~~

Parcel Number: 07-019-00

STILES, CAROLYN M

Property Address: BIBLE HILL ROAD

Mailing Address:

12 CROSS RD

GOSHEN, NH 03752

18

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. [Amended March 2020]

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's Assessors records on:

11/8/25 (date)

Signature [Signature]

Print Name Daniel Higginson

Map: 19 Lot: 34

Name: The Mary Mead Revocable trust of 2011

Address: 461 Pumpkin Hill Road
Warner, NH 03278

Map: 19 Lot: 1

Name: Bates Revocable trust

Address: 648 Schoodic Road
Warner, NH 03278

Map: 19 Lot: 1-1

Name: Mock Revocable trust

Address: 509 Pumpkin Hill Road
Warner, NH 03278



100 feet Abutters List Report

Warner, NH
March 12, 2025

Subject Property:

Parcel Number: 19-34
CAMA Number: 19-34
Property Address: 461 PUMPKIN HILL ROAD

Mailing Address: MEAD, MARY REVOC TRST OF 2011
MEAD, MARY TRUSTEE
461 PUMPKIN HILL RD
WARNER, NH 03278

Abutters:

Parcel Number: 15-14
CAMA Number: 15-14
Property Address: 437 PUMPKIN HILL ROAD

Mailing Address: HAVEY, RYAN KRAIG
92 COUCHTOWN ROAD
WARNER, NH 03278

Parcel Number: 15-15-1
CAMA Number: 15-15-1
Property Address: 60 OLD PUMPKIN HILL RD

Mailing Address: ROTH, SUSAN L.
PO BOX 501
WARNER, NH 03278

Parcel Number: 15-15-2
CAMA Number: 15-15-2
Property Address: 40 OLD PUMPKIN HILL RD

Mailing Address: WHITE, RICHARD & JOAN LIVING
WHITE, RICHARD & JOAN
40 OLD PUMPKIN HILL ROAD
WARNER, NH 03278

Parcel Number: 15-16-1
CAMA Number: 15-16-1
Property Address: PUMPKIN HILL ROAD

Mailing Address: HICKS JR, ARTHUR
P O BOX 263
WARNER, NH 03278

Parcel Number: 19-1
CAMA Number: 19-1
Property Address: 68 OLD PUMPKIN HILL RD

Mailing Address: BATES, GINNY H REVOCABLE TRUST
BATES, GINNY H TRUSTEE
648 SCHOODAC ROAD
WARNER, NH 03278

Parcel Number: 19-1-1
CAMA Number: 19-1-1
Property Address: 509 PUMPKIN HILL ROAD

Mailing Address: MOCK, TAMMY A REVOCABLE TRUST
MOCK, TAMMY & GLORIA TRUSTEE
509 PUMPKIN HILL ROAD
WARNER, NH 03278

Parcel Number: 19-1-2
CAMA Number: 19-1-2
Property Address: OLD PUMPKIN HILL RD

Mailing Address: BATES, GINNY H REVOCABLE TRUST
BATES, GINNY H TRUSTEE
648 SCHOODAC ROAD
WARNER, NH 03278

Parcel Number: 19-32-1
CAMA Number: 19-32-1
Property Address: 490 PUMPKIN HILL ROAD

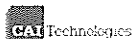
Mailing Address: JONAS, ZACHARY JONAS, KARINA L A
490 PUMPKIN HILL ROAD
WARNER, NH 03278

Parcel Number: 19-33
CAMA Number: 19-33
Property Address: 499 PUMPKIN HILL ROAD

Mailing Address: MOLLOY, IRENE M. DUQUETTE,
EUGENE
499 PUMPKIN HILL ROAD
WARNER, NH 03278

Parcel Number: 19-35
CAMA Number: 19-35
Property Address: 472 PUMPKIN HILL ROAD

Mailing Address: LENNON, EDGAR J LENNON, CAITLIN C
461 PUMPKIN HILL ROAD
WARNER, NH 03278



www.cai-tech.com

3/12/2025

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

REFERENCE PLANS:

1. LOT LINE ADJUSTMENT - PROPERTY OF - G. LORIA MOCK - AND - TRUDY VON ARHNET - SCALE 1"=100'
DATED FEBRUARY 2006 BY LANDMARK LAND SERVICES LLC (M.C.R.D. PLAN #1786).
2. SUBDIVISION PLAN OF LANE - PUMPKIN BLOSSOM FARM - SURVEYED FOR - MRS. VIRGINIA HICKS -
SCALE 1"=100' DATED FEBRUARY 11, 1993 (M.C.R.D. PLAN #7379).

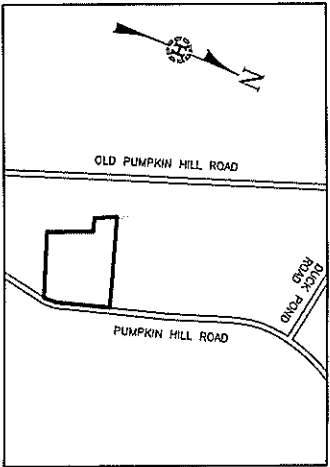
191-2
BATES
REVOCABLE TRUST
548 SCHOONBOOM ROAD
WARNER, NH 03278
VOL. 3458 PG. 1759 08/11/20/15

