



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
3/25/25
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 ☒

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

TODAY'S DATE: _____

NAME OF APPLICANT Peacock Hill Road, LLC

ADDRESS 145 Old Town Road Weare, NH 03281

PHONE # 1 603-325-3112 PHONE # 2 _____ E-MAIL hotrodda57@hotmail.com

OWNER(S) OF PROPERTY Peacock Hill Road, LLC

ADDRESS 145 Old Town Road Weare, NH 03281

PHONE # 1 603-325-3112 PHONE # 2 _____ E-MAIL hotrodda57@hotmail.com

AGENT NAME Keach-Nordstrom Associates, Inc.

ADDRESS 10 Commerce Park N, Suite 3B Bedford, NH 03110

PHONE # 1 603-627-2881 PHONE # 2 _____ E-MAIL jlopez@keachnordstrom.com

LICENSED LAND SURVEYOR: Jacques E. Balanger, J.E. Balanger Land Surveying PLLC

LICENSED PROFESSIONAL ENGINEER: Steve Keach, Keach-Nordstrom Associates, Inc.

CERTIFIED SOIL SCIENTIST: Luke Hurley, Hurley Environmental & Land Planning, LLC

CERTIFIED WETLAND SCIENTIST: Timothy Ferwerda, Ferwerda Mapping LLC

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY Map 7 Lot 39 on Route 103. Currently undeveloped and partially cleared.

MAP # 7 LOT # 39 ZONING DISTRICT R-2 & R-3 NUMBER OF LOTS/UNITS: 3 Lots

FRONTAGE ON WHAT STREET(S): 918.9' on Route 103

DEVELOPMENT AREAS: 0 acres/sq.ft. BUILDING/ADDITION: 0 sq. ft.

DEED REFERENCE: Book 3829 Page 2512 Please include a copy of the Deed.

PROPOSED USE: Subdivide Map 7 Lot 39 into three lots (all more than 5 acres) to be used as multifamily and single family housing.

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

Authorization/Certification from Property Owner(s)

I (We) hereby designate Keach-Nordstrom Associates, Inc. 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: 8/18/25
(Need signatures of all owner's listed on deed)

Print Names Gary Fitzgerald, member Peacock Hill Road, LLC

Signature of Applicant(s) if different from Owner:

Date: _____

Print Names Same

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 Peacock Hill Road, LLC Project Location: Route 101 Map 7 Lot 39

Received By _____ Date Fee Received _____

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

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

<u>X</u> Subdivision	\$250 Base Fee (Final Application or Design Dev.)	\$ 250
	\$50 per lot # of lots <u>3</u> x \$50 =	\$ 150
	\$15 per notification # notices <u>13</u> x \$15 =	\$ 195
	\$25 minimum compliance inspect, additional per Board	\$ 25
	Legal Notice in Publication - due prior to Hearing	\$ invoiced <input type="checkbox"/>
	Escrow for 3 rd party review or inspection – per Board	\$ TBD by Board
	MCRD** recording fee – separate check charged below	\$ separate**
	LCHIP*** – separate \$25 check – charged below	\$ separate***
	Subtotal	\$ 620 *
		(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	\$ invoiced <input type="checkbox"/>
	Escrow for 3 rd party review or inspection – per Board	\$ TBD by Board
	MCRD** recording decision – check per rate below	\$ separate**
	Subtotal	\$ *
		(Check made out to "Town of Warner")

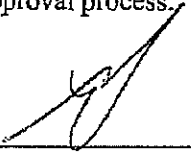
____ Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required)	\$
	If a Hearing is required add \$15 per notification	\$
	If a Hearing add \$25 for compliance inspection	\$
	Legal Notice in Publication due prior to Hearing	\$ invoiced <input type="checkbox"/>
	Subtotal	\$ *
		(Check made out to "Town of Warner")

Owner Affidavit

I, Gary Fitzgerald, Member of Peacock Hill Road, LLC and owner of the property referenced on Tax Map 7 as Lot 39, located on Route 103 Warner, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:



Printed Name of Owner:

Gary Fitzgerald, Member

Address of Owner:

145 Old Town Road

Weare, NH 03281

Date:

12/10/24



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
--3/25/25
-CQ
WARNER LAND USE

APPLICATION FOR SITE PLAN REVIEW

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

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

SELECT ONE: FINAL PLAN SUBMISSION X DESIGN REVIEW _____ MODIFICATION TO A PREVIOUSLY APPROVED PLAN _____

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

NAME OF APPLICANT: Peacock Hill Road, LLC

ADDRESS: 145 Old Town Road Weare, NH 03281

PHONE # 1: 603-325-3112 **PHONE # 2:** _____ **E-MAIL:** hotrodda57@hotmail.com

OWNER(S) OF PROPERTY: Peacock Hill Road, LLC

ADDRESS: 145 Old Town Road Weare, NH 03281

PHONE # 1: 603-325-3112 **PHONE # 2:** _____ **E-MAIL:** hotrodda57@hotmail.com

AGENT NAME: Keach-Nordstrom Associates, Inc.

ADDRESS: 10 Commerce Park N, Suite 3B Bedford, NH 03110

PHONE # 1: 603-627-2881 **PHONE # 2:** _____ **E-MAIL:** jlopez@keachnordstrom.com

LICENSED LAND SURVEYOR: Jacques E. Balenger, J.E. Balenger Land Surveying PLLC

LICENSED PROFESSIONAL ENGINEER: Steve Keach, Keach-Nordstrom Associates, Inc.

CERTIFIED SOIL SCIENTIST: Luke Hurley, Hurley Environmental & Land Planning, LLC

CERTIFIED WETLAND SCIENTIST: Timothy Ferwerda, Ferwerda Mapping LLC

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY: Map 7 Lots 39 and 39-1 on Route 103. Currently undeveloped and partially cleared.

MAP # 7 **LOT #** 39 & 39-1 **ZONING DISTRICT:** R-2 & R-3 **NUMBER OF LOTS/UNITS:** 2

FRONTAGE ON WHAT STREET(S): Lot 39: 350.88' Lot 39-1: 368.04'

DEVELOPMENT AREAS: 4.292 ac/186,978 SF acres/sq.ft. **BUILDING/ADDITION:** 9,760 sq. ft.

DEED REFERENCE: Book 3829 Page 2512 **Please include a copy of the Deed.**

PROPOSED USE: Two buildings with four units each to be used as multi-family housing with a shared driveway on proposed Map 7 Lots 39 & 39-1.

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

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

Authorization/Certification from Property Owner(s)


I (We) hereby designate Keach Nordstrom Associates, Inc. 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: 3/13/25
(Need signatures of all owner's listed on deed)

Print Names GARY FITZGERALD

Signature of Applicant(s) if different from Owner:

Date: _____

Print Names _____

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

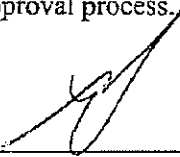
Fees Submitted: Amount: _____ Cash: _____ Check #: _____ Other: _____

Owner Affidavit

I, Gary Fitzgerald, Member of Peacock Hill Road, LLC and owner of the property referenced on Tax Map 7 as Lot 39, located on Route 103 Warner, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:



Printed Name of Owner:

Gary Fitzgerald, Member

Address of Owner:

145 Old Town Road

Weare, NH 03281

Date:

12 / 10 / 24

Abutter's List Received: Yes _____ No _____

Date of Review: _____ Date of Hearing: _____ Date Approved: _____

Adopted February 1, 2016



Fees
Town of Warner Planning Board

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

Name of
Applicant

Pearson Hill Road, LLC

Project Location: Map 7 Lots 39 & 39-1 Route 103 Received By _____

Date Fee Received _____

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
<u> </u> Conceptual Consultation (submit application with no plans to copy) <u>\$ No Fee</u>		
<u> </u> Subdivision	\$200 Base Fee (Final Application or Design Development) \$50 per lot # of lots _____ x \$50 = \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 rd party review or inspection - per Board MCRD** recording fee - separate check per rate below LCHIP*** - separate \$25 check	\$ _____ \$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> <input type="checkbox"/> \$ <u>TBD by Board</u> \$ <u>separate**</u> \$ <u>separate***</u> Subtotal \$ _____ *
<u>X</u> Site Plan Review	\$250 Base Fee (Final Application or Design Development) \$15 per notification # notices 13 _____ 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>250</u> \$ <u>195</u> \$ <u>25</u> \$ <u>invoiced</u> <input type="checkbox"/> \$ <u>TBD by Board</u> \$ <u>separate**</u> Subtotal \$ <u>470</u> *
<u> </u> 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> <input type="checkbox"/> Subtotal \$ _____ *
<input type="checkbox"/> Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing) \$15 per notification - if requested by abutter(s) \$25 minimum compliance inspection Legal Notice Publication - due prior to Hearing MCRD** recording fee - separate check per rate below LCHIP*** - separate \$25 check	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> <input type="checkbox"/> \$ <u>separate**</u> \$ <u>separate***</u> Subtotal \$ _____ *
<u> </u> Voluntary Merger	\$60 Base Fee MCRD** recording fee - separate check per rate below	\$ _____ * \$ <input type="checkbox"/> <u>separate**</u>

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

** = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"

*** = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Chk payable to "Merrimack County Registry of Deeds"

TBD = \$ Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.

