



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

Initial:

MAR 17 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: 3/17/25

NAME OF APPLICANT: Sam Dube - Charlebois Inc.

ADDRESS: 652 Route 103 East

PHONE # 1: 603-242-2280 PHONE # 2: _____ E-MAIL: sdube@rrcharleboisinc.com

OWNER(S) OF PROPERTY: _____

ADDRESS: _____

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

AGENT NAME: Sam Dube

ADDRESS: 11

PHONE # 1: 11 PHONE # 2: _____ E-MAIL: 11

STREET ADDRESS & DESCRIPTION OF PROPERTY: 652 Rt. 103 East

MAP # 03 LOT # 028 ZONING DISTRICT: C-1 NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): Rt 103 East

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

PROPOSED USE: Retail Commercial = was retail

Commercial (gas sales) = bus shop

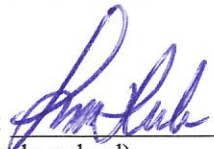
DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary. _____

MEETING ABOUT A CONCEPTUAL CONSULTATION ABOUT NEED
FOR CHANGE OF USE?

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.

Signature of Property Owner(s):  Date: 3/17/25
(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: _____

Date of Review: _____ Date of Hearing: _____

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
03-028
Parent Parcel Number

OWNERSHIP

CHARLEBOIS HOLDINGS, LLC
950 ROUTE 7 SOUTH
MILTON, VT 05468

Tax ID 001541

TRANSFER OF OWNERSHIP

Date

02/07/2003
MOCK, JOHN W
Bk/Pg: 2459, 0268

\$175000

Property Address
ROUTE 103 EAST 652

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

Property Class
336 Commercial General
TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH

Area 219
Routing Number 2015

COMMERCIAL

VALUATION RECORD

Assessment Year	04/01/2005	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	Worksheet
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Reason for Change	2005 Update	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	
VALUATION	L 198400	149180	129380	129380	129380	129380	129380
Market	B 318500	292150	292150	292150	300470	300470	300470
	T 516900	441330	421530	421530	429850	429850	429850
VALUATION	L 198400	149180	129380	129380	129380	129380	129380
Assessed/Use	B 318500	292150	292150	292150	300470	300470	300470
Level	T 516900	441330	421530	421530	429850	429850	429850

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Acreage	Effective	Depth Factor	Rate	Rate	Value	Factor	
-or- Actual Frontage	Effective Frontage	Depth	-or- Square Feet					
	0.9200		1.00	114347.80	114347.80	105200		105200
	2.7600		1.00	7500.00	7500.00	20700		20700
	2.3200		1.00	1500.00	1500.00	3480		3480

B: BUILDING = SERVICE GARAGE
2015: INT INSPECT 4/21/14 TNR. ADDED 12X 60 AREA
MEZZ OVER OFFICE AREA TO SQUARE FOOTAGE PER
INSPECT.
L: LAND= MOSTLY CLEARED- GOOD LOCATION
S003: 2003 Sale

Supplemental Cards
MEASURED ACREAGE

6.0000

Supplemental Cards
TRUE TAX VALUE

129380

Supplemental Cards
TOTAL LAND VALUE

129380

IMPROVEMENT DATA

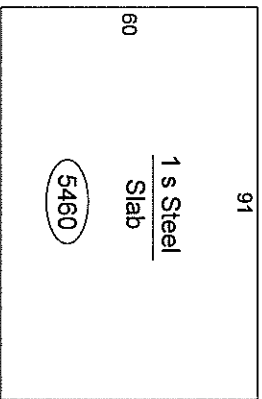
03-028

Property Class: 336
ROUTE 103 EAST 652

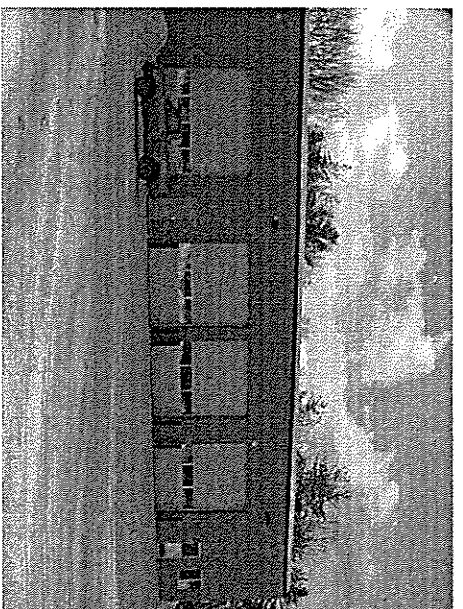
PHYSICAL CHARACTERISTICS

ROOFING
Other
Insulation
WALLS
Frame
Brick
Metal
Guard
FRAMING
F Res
HEATING AND AIR CONDITIONING
Heat

B 1 2 U
0 5460 0
B 1 2 U
0 5460 0
B 1 2 U
0 5460 0



COLOR-BEIGE



SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Story Hgt	Const Type	Const Grade	Year Const	Eff Year	Cond Const	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market Adj	% Comp	Value
C	SERVGAR	0.00	Avg	2002	2002	AV	0.00	N	0.00	5460	0	0	0	0	100	300470		

(LCM: 100.00)

Data Collector/Date
TNRL 04/21/2014

Appraiser/Date
DM 04/01/2020

Neighborhood
Neigh 6 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

300470