191-1
MOCK
REVOCABLE TRUST
503 DUNDAS ROAD
WARNER, NH 03278
VOL. 1784 PG. 605 4/20/89

1933
IRENE MOLLY &
DAVID PHILLIPS
499 PUMPKIN HILL ROAD
WARNER, NH 03278
VOL. 3405 PG. 1794 8/5/13

1932-1
ZACHARY &
KARINA JONAS
490 PUMPKIN HILL ROAD
WARNER, NH 03278
VOL. 3713 PG. 69 12/8/20

1935
EDGAR &
CATALAN ENNON
481 PUMPKIN HILL ROAD
WARNER, NH 03278
VOL. 3844 PG. 211 11/29/23



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A 2 LOT SUBDIVISION OF TAX MAP 19 LOT 34.
 2. THE OWNER OF RECORD OF TAX MAP 19 LOT 34 IS MARY MEAD, TRUSTEE OF THE MARY MEAD REVOCABLE TRUST OF 2011 461 PUMPKIN HILL ROAD WARNER, NH 03278 (SEE M.C.R.D. BK3345 PG.494 DATED 9/28/12).
 3. BOUNDARY INFORMATION FOR PROPOSED LOT 1934-1 DEPICTED HEREON IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MARCH 2024 HORIZONTAL ORIENTATION IS PER REF. PLAN #1. BOUNDARY INFORMATION FOR THE REMAINDER OF LOT 1934 IS PER THE REFERENCE PLANS CITED HEREON. BUILDABLE AREA ON THE REMAINDER LOT 1934 IS PER A PRECISE FIELD SURVEY OF THE SAME DATE.
 4. THE SITE LIES WITHIN THE R3 ZONE MINIMUM LOT SIZE IS 3.0 ACRES (BUILDABLE LAND) WITH 250' FRONTAGE. SETBACKS ARE 50' FRONT AND 40' SIDE AND REAR.
 5. TOTAL AREA OF TAX MAP 19 LOT 34 IS 14.8+/- ACRES.
 6. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY MAP #3001300295E EFFECTIVE DATE APRIL 19, 2010.
 7. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES SUBDIVISION APPROVAL NUMBERS IS PENDING.
- OWNERS SIGNATURE _____
- DATE _____ MARY MEAD, TRUSTEE

THIS MAP IS HEREBY APPROVED BY THE WARNER PLANNING BOARD AT AN OPEN MEETING HELD ON APRIL 7, 2024 AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF WARNER PLANNING BOARD

WETLAND CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 94-1 AND THE NORTHEAST REGIONAL SUPPLEMENT IN FEBRUARY OF 2024 BY SPENCER TAYLOR OF MERRIMACK LAND SERVICES INC.

CERTIFICATION:

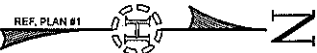
"I HEREBY CERTIFY THAT THE PROPOSED LOT 1934-1 IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE IN THE SOUND AND REASONABLE MANNER AND HAS THE MAXIMUM ERROR OF CLOSURE OF ONE INCH IN 1000 FEET AND 1/10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

SUBDIVISION PLAN
PREPARED FOR:
MARY MEAD REVOCABLE TRUST OF 2011
461 PUMPKIN HILL ROAD
TAX MAP 19 LOT 34
WARNER, NEW HAMPSHIRE



REV.	DATE	DESCRIPTION	BY

SOILS LEGEND:
3789 - PERU FINE SANDY LOAM
6478 - PILLSBURY FINE SANDY LOAM



LEGEND:

- EXISTING PAVEMENT
- EXISTING GRAVEL
- EDGE OF WETLANDS
- LOT LINE
- STONE WALL
- BUILDING SETBACK LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- SOIL BOUNDARY
- TEST PIT / PERCOLATION TEST LOCATION
- ELECTRIC UTILITY POLE
- DRILL HOLE SET
- CULVERT
- WELL

191
BATES
REVOCABLE TRUST
548 SCHOONBOOM ROAD
WARNER, NH 03278
VOL. 3229 PG. 385 7/31/12

1934-1
328 ACRES
140,239 S.F. CONTIGUOUS UPLAND

1934
11.6 +/- ACRES
505,000+/- S.F.
138,777 S.F. CONTIGUOUS UPLAND

1514
RYAN KRAIG
TARNEY ROAD
WARNER, NH 03278
VOL. 3585 PG. 2923 6/30/20

1516-1
ARTHUR
HICKS JR.
92 COUNTRY ROAD
WARNER, NH 03278
VOL. 1991 PG. 289 6/22/95

1515-1
SUSAN
ROTH
P.O. BOX 501
WARNER, NH 03278
VOL. 3337 PG. 2214 2/24/19

1515-2
RICHARD
WHITE
40 OLD PUMPKIN HILL ROAD
WARNER, NH 03278
VOL. 2475 PG. 1267 3/9/03



Ransmeier
Spellman^{PC}
One Capitol Street
PO Box 600
Concord, NH 03302-0600

CORRECTIVE QUITCLAIM DEED

35.18
2.5

MARY MEAD, TRUSTEE OF THE LENNON FAMILY REVOCABLE TRUST, with a mailing address of 461 Pumpkin Hill Road, Warner, Merrimack County, New Hampshire 03278 (hereinafter referred to as the "Grantor"), for consideration paid, grants to **MARY MEAD, TRUSTEE OF THE MARY MEAD REVOCABLE TRUST OF 2011**, with a mailing address of 461 Pumpkin Hill Road, Warner, Merrimack County, New Hampshire, 03278 (hereinafter referred to as the "Grantee"), with **QUITCLAIM COVENANTS**:

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

Beginning at the Southeasterly corner of the said premises at what is known as Rangeway No. 1 in Warner and also being known as the old Lull Road, leading from Sargent Corner, so-called, to the highway leading from Warner Village over Pumpkin Hill to Salisbury; thence Westerly by land formerly of Fred A. Chase, now or formerly of Robert Graham Chase, to a cross wall on the westerly end of the pasture westerly of the house; thence Northerly along said wall about thirty (30) rods to an angle in said wall; thence Westerly about ten (10) rods or twelve (12) rods; thence Northwesterly along a cross wall to land formerly of the late Arthur M. Tucker, now or formerly of Marie E. Merrill; thence Easterly by land formerly of said Tucker, now or formerly of Merrill, to the aforesaid highway leading from Warner Village over Pumpkin Hill to Salisbury; thence continuing in an Easterly direction across said highway and by land formerly of the said Arthur M. Tucker, now or formerly land of James W. Tucker, to said Rangeway No. 1 or old Lull Road; thence Southerly by the westerly side of said Rangeway No. 1 or Old Lull Road to the first mentioned bound.