Re-notifications: .Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification

Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:

"Abutter" as defined in RSA 672:3 also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage.

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

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

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

_____ 3/13/25 _____ (date)

Signature: _____

Print Name: GARY Fitzgerald _____

Map: _____ Lot: _____

Name: See attached. _____

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

**Abutter's List
Route 103 Warner
Bedford, NH
KNA#24-0307-1**

Updated 3/25/2025 Via Warner Assessing Clerk

Tax Map	Lot	Owner/ Applicant
7	39	Peacock Hill Road, LLC C/O Fitzgerald 145 Old Town Road Weare, NH 03281
Tax Map	Lot	Direct Abutters
3	1	Donald & Laura Green
	4-2	460 Route 103 East Warner, NH 03278
3	4-1	M&P Brown Family Rev. Trust Trustees Michael W. & Paula J. Brown 100 Iron Kettle Road Warner, NH 03278
7	34	Nathanael M Burrington PO Box 221 Warner, NH 03278
7	36	Donald C & Barbara M Lassonde 402 Route 103 East Warner, NH 03278
7	36-1	Dan A Richardson 406 Route 103 East Warner, NH 03278
7	38	Czora Revoc Trust of 2016 Trustee Brian J Czora 60 Annis Loop Warner, NH 03278
7	40	Richard Cook & Rebecca Courser 374 Schoodac Road Warner, NH 03278

David P & Ann S Ries
115 Chestnut Circle
Lincoln, MA 01773

Professionals to be notified:

Surveyor

J.E. Belanger Land Surveying PLLC
61 Old Hopkinton Road
Dunbarton, NH 03046

Engineer

Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Soil Scientist

Hurley Environmental & Land Planning, LLC
PO Box 356
Epsom, NH 03234

Wetland Scientist

Timothy Ferwerda - Ferwerda Mapping LLC
43 Bartlett Hill Road
Deering, NH 03244

APPENDIX A - Application Checklist - for SITE PLAN REVIEW

Planning Board, Warner, NH

Applicant Name: Peacock Hill Road, LLC

Date: _____

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

Instructions:

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

ITEMS SUBMITTED WITH APPLICATION

- ☒ a. Completed Site Plan Review application;
- ☒ b. Completed Site Plan Review checklist;
- ☒ c. Plot plan (see requirements in #A2 below);
- ☒ d. Provide a separate list including names, addresses of the abutters, applicant's agent; holders of conservation, preservation restrictions, agriculture preservation restrictions; and every engineer, architect, land surveyor, or soil scientist whose professional seal appears or will appear on the documents; and information required for submission to assist in notification; (see RSA 676:4.I.b)
- ☒ e. Fees as set by the Planning Board;
- Some ☒ f. Copy of deed, easements or right-of-way; ** Easements provided upon site review.*
- X ☒ g. A colored elevation view or photograph of all buildings indicating height, width and surface treatment; ** Provided upon site review.*
- N/A ☐ h. Information on specific materials anticipated to be used and stored on site using title 49 Code Federal Regulations as a standard for hazardous materials;
- X ☒ i. Special site preparation such as excavation and blasting, as well as extent of hauling materials to and from the site; ** To be provided upon site review.*
- ☒ j. Any other exhibits or data that the Planning Board may require in order to adequately evaluate the propose development for Site Review including but not limited to any state, federal or local requirements and permits (driveways, drainage, flood plan, DES, traffic studies, etc), special studies or analysis environmental assessments and legal review of documents.

PLOT PLAN REQUIREMENTS

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

APPENDIX A Application Checklist - for SITE PLAN REVIEW

Planning Board, Warner, NH

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

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

Printed Signature Name: GARY FITZGERALD

Authorized Signature: [Signature]

Date: 3/13/25



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Jason Lopez, Keach-Nordstrom Associates, Inc.
10 Commerce Park North Suite 3B
Bedford, NH 03110
jlopez@keachnordstrom.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Ashley Litwinenko - nhbreview@dncr.nh.gov

cc: NHFG Review

Date: 06/13/2024 (valid until 06/13/2025)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: MUNICIPAL POR - Warner, NHDES - Alteration of Terrain Permit, USEPA - Stormwater Pollution Prevention

NHB ID: NHB24-0767

Town: Warner

Location: NH Route 103

Project Description: Four lot subdivision with each lot containing a 4 unit building. All lots served by a common driveway.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: No comments at this time.

NHFG Comments: Please refer to NHFG consultation requirements below.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.

Please see the map and detailed information about the record(s) on the following pages.

Vertebrate species	State ¹	Federal	Notes
Wood Turtle (<i>Glyptemys insculpta</i>)	SC	--	Contact the NH Fish & Game Dept (see below).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

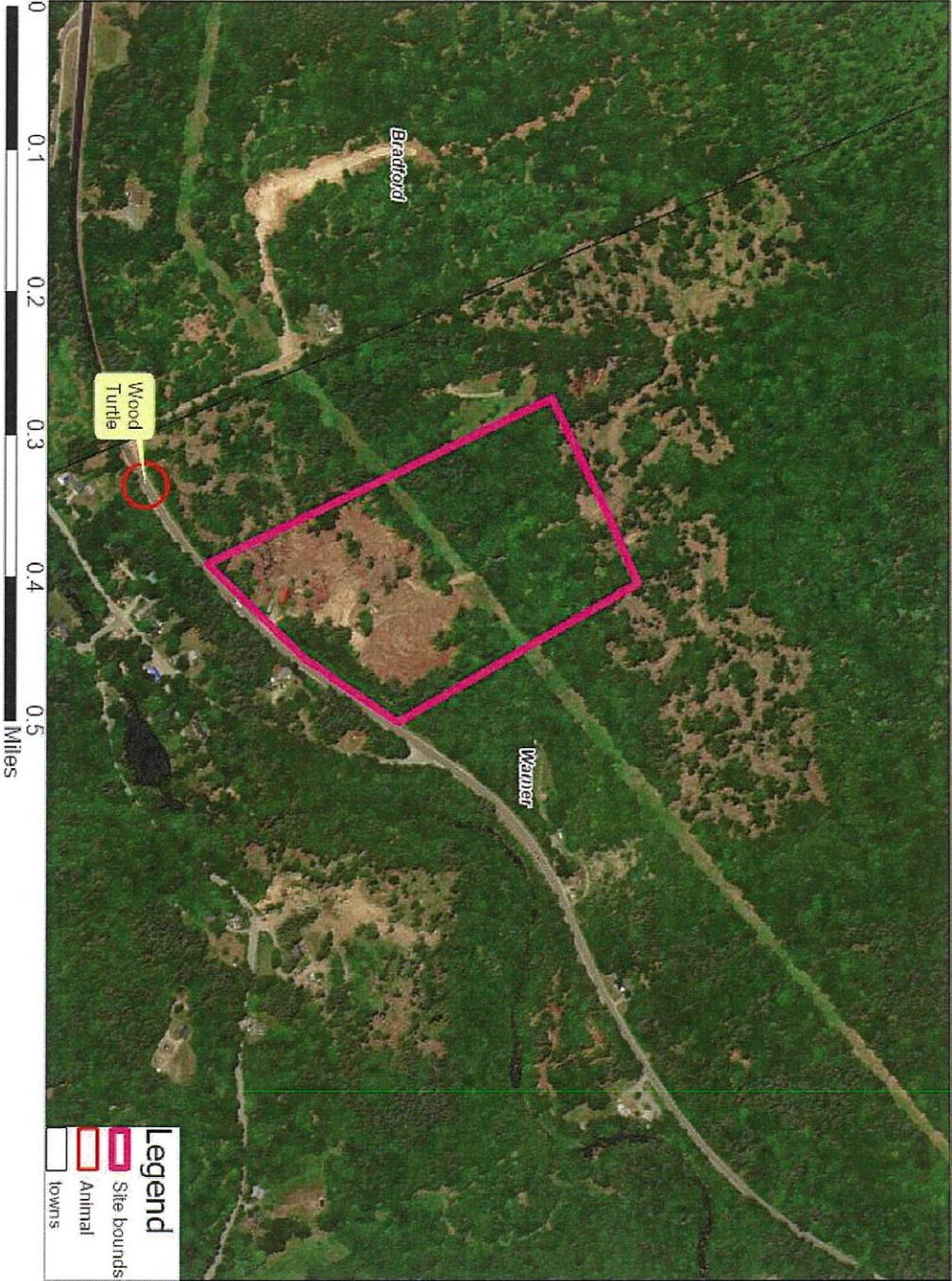
However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.



NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-0767



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-0767

EOCODE:

ARAAD02020*161*NH

New Hampshire Natural Heritage Bureau - Animal Record

Wood Turtle (*Glyptemys insculpta*)

Legal Status	Conservation Status
Federal: Not listed	Global: Imperiled due to rarity or vulnerability
State: Special Concern	State: Rare or uncommon

Description at this Location

Conservation Rank: Fair quality, condition and/or landscape context ('C' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2022: Area 15062: 1 adult observed, sex unknown. 2011: Area 12918: 1 adult observed, dead on road. 2007: Area 12247: 1 observed. 2005: Area 12133: 1 observed.

General Area: 2022: Area 15062: Fallow field with clover, cinquefoil, dandelion, and other grasses and forbs. 2011: Area 12918: Roadside. 2007: Area 12247: This area contains a relatively large, open floodplain forest of white pine, maple, American hophornbeam, and various grasses and other herbaceous plants. 2005: Area 12133: Residential yard.

General Comments: --
Management: --
Comments:

Location

Survey Site Name: West Branch of Hoyt River
Managed By: Bradford Pines Natural Area

County: Merrimack
Town(s): Bradford
Size: 40.9 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2022: Area 15062: Field next to Hoyt Brook on east side of Center Road in Bradford, just south of NH Route 103 and Warner River. 2011: Area 12918: On Warner Road (Rte. 103) near Bradford town line. 2007: Area 12247: In the West Branch Warner River, about 500 feet downstream from the large white pines of the Bradford Natural Pines area. 2005: Area 12133: 56 Fairgrounds Road, Bradford.

Dates documented

First reported: 2005-06-11 Last reported: 2022-05-21

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-0767

EOCODE:

· ARAAD02020*161*NH

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

Return to:
Grantee
15 Constitution Drive
Suite 1A
Bedford, NH 03110

T.S. \$2,025.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Joseph L. Anthony, Single, for consideration paid grant(s) to Peacock Hill Road LLC, a New Hampshire Limited Liability Company, with a principal place of business of 15 Constitution Drive, Suite 1A, Bedford, New Hampshire 03110, with WARRANTY COVENANTS:

A certain tract or parcel of land, situated in the Town of Warner, County of Merrimack and State of New Hampshire, described as follows:

Beginning at a point on the Westerly side of Route 103, at the Northeasterly corner of the herein described parcel at an iron pin found; thence running S 22 degrees 34' 10" E a distance of five hundred fifty and eighty-eight hundredths (550.88) feet, more or less, to a concrete bound set; thence S 23 degrees 06' 10" E a distance of three hundred sixty-eight and four hundredths (368.04) feet, more or less, to a concrete bound found; thence along said course a distance of thirty-two and ninety-four hundredths (32.94) feet, more or less, to a steel pin found; thence turning and running S 78 degrees 27' 45" a distance of seven and sixteen hundredths (7.16) feet, more or less, to a drill hole at the Northeasterly end of a stone wall; thence running S 78 degrees 27' 45" W along a stone wall a distance of one hundred and fifty hundredths (100.50) feet, more or less, to a point; thence running S 77 degrees 10' 10" W along said stone wall a distance of one hundred thirty-seven and four hundredths (137.04) feet, more or less, to a point; thence running S 77 degrees 36' 40" W along said stone wall a distance of two hundred ninety and fifteen hundredths (290.15) feet, more or less, to a point; thence running s 77 degrees 12' 15" W along said stone wall a distance of one hundred forty-five and seventy hundredths (145.70) feet, more or less, to a point; thence running S 80 degrees 19' 30" W along said stone wall a distance of thirty-four and forty-four hundredths (34.44) feet, more or less, to a point; thence running S 76 degrees 47' 25" W a distance of two hundred thirty-seven and thirteen hundredths (237.13) feet, more or less, to a point on the stone wall; thence running S 77 degrees 49' 45" W along said stone wall a distance of two hundred ninety-nine and thirty-five hundredths (299.35) feet, more or less, to a point; thence running S 77 degrees 00' 10" W along said stone wall a distance of six hundred thirty-three and forty one hundredths (633.41) feet, more or less, to a drill hole at a corner of stone walls; thence turning and running N 01 degrees 32' 25" W a distance of fifty-two and fifty-eight hundredths (52.58) feet,

more or less, to a point; thence running N 01 degrees 34' 20" E a distance of four hundred thirty-three and fifty hundredths (433.50) feet, more or less, to a point on a stone wall; thence running N 01 degrees 28' 05" E along said stone wall a distance of three hundred twenty-seven and forty-three hundredths (327.43) feet, more or less, to a point; thence running N 02 degrees 15' 25" E along a stone wall a distance of one hundred three and two hundredths (103.02) feet, more or less, to a steel pin at a corner of stone walls; thence turning and running N 79 degrees 39' 10" E along a stone wall a distance of forty-two and seventy-six hundredths (42.76) feet, more or less, to a point; thence running N 76 degrees 03' 45" E along said stone wall a distance of one hundred sixty-seven and seventy-seven hundredths (167.77) feet, more or less, to a point; thence running N 77 degrees 00' 40" E along said stone wall a distance of five hundred thirty-five and seventy-two hundredths (535.72) feet, more or less, to a point along said stone wall; thence running N 76 degrees 00' 15" E along said stone wall a distance of four hundred three and ten hundredths (403.10) feet, more or less, to a point on said stone wall; thence running N 77 degrees 27' 40" E along said stone wall a distance of one hundred forty-three and ninety-three hundredths (143.93) feet, more or less, to a point along said stone wall; thence N 77 degrees 09' 40" E along said stone wall a distance of one hundred ninety-nine and eighty-five hundredths (199.85) feet, more or less, to the point of beginning. Containing 34.60 acres, more or less.

Subject to and with the benefit of the following:

Any and all matters as shown or noted on plan recorded in said Registry as Plan #12109.

Application of Current Use with the Town of Warner recorded at Book 1799, Page 949.

Petition for Commissioners' Return of New Hampshire Department of Public Works recorded at Book 739, Page 310.

Emendation Commissioners' Return of Highway Layout recorded at Book 991, Page 365.

Boundary Revision Agreement recorded at Book 1862, Page 172.

Meaning and intending to describe and convey the same premises conveyed to Joseph L. Anthony by virtue of a Warranty Deed from W. Jed Larson and Janet A. Larson, dated March 17, 2021 and recorded in the Merrimack County Registry of Deeds at Book 3729, Page 1057.

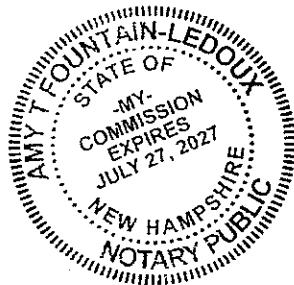
Said premises are not the homestead property of the within grantor nor any spouse.

Executed this 29 day of June, 2023.

J L G ANTHONY
Joseph L. Anthony

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this 29 day of June, 2023 the said Joseph L. Anthony
and acknowledged the foregoing to be his voluntary act and deed.



[Signature]
Notary Public/Justice of the Peace
Commission expiration:

December 19, 2024

Mr. Gary Fitzgerald
Peacock Hill Road, LLC
145 Old Town Road
Weare, New Hampshire 03281

Subject: **Traffic Impact Assessment – Proposed Multifamily Housing
Map 7 Lot 39 on Route 103 – Weare, New Hampshire
KNA Project No. 23-0307-1**

Dear Mr. Fitzgerald:

At your request we have prepared this Traffic Impact Assessment (TIA) in support of the Peacock Hill Road, LLC pending application for residential site plan approval for two 4-unit residential buildings planned at the subject location. Map 7 Lot 39 will be subdivided so that each lot will contain one 4-unit building. An access easement will be created for the buildings to share a common driveway. In keeping with applicable provisions of Application for a Driveway Permit of the current New Hampshire Department of Transportation Regulations, we prepared this TIA in the form of a “short” analysis. On that basis we offer the following:

Description of Site and Proposed Use

The land that is the subject of the current residential site plan proposal is situated in Warner’s Residential 2 (R-2) and Residential 3 (R-3) zoning districts, but the project’s scope occurs only in the R-2 district. The 34.6-acre property is identified as Lot 39 on Warner Tax Map 7 and it does not yet have a street address. The property is situated on the south side of NH Route 103 west of Iron Kettle Road and enjoys approximately 919 feet of frontage on the public highway. Today, the property contains a gravel access way but is void of existing buildings. The apparent use is the undeveloped, with mostly forested area. The existing gravel access way was previously approved by NHDOT permit 05-463-0032 in June of 2021.

NH Route 103 is a well-established rural corridor. The direct abutting uses are single-family residential or undeveloped properties. As shown on project plans recently prepared by this office, Peacock Hill Road, LLC currently proposes to construct two 4-unit multi-family residential buildings at the subject location.

Access to the planned facility will be provided via a single existing driveway on the westerly portion of the frontage. The site driveway will operate under a stop condition at its approach with NH Route 103. As shown on the proposed site plan, there is ample room in front of the buildings for residents to park without hindering traffic on Route 103.

