



## 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 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: 6/30/25

NAME OF APPLICANT: Evans Group, Inc.

ADDRESS: PO Box 246, Lebanon, NH 03766

PHONE # 1: 603-448-3400 PHONE # 2: \_\_\_\_\_ E-MAIL: derekevans@evansgroupinc.com

OWNER(S) OF PROPERTY: Evans Group, Inc.

ADDRESS: PO Box 246, Lebanon, NH 03766

PHONE # 1: 603-448-3400 PHONE # 2: \_\_\_\_\_ E-MAIL: derekevans@evansgroupinc.com

AGENT NAME: \_\_\_\_\_

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

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

STREET ADDRESS & DESCRIPTION OF PROPERTY: 23 Route 103W

Convenience Store

MAP # 35 LOT # 005 ZONING DISTRICT: C-1 NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): Route 103W

DEVELOPMENT AREAS: \_\_\_\_\_ acres/sq.ft. BUILDING/ADDITION: \_\_\_\_\_ sq. ft.

PROPOSED USE: No Change

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

Please see attached pages - 3 additional

**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: 6/30/25  
(Need signatures of all owner's listed on deed)

Print Names DEREK EVANS, PRESIDENT OF EVANS GROUP, INC.

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: \_\_\_\_\_

## **DETAILS OF REQUEST**

We are looking to upgrade and enhance the exterior of the building. As part of that process, we would like to slightly change and consolidate the signage on the exterior of the building front and sides. Currently, the building has 8 internally illuminated signs that have a total square footage of 170. We would like to reduce that to 4 internally illuminated signs that have a total square footage of 98. The 4 signs would be positioned slightly differently than how they are currently in order to be centered horizontally and/or vertically in the same space. The upper triangles and sign facing the town side would be eliminated. The primary sign on the front would be 33 square feet and would have a graphics update. The Subway and Pizza Chef signs would be the same size as current (20 square feet each), and one would be on the left side of the primary, with the other on the right side. The Subway graphics will remain the same, and the Pizza Chef sign will have a graphics update. An additional primary sign will replace the current signage on the highway side of the building. The new sign will be 25 square feet, with the same graphics as the new primary sign on the front. Total proposed signage area for the primary signs is 58 square feet. Each additional business is proposed to have a 20 square foot sign. Total square footage for the building is proposed to be 98. We are also proposing to change the building exterior lighting. The lit awning above the center door, and the wall mounted lights on either side of that door and around the right front entrance will be replaced by two awnings attached to the front of the building that contain downlighting. Attached is a draft rendering that shows the proposed signage and lighting changes.