Reserving from the foregoing described premises, right of way of the aforesaid highway leading from Warner Village over Pumpkin Hill to Salisbury and whatever rights, if any, that may exist as to the privilege of a spring on said premises which was willed by Daniel Morrill to Humphrey Sargent.

EXCEPTING AND RESERVING from this conveyance that portion of the above-described premises situated on the easterly side of Pumpkin Hill Road, Warner, NH, and identified as Map 19 Lot 35 on the Town of Warner Tax Map.

MEANING and INTENDING to describe and convey that portion of the premises described in a certain deed to the Grantor herein by deed of J. Mark Lennon and Mary Mead dated October 29, 1998 and recorded with the Merrimack County Registry of Deeds at Book 2127, Page 750 which is situated on the westerly side of Pumpkin Hill Road, Warner, NH and identified as Map 19, Lot 34 on the Town of Warner Tax Map.

ALSO CONVEYING HERewith the right to install, maintain, replace, and repair a septic system in an area not to exceed 150 feet by 150 feet, located on Tax Map 19 Lot 35, situated on the easterly side of Pumpkin Hill Road, Warner, New Hampshire, substantially in the form and location as shown on the unrecorded plan of "Proposed Sanitary System for Lennon and Mead at Warner, N.H., dated 5/19/91 by Mark R. Moser". The Grantee shall hold harmless, defend, and indemnify the Grantor, and their heirs, successors, and assigns, from any action for damages, contamination, environmental enforcement proceedings, and the like, arising out of the use by the Grantee of the septic system and this easement, including but not limited to, any Federal, State, or municipal enforcement action which may require remediation, upgrading, removal of the septic, and/or civil or criminal penalties. The Grantor shall have the right to relocate the septic system, at its expense, upon thirty (30) days' written notice to the Grantee. The said septic system and easement to access same is a portion of the premises described in a certain deed to the Grantor herein by deed of J. Mark Lennon and Mary Mead dated October 29, 1998 and recorded with the Merrimack County Registry of Deeds at Book 2127, Page 750 which is situated on the easterly side of Pumpkin Hill Road, Warner, NH. This right shall be exclusive to the owner of Tax Map 19, Lot 34 and shall inure for the benefit of all heirs, successors and assigns and shall run with the land.

Subject to all encumbrances of record.

And I, J. Mark Lennon, hereby release my right of homestead and all other rights herein.

And I, Mary Mead, Trustee of the Mary Mead Revocable Trust of 2011, hereby join in this conveyance for the sole purpose of releasing any interest in Map 19 Lot 35, other than the right to maintain a septic system on Map 19 Lot 35 that was conveyed in the deed recorded at Book 3327, Page 1586.

The purpose of this deed is to correct errors in the deed recorded at Book 3327, Page 1586 which deed erroneously refers to the *reserved tract* to be Map 19, Lot 34 when the *conveyed tract* should be Map 19, Lot 34. Further, the deed at Book 3327, Page 1586 erroneously refers to the septic right to be located on Map 19 Lot 34 when it should have said located on Map 19 Lot 35. This conveyance is pursuant to a decree of divorce in the matter of J. Mark Lennon an Mary Mead, Docket # 644-2011-DM-00166, Sixth Circuit Court, Family Division, Henniker, New Hampshire, and exempt from transfer tax pursuant to RSA 78-B:2,III.

DATED this 26 day of September, 2012.

THE LENNON FAMILY REVOCABLE TRUST

By: Mary Mead, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

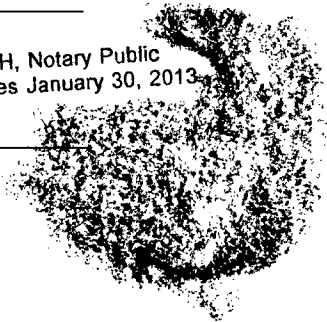
This instrument was acknowledged before me on this 26 day of ~~August~~^{September}, 2012, by **MARY MEAD**, who acknowledged herself to be the **TRUSTEE OF THE LENNON FAMILY REVOCABLE TRUST**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents: _____ (driver's license, passport, other).

Ginger L Marsh
Notary Public/Justice of the Peace

GINGER L. MARSH, Notary Public
My Commission Expires January 30, 2013

My Commission Expires: _____



J. Mark Lennon
J. Mark Lennon

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

This instrument was acknowledged before me on this 13th day of October, 2012, by **J. Mark Lennon**, who executed the foregoing instrument as his voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents: _____ (driver's license, passport, other).

Sharon D. Pitone
Notary Public/Justice of the Peace

My Commission Expires: 2/6/2016

MARY MEAD REVOCABLE TRUST OF 2011

By: _____
Mary Mead, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on this 26 day of September, 2012, by **MARY MEAD**, who acknowledged herself to be the **TRUSTEE OF THE MARY MEAD REVOCABLE TRUST OF 2011**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**

- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents: _____ (driver's license, passport, other).