Civil Engineering

Land Surveying

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

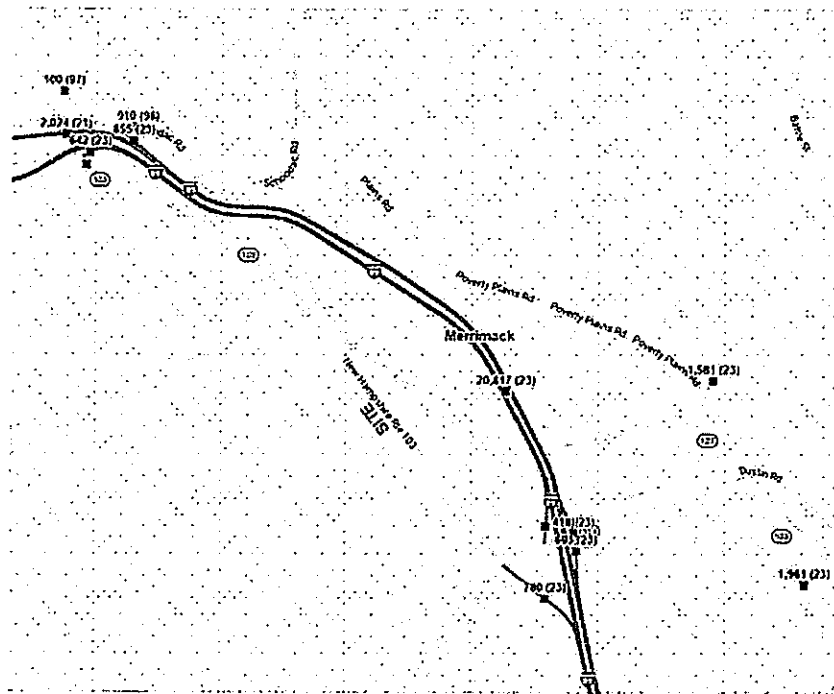
Phone (603) 627-2881

Fax (603) 627-2915

Description of Adjacent Roadway

As noted above, the subject 34.6-acre parcel enjoys ~919 feet of frontage on Route 103, a Class I public highway maintained by the New Hampshire Department of Transportation. Along the frontage, Route 103 is paved to a width of 34± feet including paved shoulders between 5 and 7± feet wide. Route 103 accommodates two 11± foot lanes of traffic generally operating in a east-west direction (one lane in each direction), divided by double yellow lines, under a posted speed limit of 50 miles-per-hour (mph). There are currently no pedestrian or dedicated bike facilities along this section of Route 103.

Although there are traffic counts in the area, none of them can be used to adequately predict the traffic volume passing by the site's frontage.



Map of Nearby NHDOT Traffic Counts

Sight Distance Considerations

As acknowledged above and as depicted on the proposed site plan, access to the planned facility will be afforded via a single site driveway on Route 103. Pursuant to applicable provisions of the NHDOT Driveway Regulations, not less than 400 feet of intersection sight distance must be available for safe and proper operation of the planned site driveway. In the current instance, the horizontal and vertical alignments of Route 103 combine to permit this minimum sight distance standard to be satisfied.

12/19/2024

Trip Generation

In order to properly estimate site generated traffic volumes anticipated to result from full build-out and occupancy of the proposed buildings we relied upon data published by the Institute of Transportation Engineers (ITE) in the 10th edition of Trip Generation. By review of available Land Use Codes, the closest resembling code is presented as follows.

Land Use Codes (LUC) 220 Multifamily Housing (Low-Rise) – “low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion’s apartment, and stacked town houses” Data published by the ITE under this LUC uses Dwelling Units (DU) as the independent variable.

Therefore, the data published by ITE suggest the following trip generation rates, measured in average vehicle trip ends:

(LUC) 220 Multifamily Housing:

Weekday vehicle trip ends per DU:

8 DU with (50% entering / 50% exiting)

Therefore: $6.41 \times 8 \text{ DU} + 75.31 = 126.59 = 127 \text{ vte}$ (63 entering and 64 exiting)

Weekday vehicle trip ends per DU during peak hour between 7 and 9 a.m.:

8 DU with (24% entering / 76% exiting)

Therefore: $0.31 \times 8 \text{ DU} + 22.85 = 25.33 = 26 \text{ vte}$ (7 entering and 19 exiting)

Weekday vehicle trip ends per DU during peak hour between 7 and 9 a.m.:

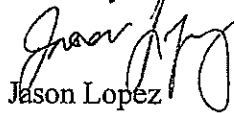
8 DU with (63% entering / 37% exiting)

Therefore: $0.43 \times 8 \text{ DU} + 20.55 = 23.99 = 24 \text{ vte}$ (16 entering and 8 exiting)

Conclusions:

As acknowledged by the site generated traffic volume estimates presented above, build-out and occupancy of the proposed buildings is anticipated to result in a limited incremental increase in traffic volumes operating on the existing public highway network in the subject vicinity. Accordingly, we are confident the existing public highway network within the subject vicinity will prove capable of accommodating site generated traffic volumes. While we presume you will find the content of this brief report self-explanatory and responsive to your present needs and expectations, I invite you to contact the writer in the event you should have specific questions regarding the same.

Sincerely:



Jason Lopez

Senior Project Manager

Keach-Nordstrom Associates, Inc.

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

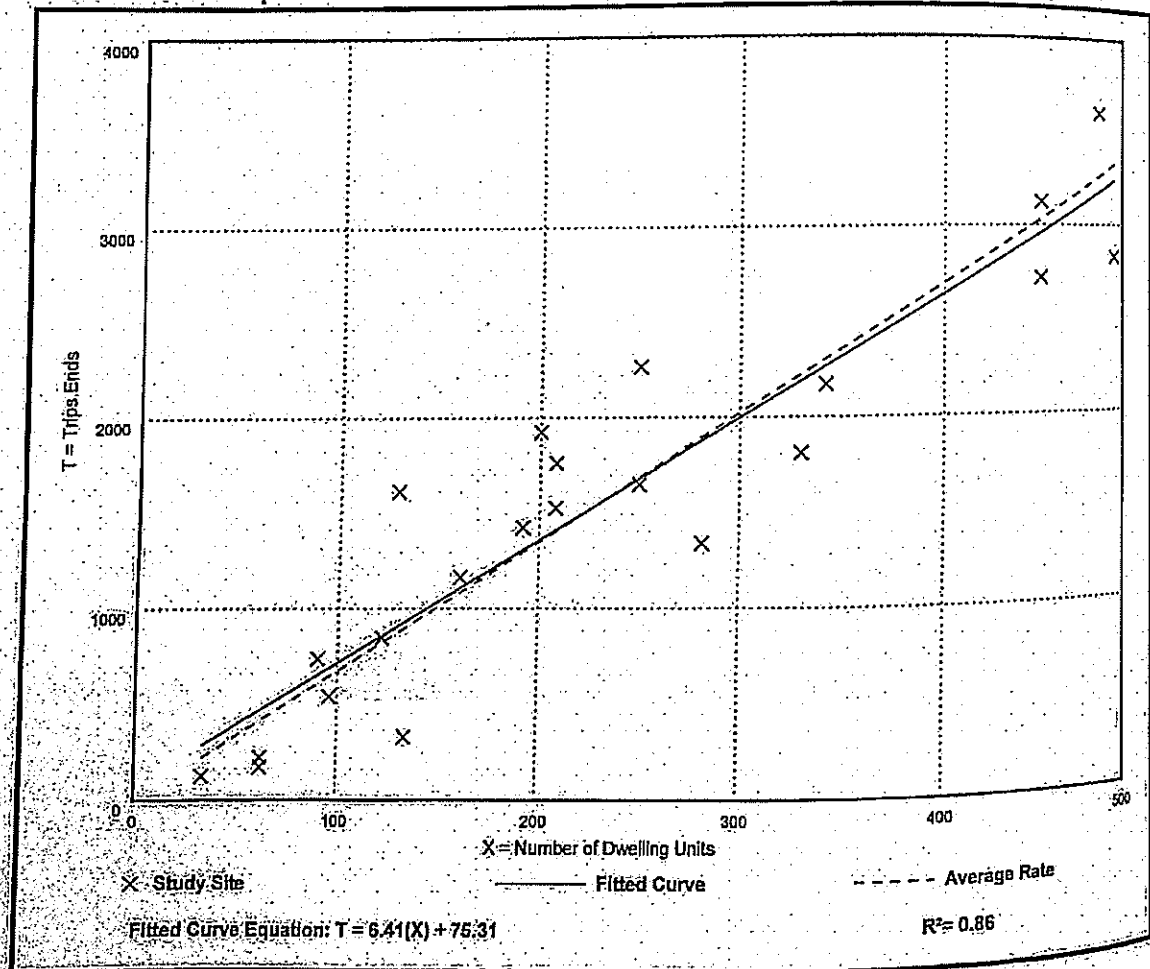
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

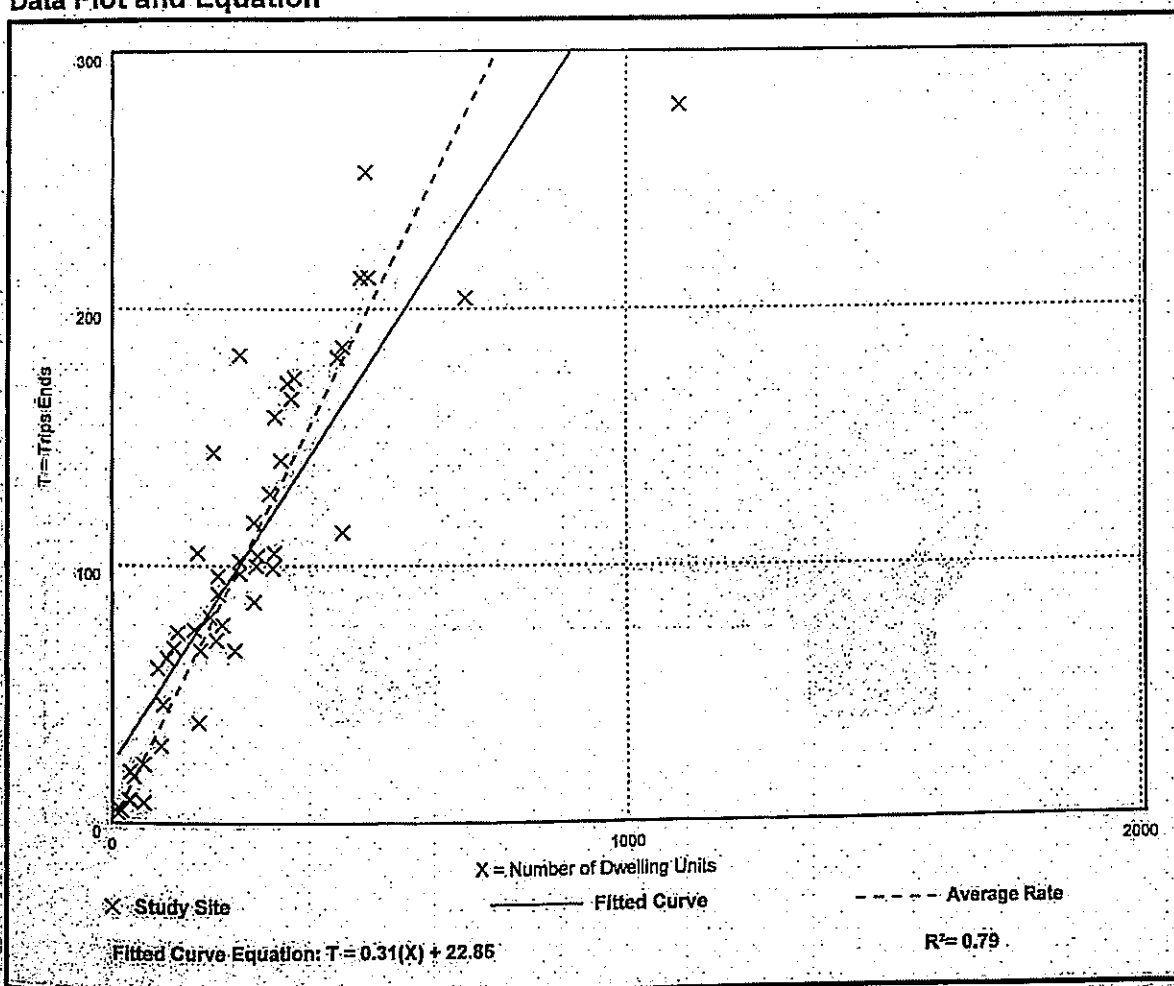
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

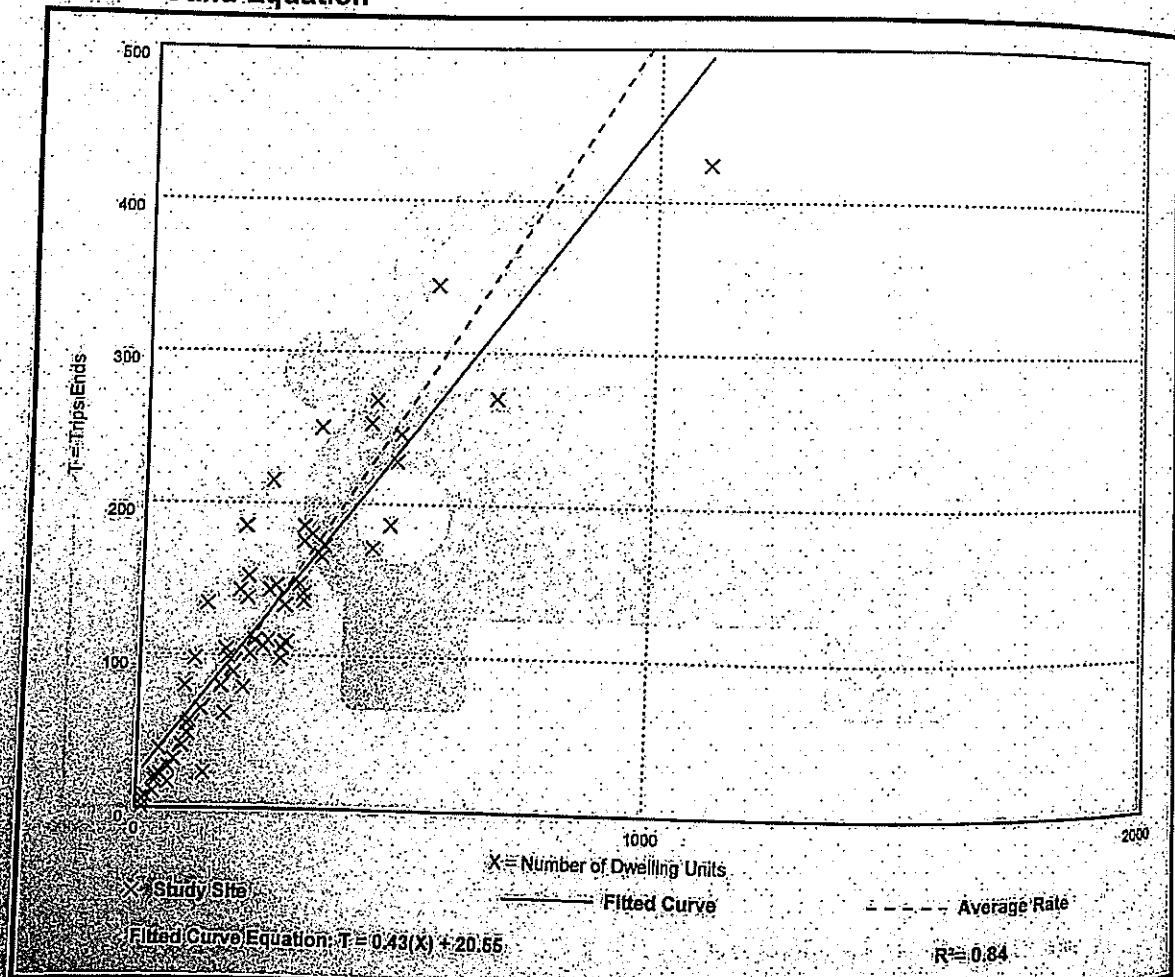
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation





Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

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



William Cass, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

City/Town:	Warner	Permit #:	05-453-2032
Route/Road:	NH 103 (S0000103)	District:	05
Patrol Section:	526	Permit Date:	6/9/2021
Tax Map:	7		
Lot:	39		
Development:	Residence		

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

Drive 1

Location: Approximately 0.199 miles east of Annis Loop (west) on the south side of NH 103 (S0000103).
SLD Station: 42434 (right) GPS: 43.25605 N 71.765 W.

Specifications: This permit authorizes a paved access to be used as a ~~Single Family Residential Drive~~. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50 feet from and parallel to the centerline of the highway.
The entrance shall be graded so that the surface of the drive drops 3 inches at a point 6 feet from NH 103 (S0000103) edge of pavement to create a drainage swale.

The driveway shall not exceed 25 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Other Conditions:

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

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

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

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

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

Date: 6/9/2021

AppID: 10418

Page 1

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

No additional surface drainage will enter upon the highway.

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

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

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

This permit does not include or approve the location or installation of underground utilities.

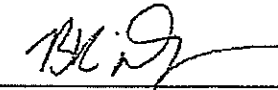
Drive(s) shall approach the highway at or about 90 degrees.

All materials and structures shall conform to the current version of the NHDOT Standard Specifications for Road and Bridge Construction, as amended.

During construction within the highway right-of-way, traffic shall be maintained in accordance with MUTCD standards and as directed by the District Engineer.