Notary Public/Justice of the Peace

GINGER L. MARSH, Notary Public
My Commission Expires January 30, 2013
My Commission Expires: _____

TRUSTEE'S CERTIFICATE PURSUANT TO RSA 564-A:7, II

Mary Mead, Trustee of the Lennon Family Revocable Trust, and the Grantor under the foregoing Quitclaim Deed, hereby certifies that she is the sole Trustee of the Trust, that under the Trust she has full and absolute power to convey any and all interests in real estate and improvements thereon held in the Trust, to include the interests in real estate hereby conveyed, and that no purchaser or third party shall be bound to inquire whether as the Trustee she has said power or is properly exercising such power or to see to the application of any Trust asset paid to her as Trustee for a conveyance thereof.

Lennon Family Revocable Trust

Dated: ^{9/26} August _____, 2012

By: 
Mary Mead, Trustee

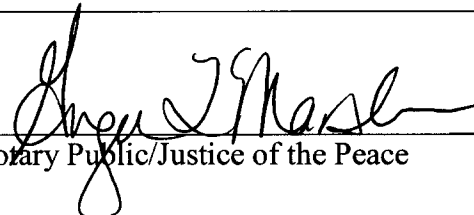
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On this ²⁶ day of ~~August~~ ^{September}, 2012, before me, the undersigned officer, personally appeared **Mary Mead**, who acknowledged herself to be the **Trustee of the Lennon Family Revocable Trust**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**

☐ The following identification documents:

(driver's license, passport, other _____).


Notary Public/Justice of the Peace

GINGER L. MARSH, Notary Public
My Commission Expires January 30, 2013

TRUSTEE'S CERTIFICATE PURSUANT TO RSA 564-A:7, II

Mary Mead, Trustee of the Mary Mead Revocable Trust of 2011, hereby certifies that she is the sole Trustee of the Trust, that under the Trust she has full and absolute power to convey any and all interests in real estate and improvements thereon held in the Trust, to include the interests in real estate hereby conveyed, and that no purchaser or third party shall be bound to inquire whether as the Trustee she has said power or is properly exercising such power or to see to the application of any Trust asset paid to her as Trustee for a conveyance thereof.

Mary Mead Revocable Trust of 2011

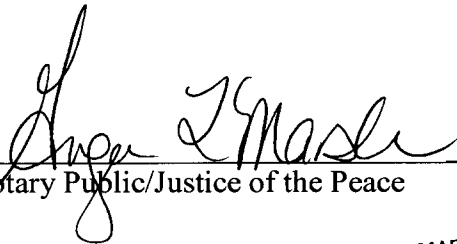
Dated: August ^{9/26}_____, 2012

By: 
Mary Mead, Trustee

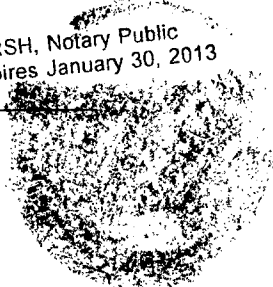
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On this ^{September} ~~26~~ day of ~~August~~, 2012, before me, the undersigned officer, personally appeared **Mary Mead**, who acknowledged herself to be the **Trustee of the Mary Mead Revocable Trust of 2011**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents:
(driver's license, passport, other _____).

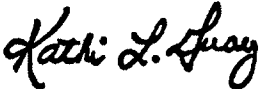

Notary Public/Justice of the Peace

My Commission Expires GINGER L. MARSH, Notary Public
Commission Expires January 30, 2013



466039

MCRD

MERRIMACK COUNTY RECORDS
 CPO, Register

2645
2-
25-

**Ransmeier
& Spellman P.C.**
ATTORNEYS AT LAW
One Capitol Street
PO Box 600
Concord, NH 03302-0600



QUITCLAIM DEED

MARY MEAD, TRUSTEE OF THE LENNON FAMILY REVOCABLE TRUST, with a mailing address of 461 Pumpkin Hill Road, Warner, Merrimack County, New Hampshire 03278 (hereinafter referred to as the "Grantor"), for consideration paid, grants to **MARY MEAD, TRUSTEE OF THE MARY MEAD REVOCABLE TRUST OF 2011**, with a mailing address of 461 Pumpkin Hill Road, Warner, Merrimack County, New Hampshire, 03278 (hereinafter referred to as the "Grantee"), with **QUITCLAIM COVENANTS**:

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

Beginning at the Southeasterly corner of the said premises at what is known as Rangeway No. 1 in Warner and also being known as the old Lull Road, leading from Sargent Corner, so-called, to the highway leading from Warner Village over Pumpkin Hill to Salisbury; thence Westerly by land formerly of Fred A. Chase, now or formerly of Robert Graham Chase, to a cross wall on the westerly end of the pasture westerly of the house; thence Northerly along said wall about thirty (30) rods to an angle in said wall; thence Westerly about ten (10) rods or twelve (12) rods; thence Northwesterly along a cross wall to land formerly of the late Arthur M. Tucker, now or formerly of Marie E. Merrill; thence Easterly by land formerly of said Tucker, now or formerly of Merrill, to the aforesaid highway leading from Warner Village over Pumpkin Hill to Salisbury; thence continuing in an Easterly direction across said highway and by land formerly of the said Arthur M. Tucker, now or formerly land of James W. Tucker, to said Rangeway No. 1 or old Lull Road; thence Southerly by the westerly side of said Rangeway No. 1 or Old Lull Road to the first mentioned bound.