Copies: District, Town, Patrolman

Approved



Assistant District Engineer
For Director of Administration

Date: 6/9/2021

ApplID: 10418

Page 2



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Jason Lopez, Keach-Nordstrom Associates, Inc.
10 Commerce Park North Suite 3B
Bedford, NH 03110
jlopez@keachnordstrom.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Ashley Litwinenko - nhbreview@dncr.nh.gov

cc: NHFG Review

Date: 06/13/2024 (valid until 06/13/2025)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: MUNICIPAL POR - Warner, NHDES - Alteration of Terrain Permit, USEPA - Stormwater Pollution Prevention

NHB ID: NHB24-0767

Town: Warner

Location: NH Route 103

Project Description: Four lot subdivision with each lot containing a 4 unit building. All lots served by a common driveway.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: No comments at this time.

NHFG Comments: Please refer to NHFG consultation requirements below.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.

Please see the map and detailed information about the record(s) on the following pages.

Vertebrate species	State ¹	Federal	Notes
Wood Turtle (<i>Glyptemys insculpta</i>)	SC	--	Contact the NH Fish & Game Dept (see below).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.



NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

NHB24-0767



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-0767

EOCODE:

ARAAD02020*161*NH

New Hampshire Natural Heritage Bureau - Animal Record

Wood Turtle (*Glyptemys insculpta*)

Legal Status	Conservation Status
Federal: Not listed	Global: Imperiled due to rarity or vulnerability
State: Special Concern	State: Rare or uncommon

Description at this Location

Conservation Rank: Fair quality, condition and/or landscape context ('C' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2022: Area 15062: 1 adult observed, sex unknown. 2011: Area 12918: 1 adult observed, dead on road. 2007: Area 12247: 1 observed. 2005: Area 12133: 1 observed.

General Area: 2022: Area 15062: Fallow field with clover, cinquefoil, dandelion, and other grasses and forbs. 2011: Area 12918: Roadside. 2007: Area 12247: This area contains a relatively large, open floodplain forest of white pine, maple, American hophornbeam, and various grasses and other herbaceous plants. 2005: Area 12133: Residential yard.

General Comments: --
Management: --
Comments:

Location

Survey Site Name: West Branch of Hoyt River
Managed By: Bradford Pines Natural Area

County: Merrimack
Town(s): Bradford
Size: 40.9 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2022: Area 15062: Field next to Hoyt Brook on east side of Center Road in Bradford, just south of NH Route 103 and Warner River. 2011: Area 12918: On Warner Road (Rte. 103) near Bradford town line. 2007: Area 12247: In the West Branch Warner River, about 500 feet downstream from the large white pines of the Bradford Natural Pines area. 2005: Area 12133: 56 Fairgrounds Road, Bradford.

Dates documented

First reported: 2005-06-11 Last reported: 2022-05-21

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-0767

EOCODE:

ARAAD02020*161*NH

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

Return to:
Grantee
15 Constitution Drive
Suite 1A
Bedford, NH 03110

T.S. \$2,025.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Joseph L. Anthony, Single, for consideration paid grant(s) to Peacock Hill Road LLC, a New Hampshire Limited Liability Company, with a principal place of business of 15 Constitution Drive, Suite 1A, Bedford, New Hampshire 03110, with WARRANTY COVENANTS:

A certain tract or parcel of land, situated in the Town of Warner, County of Merrimack and State of New Hampshire, described as follows:

Beginning at a point on the Westerly side of Route 103, at the Northeasterly corner of the herein described parcel at an iron pin found; thence running S 22 degrees 34' 10" E a distance of five hundred fifty and eighty-eight hundredths (550.88) feet, more or less, to a concrete bound set; thence S 23 degrees 06' 10" E a distance of three hundred sixty-eight and four hundredths (368.04) feet, more or less, to a concrete bound found; thence along said course a distance of thirty-two and ninety-four hundredths (32.94) feet, more or less, to a steel pin found; thence turning and running S 78 degrees 27' 45" a distance of seven and sixteen hundredths (7.16) feet, more or less, to a drill hole at the Northeasterly end of a stone wall; thence running S 78 degrees 27' 45" W along a stone wall a distance of one hundred and fifty hundredths (100.50) feet, more or less, to a point; thence running S 77 degrees 10' 10" W along said stone wall a distance of one hundred thirty-seven and four hundredths (137.04) feet, more or less, to a point; thence running S 77 degrees 36' 40" W along said stone wall a distance of two hundred ninety and fifteen hundredths (290.15) feet, more or less, to a point; thence running S 77 degrees 12' 15" W along said stone wall a distance of one hundred forty-five and seventy hundredths (145.70) feet, more or less, to a point; thence running S 80 degrees 19' 30" W along said stone wall a distance of thirty-four and forty-four hundredths (34.44) feet, more or less, to a point; thence running S 76 degrees 47' 25" W a distance of two hundred thirty-seven and thirteen hundredths (237.13) feet, more or less, to a point on the stone wall; thence running S 77 degrees 49' 45" W along said stone wall a distance of two hundred ninety-nine and thirty-five hundredths (299.35) feet, more or less, to a point; thence running S 77 degrees 00' 10" W along said stone wall a distance of six hundred thirty-three and forty one hundredths (633.41) feet, more or less, to a drill hole at a corner of stone walls; thence turning and running N 01 degrees 32' 25" W a distance of fifty-two and fifty-eight hundredths (52.58) feet,

more or less, to a point; thence running N 01 degrees 34' 20" E a distance of four hundred thirty-three and fifty hundredths (433.50) feet, more or less, to a point on a stone wall; thence running N 01 degrees 28' 05" E along said stone wall a distance of three hundred twenty-seven and forty-three hundredths (327.43) feet, more or less, to a point; thence running N 02 degrees 15' 25" E along a stone wall a distance of one hundred three and two hundredths (103.02) feet, more or less, to a steel pin at a corner of stone walls; thence turning and running N 79 degrees 39' 10" E along a stone wall a distance of forty-two and seventy-six hundredths (42.76) feet, more or less, to a point; thence running N 76 degrees 03' 45" E along said stone wall a distance of one hundred sixty-seven and seventy-seven hundredths (167.77) feet, more or less, to a point; thence running N 77 degrees 00' 40" E along said stone wall a distance of five hundred thirty-five and seventy-two hundredths (535.72) feet, more or less, to a point along said stone wall; thence running N 76 degrees 00' 15" E along said stone wall a distance of four hundred three and ten hundredths (403.10) feet, more or less, to a point on said stone wall; thence running N 77 degrees 27' 40" E along said stone wall a distance of one hundred forty-three and ninety-three hundredths (143.93) feet, more or less, to a point along said stone wall; thence N 77 degrees 09' 40" E along said stone wall a distance of one hundred ninety-nine and eighty-five hundredths (199.85) feet, more or less, to the point of beginning. Containing 54.60 acres, more or less.

Subject to and with the benefit of the following:

Any and all matters as shown or noted on plan recorded in said Registry as Plan #12109.

Application of Current Use with the Town of Warner recorded at Book 1799, Page 949.

Petition for Commissioners' Return of New Hampshire Department of Public Works recorded at Book 739, Page 310.

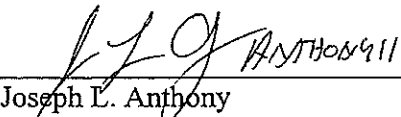
Emendation Commissioners' Return of Highway Layout recorded at Book 991, Page 365.

Boundary Revision Agreement recorded at Book 1862, Page 172.

Meaning and intending to describe and convey the same premises conveyed to Joseph L. Anthony by virtue of a Warranty Deed from W. Jed Larson and Janet A. Larson, dated March 17, 2021 and recorded in the Merrimack County Registry of Deeds at Book 3729, Page 1057.

Said premises are not the homestead property of the within grantor nor any spouse.

Executed this 29 day of June, 2023.

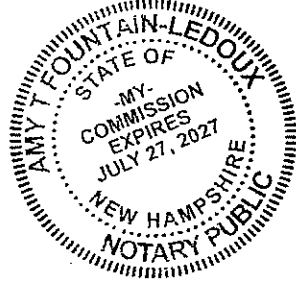



Joseph L. Anthony

State of New Hampshire

County of Hillsborough

Then personally appeared before me on this 29 day of June, 2023 the said Joseph L. Anthony and acknowledged the foregoing to be his voluntary act and deed.





Notary Public/Justice of the Peace
Commission expiration:

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

MAP 3 / LOT 4-1
M&P BROWN FAMILY REV. TRUST
TRUSTEES MICHAEL W. & PAULA J. BROWN
100 IRON KETTLE ROAD
WARNER, N.H. 03278

MAP 7 LOT 32
1,507,247 SF
34.60 ACRES

MAP 7 LOT 39-1
665,946 SF
15.288 ACRES
368.04' FRONTAGE

MAP 7 LOT 39
488,497 SF
11.214 ACRES
350.88' FRONTAGE

MAP 7
LOT 39-2
352,552 SF
8.093 ACRES
200' FRONTAGE

MAP 3 / LOT 1
GREEN, DONALD & GREEN, LAURA
460 N.H. ROUTE 103
WARNER, N.H. 03278

MAP 7 / LOT 34
NATHANIEL M. BURRINGTON
58 CALDWELL LAKE
SUNAPEE, N.H. 03782

MAP 7 / LOT 38
CZORA REVOCABLE TRUST OF 2016
BRIAN J. CZORA, TRUSTEE
80 ANNIS LOOP
WARNER, N.H. 03278

MAP 3 / LOT 1
GREEN, DONALD & GREEN, LAURA
460 N.H. ROUTE 103
WARNER, N.H. 03278

PROPOSED LOT SIZES			
LOT NUMBER	LOT AREA (S.F.)	LOT AREA (Acres)	BUILDABLE AREA (Acres)
LOT 39	488,497	11.214	8.774
LOT 39-1	665,946	15.228	11.050
LOT 39-2	352,552	8.094	4.813

LEGEND	
GB-F	GRANITE BOUND FOUND
IPIN-F	IRON PIN FOUND
DH-F	DRILL HOLE FOUND
IPIN-TBS	IRON PIN TO BE SET
---	ABUTTER LINE
---	PROPERTY LINE
---	OVERHEAD UTILITIES
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	SETBACK
---	WETLAND
---	WETLAND BUFFER
---	PROPOSED PROPERTY LINE
---	WETLAND

REFERENCE PLANS:

- PLAN ENTITLED "BOUNDARY PLAN PREPARED FOR MURIEL L. LEGER", SCALE: 1"=100', DATED FEB. 14, 1991, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. AND RECORDED AT M.C.R.D. ON JUNE 26, 1991 AS PLAN NO. 12109.
- PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF THEODORE & ELIZABETH YOUNG LOCATED IN WARNER, NEW HAMPSHIRE" SCALE: 1"=100', DATED FEBRUARY 1988, PREPARED BY JEFFREY A. EVANS AND RECORDED AT M.C.R.D. ON JUNE 7, 1988 AS PLAN NO. 10385.
- PLAN PREPARED BY B.F. HOWARD ASSOCIATES, FOR GILBERT J. TEDSTONE, SCALE: 1"=100', DATED 8/29/77, RECORDED AT M.C.R.D. ON NOVEMBER 14, 1977 AS PLAN NO. 5047.
- STATE OF NEW HAMPSHIRE R.O.R. PLANS - PROJECT NO. F243(B) FISCAL YEAR 1953, SHEETS 10 THRU 12.

WETLAND CERTIFICATION:

TIMOTHY FERWERDA, CERTIFIED WETLAND SCIENTIST #39 OF FERWERDA MAPPING LLC, OF DEERING, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION IN DECEMBER, 2022 ACCORDING TO THE CORPS OF ENGINEERING WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



CERTIFIED WETLAND SCIENTIST

DATE

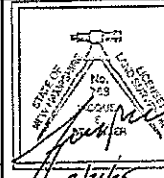
3/24/25

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MAY OF 2023. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

James Blum
LICENSED LAND SURVEYOR

March 21/25
DATE



SUBDIVISION PLAN
JENNESSTOWN MANOR
MAP 7, LOT 39
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY

OWNER/APPLICANT:

PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512



Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

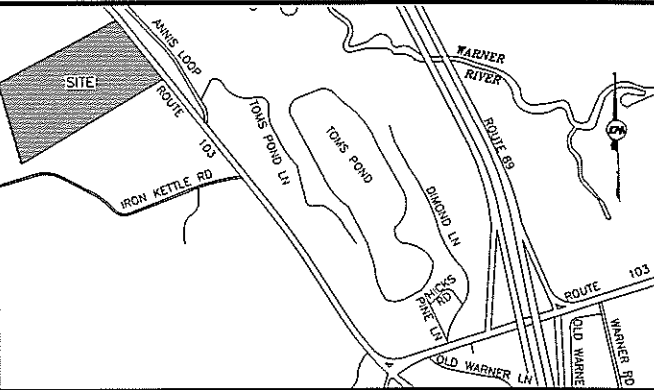
No.	DATE	DESCRIPTION	BY

DATE: MARCH 25, 2025

SCALE: 1" = 100'

PROJECT NO: 24-0307-1

SHEET 1 OF 3



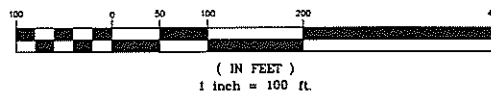
VICINITY MAP
SCALE: 1" = 1,000'

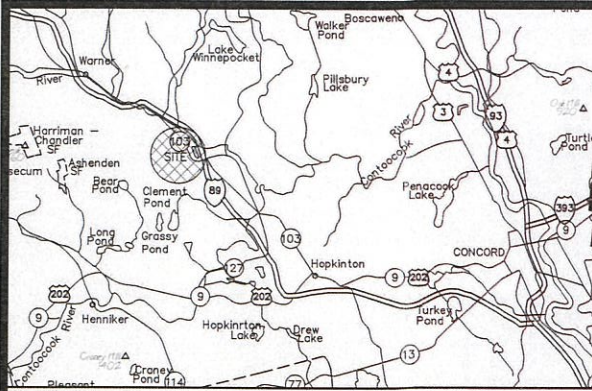
NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 7 LOT 39 INTO 3 LOTS AS SHOWN HEREON AND NO OTHER PURPOSE.
- MAP AND LOT NUMBERS INDICATE THE TOWN OF WARNER ASSESSOR'S MAP AND LOT NUMBERS.
- THE EXISTING AREA OF THE PARCEL IS 1,507,247 S.F. OR 34.60 ACRES.
- MAP 7 LOT 39 IS PRIMARILY FORESTED AND CONTAINS NO EXISTING STRUCTURES. IT IS PARTIALLY CLEARED AND HAS AN EXISTING GRAVEL DRIVEWAY.
- SUBJECT PARCEL IS SITUATED IN THE R2 AND R3 DISTRICT. THE FOLLOWING DIMENSIONAL STANDARDS APPLY:

REQUIREMENT	R2	R3
MIN BUILDABLE AREA	2 ACRES	3 ACRES
MIN LOT FRONTAGE	200 FT	250 FT
FRONT SETBACK	40 FT	50 FT
SIDE SETBACK	25 FT	40 FT
REAR SETBACK	25 FT	40 FT
MIN STRUCTURE SETBACK FROM WETLANDS	50 FT	50 FT
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE OFFICE OF J.E. BALENGER LAND SURVEYING, PLLC IN MAY OF 2023.
- THE PROPOSED PARCELS ARE ALL OVER 5 ACRES IN SIZE AND THEREFORE DO NOT REQUIRE NHDES SUBDIVISION APPROVAL.
- MAP 7 LOTS 39 AND 39-1 WILL HAVE A SHARED DRIVEWAY.
- THE PROPOSED PARCELS WILL BE SERVICED WITH ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL SYSTEMS.
- AN INVESTIGATION OF FEMA'S NATIONAL FLOOD INSURANCE RATE MAPPING FOR MERRIMACK COUNTY, NEW HAMPSHIRE (PANEL NO. 3301300294E) HAVING AN EFFECTIVE DATE OF APRIL 19, 2010 SUGGESTS THOSE PORTIONS OF THE SUBJECT PARCEL SHOWN ON THIS PLAN IS NOT SITUATED IN A DESIGNATED FLOOD HAZARD AREA HAVING A BASE FLOOD ELEVATION (100-YEAR) ELEVATION OF 396.
- TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
- SUBJECT TO EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- THE APPLICANT SHALL OBTAIN ANY OTHER FEDERAL, STATE, OR LOCAL APPROVALS THAT MAY BE REQUIRED.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE A PART OF THIS PLAN, AND APPROVAL OF THE PLAN REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE PLANNING BOARD.
- SHEET 1 SHALL BE RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS. ALL THREE SHEETS IN THE PLAN SET ARE ON FILE WITH THE TOWN OF WARNER.