Reserving from the foregoing described premises, right of way of the aforesaid highway leading from Warner Village over Pumpkin Hill to Salisbury and whatever rights, if any, that may exist as to the privilege of a spring on said premises which was willed by Daniel Morrill to Humphrey Sargent.



EXCEPTING AND RESERVING from this conveyance that portion of the above-described premises situated on the westerly side of Pumpkin Hill Road, Warner, NH, and identified as Map 19 Lot 34 on the Town of Warner Tax Map.

MEANING and INTENDING to describe and convey that portion of the premises described in a certain deed to the Grantor herein by deed of J. Mark Lennon and Mary Mead dated October 29, 1998 and recorded with the Merrimack County Registry of Deeds at Book 2127, Page 750 which is situated on the easterly side of Pumpkin Hill Road, Warner, NH and identified as Map 19, Lot 35 on the Town of Warner Tax Map.

ALSO CONVEYING HERewith the right to install, maintain, replace, and repair a septic system in an area not to exceed 150 feet by 150 feet, located on Tax Map 19 Lot 34, situated on the westerly side of Pumpkin Hill Road, Warner, New Hampshire, substantially in the form and location as shown on the unrecorded plan of "Proposed Sanitary System for Lennon and Mead at Warner, N.H., dated 5/19/91 by Mark R. Moser". The Grantee shall hold harmless, defend, and indemnify the Grantor, and their heirs, successors, and assigns, from any action for damages, contamination, environmental enforcement proceedings, and the like, arising out of the use by the Grantee of the septic system and this easement, including but not limited to, any Federal, State, or municipal enforcement action which may require remediation, upgrading, removal of the septic, and/or civil or criminal penalties. The Grantor shall have the right to relocate the septic system, at its expense, upon thirty (30) days' written notice to the Grantee. The said septic system and easement to access same is a portion of the premises described in a certain deed to the Grantor herein by deed of J. Mark Lennon and Mary Mead dated October 29, 1998 and recorded with the Merrimack County Registry of Deeds at Book 2127, Page 750 which is situated on the westerly side of Pumpkin Hill Road, Warner, NH. This right shall be exclusive to the owner of Tax Map 19, Lot 35 and shall inure for the benefit of all heirs, successors and assigns and shall run with the land.

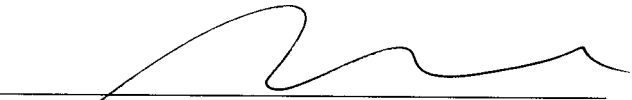
Subject to all encumbrances of record.

And I, J. Mark Lennon, hereby release my right of homestead and all other rights herein.

This conveyance is pursuant to a decree of divorce in the matter of J. Mark Lennon and Mary Mead, Docket # 644-2011-DM-00166, Sixth Circuit Court, Family Division, Henniker, New Hampshire, and exempt from transfer tax pursuant to RSA 78-B:2,III.

DATED this 29th day of December, 2011.

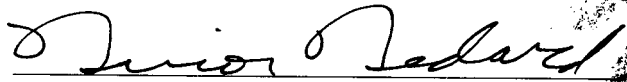
THE LENNON FAMILY REVOCABLE TRUST

By: 
Mary Mead, Trustee

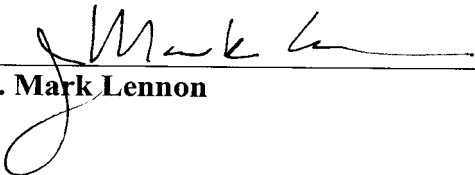
**STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK**

This instrument was acknowledged before me on this 29th day of December, 2011, by **MARY MEAD**, who acknowledged herself to be the **TRUSTEE OF THE LENNON FAMILY REVOCABLE TRUST**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents: _____ (driver's license, passport, other).


Notary Public/Justice of the Peace

My Commission Expires:  **BIRON BEDARD
JUSTICE OF THE PEACE - NEW HAMPSHIRE
MY COMMISSION EXPIRES 4/18/2012**




J. Mark Lennon

STATE OF NEW HAMPSHIRE
COUNTY OF Merrimack

This instrument was acknowledged before me on this 9th day of
January, 2012, by J. Mark Lennon, who executed the foregoing
instrument as his voluntary act and deed for the purposes therein contained. The identity of the
subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of
witness), the witness being personally known to me **OR**
- ☐ The following identification documents: _____
(driver's license, passport, other).



Notary Public/Justice of the Peace

My Commission Expires: JUSTICE OF THE PEACE - NEW HAMPSHIRE
MY COMMISSION EXPIRES 4/18/2012

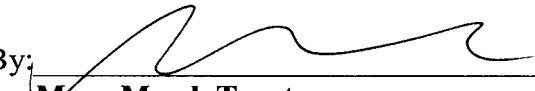
BIRON BEDARD

TRUSTEE'S CERTIFICATE PURSUANT TO RSA 564-A:7, II

Mary Mead, Trustee of the Lennon Family Revocable Trust, and the Grantor under the foregoing Quitclaim Deed, hereby certifies that she is the sole Trustee of the Trust, that under the Trust she has full and absolute power to convey any and all interests in real estate and improvements thereon held in the Trust, to include the interests in real estate hereby conveyed, and that no purchaser or third party shall be bound to inquire whether as the Trustee she has said power or is properly exercising such power or to see to the application of any Trust asset paid to her as Trustee for a conveyance thereof.