GRAPHIC SCALE





LOCATION PLAN
SCALE: 1" = 2,000'±

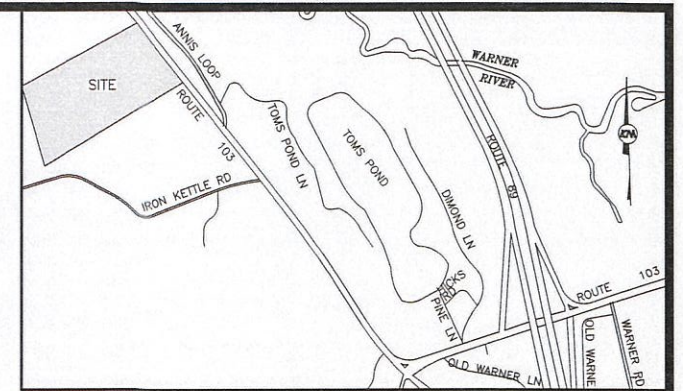
RESIDENTIAL SITE PLAN

JENNESSTOWN MANOR

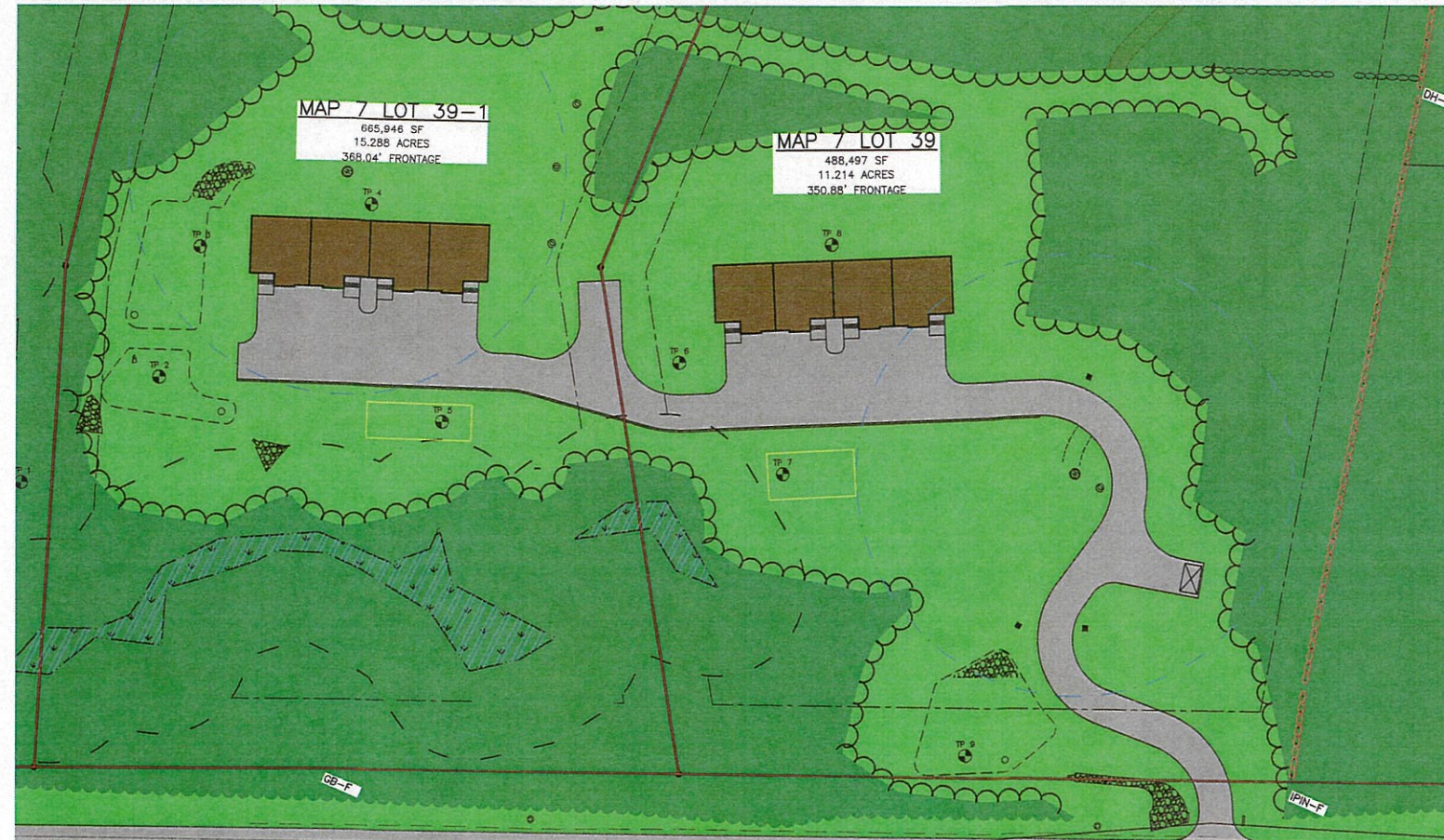
MAP 7; LOTS 39 & 39-1

ROUTE 103

WARNER, NEW HAMPSHIRE



VICINITY MAP
SCALE: 1" = 1,000'



SITE PLAN
SCALE: 1" = 40'

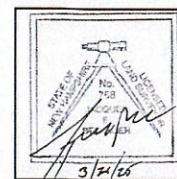
LEGEND

- TREE
- PAVED
- WETLANDS
- OPEN AREA & LANDSCAPE
- GRAVEL
- BUILDINGS
- LOT BOUNDARY
- SEPTIC
- WELL RADIUS

OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281

ENGINEER:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881

SURVEYOR:
J.E. BELANGER LAND SURVEYING PLLC
61 OLD HOPKINTON ROAD
DUNBARTON, NEW HAMPSHIRE 03046
(603) 774-3601



J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046
* BOUNDARY SURVEYS
* SUBDIVISIONS
* LAND PLANNING
* SEPTIC DESIGN

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

SHEET TITLE

EXISTING CONDITIONS PLAN
SITE PLAN
GRADING, DRAINAGE & UTILITY PLAN
EROSION CONTROL PLAN
SIGHT DISTANCE PLAN
DRIVEWAY PROFILE PLAN
CONSTRUCTION DETAILS

SHEET No.

1 - 2
3
4
5
6
7
8 - 11

MARCH 25, 2024
PROJECT NO. 24-0307-1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
07-039

Parent Parcel Number

Property Address
Route 103 East

Neighborhood
17 NEIGHBORHOOD #17

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

OWNERSHIP

Peacock Hill Road LLC
C/O Fitzgerald
145 Old Town Road
Weare, NH 03281

Tax ID 000976

TRANSFER OF OWNERSHIP

Date

06/29/2023

03/19/2021

ANTHONY JOSEPH L
Bk/Pg: 3829, 2512
LARSON, W. JED & JANET A
Bk/Pg: 3729, 1057

\$135000

\$106000

Printed 04/14/2025

Card No. 1

of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	04/01/2015	04/01/2018	04/01/2019	04/01/2020	04/01/2020	
Reason for Change	2015 PRELIM	2015 Reval	CU Rate Adj	CU Rate Adj	2020 Prelim	2020 Reval	Worksheet
VALUATION	L	97450	97450	97450	97450	99580	99580
Market	B	0	0	0	0	0	0
	T	97450	97450	97450	97450	99580	99580
VALUATION	L	4880	4780	5470	5430	5430	5430
Assessed/Use	B	0	0	0	0	0	0
	T	4880	4780	5470	5430	5430	5430

Site Description

Topography:
Rolling

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:
R2-Med Density Res

Legal Acres:
34.6000

Rating
Soil ID
-or-
Actual
Frontage

Measured
Acreage
-or-
Effective
Frontage

Table
Effective
Depth

Prod. Factor
-or-
Depth Factor
-or-
Square Feet

Base
Rate

Adjusted
Rate

Extended
Value

Influence
Factor

Value

Land Type	1 Homesite Vacant	4	2.0000	1.00	25000.03	25000.03	50000	50000
	2 Pine No Stewardship	4	2.0000	1.00	157.00	157.00	310	310
	3 Excess Frontage	4	6.0000	1.00	2500.00	2500.00	15000	15000
	4 Pine No Stewardship	4	6.0000	1.00	157.00	157.00	940	940
	5 EXCESS REAR	4	21.2800	1.00	1500.00	1500.00	31920	31920
	6 Pine No Stewardship	4	21.2800	1.00	157.00	157.00	3340	3340
	7 EXCESS WASTE	4	5.3200	1.00	500.00	500.00	2660	2660
	8 Pine No Stewardship	4	5.3200	1.00	157.00	157.00	840	840



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



DRIVEWAY PERMIT

To Landowner:

Gary Fitzgerald
Peacock Hill Road, LLC
145 Old Town Road
Weare, NH 03281

City/Town: Warner

Route/Road: NH Route 103

Patrol Section: 526

Tax Map: 7

Lot: 39

Development: Residential (Greater
than 3 units)

Permit#: DOT-DRI-001264

District: 05

Permit Date: 04/30/2025

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

Drive 1

Location: Approximately .42 miles North of Iron Kettle Road on the West side of NH Route 103.

GPS: 43.256145, -71.764926

Land Use: 220 Multifamily Housing (Low-Rise)

Specifications: This permit authorizes a Paved access for the land use stated above. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 50 feet from centerline of road.

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

A new 12 inch diameter (minimum) RCP culvert is required for drainage.

Driveway and related highway modifications are to be constructed as shown on plans entitled, "Residential Site Plan Jennesstown Manor Map 7; Lots 39 & 31-1 Route 103 Warner, New Hampshire" prepared by Keach-Nordstrom Associates, Inc. dated March 25, 2025, on file at the District Five office.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on,

over or under the Highway Right of Way.

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

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

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

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

No additional surface drainage will enter upon the highway.

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

No work in the State right-of-way shall be performed between November 15 and April 15, or during periods of inclement weather, unless otherwise directed or authorized by the District Engineer.

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

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

This permit does not include or approve the location or installation of underground utilities.

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

All materials and structures shall conform to the current version of the NHDOT Standard Specifications for Road and Bridge Construction, as amended.

During construction within the highway right-of-way, traffic shall be maintained in accordance with MUTCD standards and as directed by the District Engineer.

Approved by

Zachery Roller

Assistant District Engineer

For Director of Administration

Copies:

Bureau, Owner, Patrolman

IA-0000001283