Lennon Family Revocable Trust

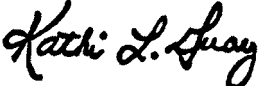
Dated: December 29, 2011

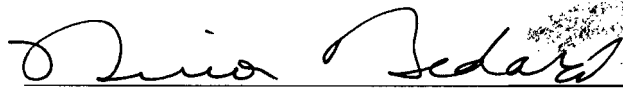
By: 
Mary Mead, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On this 29th day of December, 2011, before me, the undersigned officer, personally appeared **Mary Mead**, who acknowledged herself to be the **Trustee of the Lennon Family Revocable Trust**, and acting in said capacity, and being authorized so to do, executed the foregoing instrument on behalf of the said Trust as its voluntary act and deed for the purposes therein contained. The identity of the subscribing party was determined by (check box that applies and complete blank line, if any):

- ☒ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☐ The following identification documents:
(driver's license, passport, other _____).

MERRIMACK COUNTY RECORDS
 CPO, Register


~~Notary Public~~ Justice of the Peace

My Commission Expires: BIRON BEDARD
JUSTICE OF THE PEACE - NEW HAMPSHIRE
MY COMMISSION EXPIRES 4/18/2012

446225

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
19-034

Parent Parcel Number

Property Address
PUMPKIN HILL ROAD 461

Neighborhood
15 NEIGHBORHOOD #15

Property Class
101 One Family

OWNERSHIP

MEAD REVOC TRST OF 2011, MARY
MARY MEAD, TRUSTEE
461 PUMPKIN HILL RD
WARNER, NH 03278

Tax ID 001729

TRANSFER OF OWNERSHIP

Date			
10/19/2012	LENNON FAMILY REVOCABLE TRUST		\$0
Bk/Pg: 3345, 493			

Printed 03/24/2025 Card No. 1 of 1

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year		04/01/2014	04/01/2015	04/01/2015	04/01/2018	04/01/2020	04/01/2020	Worksheet
Reason for Change		CU Rate Adj	2015 PRELIM	2015 Reval	CU Rate Adj	2020 Prelim	2020 Reval	
VALUATION	L	102500	92500	92500	92500	90500	90500	90500
Market	B	109550	121650	121650	121650	170560	170560	170560
	T	212050	214150	214150	214150	261060	261060	261060
VALUATION	L	75710	65710	65740	65950	64010	64010	64010
Assessed/Use	B	109550	121650	121650	121650	170560	170560	170560
	T	185260	187360	187390	187600	234570	234570	234570

Site Description

Topography:
Rolling

Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved

Neighborhood:

LAND DATA AND CALCULATIONS

Street or Road: Paved		Rating Soil ID	Measured Acreage	Table	Prod. Factor -or- Depth Factor						
Neighborhood:		Actual Frontage	Effective Frontage	Effective Depth	-or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value	
Zoning: R3-Low Density Res		1 Homesite Improved	1.0000		1.00	70000.00	70000.00	70000	1	-10%	63000
		2 Homesite Improved	5	1.0000	0.00	5000.00	5000.00	5000		SV	5000
Legal Acres: 15.0000		3 Hardwood No Stewardship	3	1.0000	1.00	72.00	72.00	70			70
		4 Excess Frontage	5	3.0000	1.00	2500.00	2500.00	7500			7500
		5 Hardwood No Stewardship	3	3.0000	1.00	72.00	72.00	220			220
		6 EXCESS REAR	3	10.0000	1.00	1500.00	1500.00	15000			15000
		7 Hardwood No Stewardship	3	10.0000	1.00	72.00	72.00	720			720

A06: 2006 Abatement
ADJ HOMESITE, SEPTIC ACROSS RD ON LOT 19-035.
ADJ SECOND SHED TO FAIR/VERY POOR.
CU: Current Use
O: OBS=MIN INSUL, WET & DAMP BSMT, LACKS CLOSET SPACE,
LAYOUT, LOW POST BSMT
PU09: REMOVED 17X23 SHED PER TOWN

Supplemental Cards

MEASURED ACREAGE 15.0000

Supplemental Cards

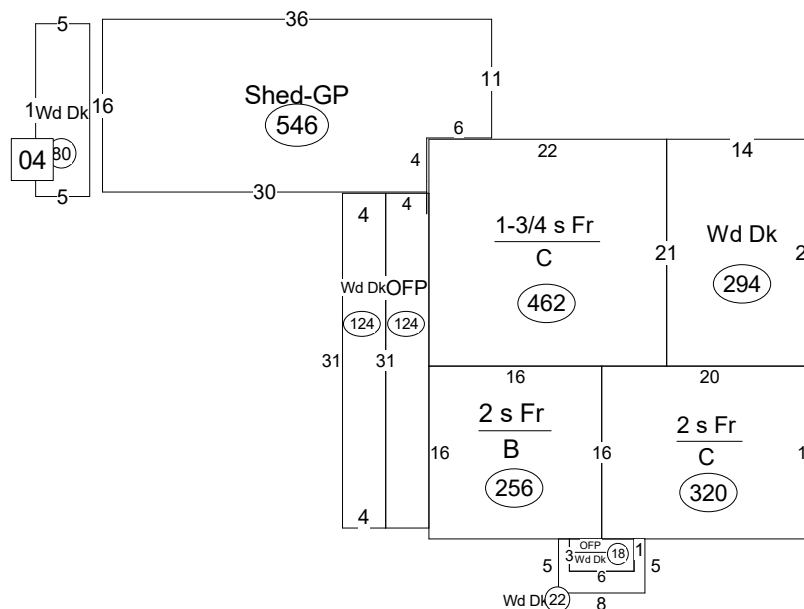
TRUE TAX VALUE 90500

Supplemental Cards
TOTAL LAND VALUE

64010



(LCM: 102.00)



COLOR - BEIGE

		2012-2013																	
Description	Value	2012										2013							
		ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysDepr	ObsolDepr	Market Adj	% Comp	Value
D :FP-MAS HEARTH	3950	D 03	DWELL	0.00		Gd-	1790	1982	GD	0.00	Y	0.00	2332	247940	29	10	100	100	158440
	1800	04	SHED-GP	0.00	1	Avg	1790	1790	AV	15.69	N	16.00	16x 30	8740	55	0	100	100	3930
			04	CARPORT	0.00		Avg	2012	2012	AV	19.50	N	19.89	16x 20	8530	4	0	100	100

170560



TOWN OF WARNER PLANNING BOARD

P.O. Box 265
Warner, New Hampshire 03278-0059
Telephone: (603) 456-2298, ext. 7
Fax: (603) 456-2297

RECEIVED

3/17/25

WARNER LAND USE

APPLICATION FOR SUBDIVISION

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

MAJOR SUBDIVISION (4+ LOTS) _____ MINOR SUBDIVISION (2-3 LOTS) ☒ CONDO SUBDIVISION _____

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES ☒ NO _____ *PER NJ 1166*

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO ☒

TODAY'S DATE: 3/17/25

NAME OF APPLICANT PIERRE J. BEDARD

ADDRESS PO BOX 632 NEW LONDON, NH 03257

PHONE #1 603 526-4928 PHONE #2 _____ E-MAIL PJBEDARD@HOTMAIL.L.S.

OWNER(S) OF PROPERTY PIERRE D. D'APRILE 2021 REVOCABLE TRUST

ADDRESS 115 BIBLE HILL RD, WARNER, NH 03278

PHONE #1 508 918-0980 PHONE #2 _____ E-MAIL daprile.pierre@gmail.com

AGENT NAME _____

ADDRESS _____

PHONE #1 _____ PHONE #2 _____ E-MAIL _____

LICENSED LAND SURVEYOR: PIERRE J. BEDARD LLS# 649

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): CERTIFIED SEPTIC SYSTEM DESIGNER # 641

STREET ADDRESS & DESCRIPTION OF PROPERTY 115 BIBLE HILL RD

MAP # 12 LOT # 05 ZONING DISTRICT R-300-1 NUMBER OF LOTS/UNITS: 2

FRONTAGE ON WHAT STREET(S): BIBLE HILL RD 250.62' + 80.45'

DEVELOPMENT AREAS: _____ acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 3766 Page 665 Please include a copy of the Deed.

PROPOSED USE: RESIDENTIAL

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

SEE PLAN

Authorization/Certification from Property Owner(s)

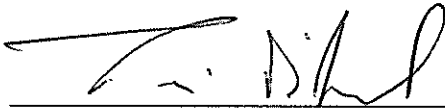
I (We) hereby designate _____ to serve as my agent and to appear and present said application before the Warner Planning Board.

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: 3/17/2025
(Need signatures of all owner's listed on deed)

Print Names Pier D'Aprile

Signature of Applicant(s) if different from Owner:

 Date: 3/17/25

Print Names PIERRETTE J BEDARD

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: _____



TOWN OF WARNER

Land Use Office

P.O. Box 265

Warner, New Hampshire 03278-0059

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

Fax: (603) 456-2297

E-Mail: landuse@warner.nh.us

Planning Board - Application Fees

Name of Applicant _____ Project Location: _____

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
____ Conceptual Consultation (submit application with no plans to copy)		\$ <u>No Fee</u>
<u>1</u> Subdivision	\$250 Base Fee (Final Application or Design Dev.) \$50 per lot # of lots <u>2</u> x \$50 = \$15 per notification # notices <u>18</u> 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 charged below LCHIP*** - separate \$25 check - charged below	\$ <u>250.</u> \$ <u>100.</u> \$ <u>270.</u> \$ <u>25.</u> \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u> \$ <u>separate***</u>
	Subtotal	\$ <u>645</u> * (Check made out to "Town of Warner")
____ Site Plan Review	\$400 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	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u>
	Subtotal	\$ _____ * (Check made out to "Town of Warner")
____ 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	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u>
	Subtotal	\$ _____ * (Check made out to "Town of Warner")

___ 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	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

* = Subtotals above **due with application**. Please make check payable to "TOWN OF WARNER" for the above amount.

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.

TWO Separate Checks (Upon completion / approval):		
___	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ _____ **
___	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack County Registry of Deeds"	\$ _____ ***

** = \$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) - Check payable to "Merrimack County Registry of Deeds"



200 feet Abutters List Report

Warner, NH
March 17, 2025

Subject Property:

Parcel Number: 12-5
CAMA Number: 12-5
Property Address: 115 BIBLE HILL LANE

Mailing Address: D'APRILE, PIER D. 2021 REV TRU
D'APRILE, PIER D. TRUSTEE
115 BIBLE HILL LANE
WARNER, NH 03278

Abutters:

Parcel Number: 12-13
CAMA Number: 12-13
Property Address: 72 MELVIN ROAD

Mailing Address: DONOVAN, RICHARD & LINDA
10 MILL POND LANE
WARNER, NH 03278

Parcel Number: 12-14-2
CAMA Number: 12-14-2
Property Address: MELVIN ROAD

Mailing Address: HEMINGWAY, SUSAN L. REVOC TRST
HEMINGWAY, SUSAN L. TTEE
97 MELVIN ROAD
WARNER, NH 03278

Parcel Number: 12-14-4
CAMA Number: 12-14-4
Property Address: 126 MELVIN ROAD

Mailing Address: SOKOLOW, MICHAEL
126 MELVIN ROAD
WARNER, NH 03278

Parcel Number: 12-15
CAMA Number: 12-15
Property Address: 136 MELVIN ROAD

Mailing Address: LETENDRE, LARRY
136 MELVIN ROAD
WARNER, NH 03278

Parcel Number: 12-4
CAMA Number: 12-4
Property Address: 129 BIBLE HILL LANE

Mailing Address: LESAGE, HENRY & ELIZABETH
129 BIBLE HILL LANE
WARNER, NH 03278

Parcel Number: 12-42
CAMA Number: 12-42
Property Address: 6 COLLINS ROAD

Mailing Address: FOOT HILLS MAPLE RETREAT, LLC NH
LIMITED LIABILITY CO.
PO BOX 634
WARNER, NH 03278

Parcel Number: 12-42-1
CAMA Number: 12-42-1
Property Address: 20 COLLINS ROAD

Mailing Address: DELUCA, ROBERT A DELUCA, SUSAN B
20 COLLINS RD
WARNER, NH 03278

Parcel Number: 12-44
CAMA Number: 12-44
Property Address: COLLINS ROAD

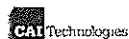
Mailing Address: ERIKSEN, JOSEPH M
107 NORTH RD
CHEMSFORD, MA 01824

Parcel Number: 12-44-1
CAMA Number: 12-44-1
Property Address: 44 COLLINS ROAD

Mailing Address: BOULDER CREEK FAM TRST 2021
DRAGON, ELIZABETH TTEE
44 COLLINS ROAD
WARNER, NH 03278

Parcel Number: 12-46
CAMA Number: 12-46
Property Address: OFF COLLINS ROAD

Mailing Address: MITCHELL FAMILY REVOC TRUST
MITCHELL, NICHOLAS H & PATRICI
82 COLLINS ROAD
WARNER, NH 03278



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

3/17/2025

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200 feet Abutters List Report

Warner, NH
March 17, 2025

Parcel Number: 12-59
CAMA Number: 12-59
Property Address: COLLINS ROAD

Mailing Address: BASSI, J C REVOC TRST 2005 BASSI, J
C & JOHN C B TTEE
325 PLEASANT STREET
CONCORD, NH 03301

Parcel Number: 12-6
CAMA Number: 12-6
Property Address: 95 BIBLE HILL LANE

Mailing Address: GAFFNEY, JAMES P
95 BIBLE HILL LANE
WARNER, NH 03278

Parcel Number: 12-7
CAMA Number: 12-7
Property Address: 83 BIBLE HILL LANE

Mailing Address: SHERIDAN, RAYMOND A SHERIDAN,
DEBORAH A & COREY A
P O BOX 111
HARRISBURG, OH 43126



www.cai-tech.com

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3/17/2025

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Warner, NH Subdivision Regulations

Appendix A



Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended January 24, 2011

Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.2) Three ⁽⁵⁾ paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.6) Name, address, signature, license number, and seal of the NHI registered land surveyor and/or engineer who prepared the Final Plat.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.10) Title and deed references.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted. <i>Pending S.C. ruling</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.13) Names of all adjoining street(s).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
	<i>N/A</i>	<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u>
	<input checked="" type="checkbox"/>	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
	<input checked="" type="checkbox"/>	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
	<input checked="" type="checkbox"/>	(V.B.2) Abutters may be heard and may request a public hearing.
	<input checked="" type="checkbox"/>	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.
	<input checked="" type="checkbox"/>	

APPLICABLE (Y/N)	INCLUDED (Y/N)	
___	<u>N/A</u>	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
<u>✓</u>	<u>✓</u>	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
<u>✓</u>	<u>✓</u>	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted. <i>Pending NH response.</i>
<u>✓</u>	<u>✓</u>	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
<u>✓</u>	<u>✓</u>	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
<u>✓</u>	<u>✓</u>	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
<u>✓</u>	<u>✓</u>	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, i
<u>N</u>	___	f such species or communities are identified.
<u>N</u>	___	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
N/A		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
—	—	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
—	—	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
—	—	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
—	—	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
—	—	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
—	—	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
—	—	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
—	—	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space; list of abutters with addresses.
—	—	(V.D.9) Erosion plan.
—	—	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>N/A</u>	___	(V.D.11) Drainage Plan.
<u>—</u>	___	(V.D.12) Phasing plan.
<u>—</u>	___	(V.D.13) Other information required by the Board.
<u>—</u>	___	(V.D.14) Certifications affixed to Plan with signatures and seals.
<u>—</u>	___	<u>Special Requirements (Section V.E)</u>
<u>—</u>	___	(V.E.1) Traffic Impact Assessment.
<u>—</u>	___	(V.E.2) Fiscal Impact Analysis.
<u>—</u>	___	(V.E.3) School Impact Analysis.
<u>—</u>	___	(V.E.4) Community Services Impact Assessment.
<u>✓</u>	___	(V.E.5) Other considerations, special investigations.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Pierre Bedard
P.O. Box 238
Wilmot, NH 03287

From: NH Natural Heritage Bureau

Date: 3/7/2025 (This letter is valid through 3/7/2026)

Re: Review by NH Natural Heritage Bureau of request dated 3/7/2025

Permit Type: Warner

NHB ID: NHB25-0716

Applicant: Pierre Bedard

Location: warner
Tax Map: 12, Tax Lot: 05
Address: 115 Bible Hill Rd.

Proj. Description: Subdivision of existing dwelling into 3.68 Acre lot and construction of new dwelling on remainder (44.5 Acres).

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB25-0716

