



RANGER ENGINEERING GROUP, INC.

130 Main St., Ste 202
Salem, NH 03079
Tel: 978-208-1762
www.rangereng.com

June 8, 2026

Jonathan France, Fire Chief
Warner Fire Department
148 West Main Street
Warner, NH 03278

Dear Chief France,

I have enclosed a copy of the plans for a proposed site plan for the development of the last vacant commercial property located at 9 Rt 103 West which is located directly across the street from the Police Station. The plan shows the construction of a 34 unit apartment building which would contain affordable workforce housing units.

These plans are being reviewed by the planning board and they would like comments from you if you have any concerns regarding fire and safety for the site. I respectfully ask that you review the plans and let this office know if you have any concerns. If there are concerns, I would be happy to discuss modifications that can be made to address them. Keep in mind we installed the water and sewer lines over the two lots that were developed recently to service this property. A new hydrant would be installed at the entrance to the building.

The next meeting of the planning board is July 6, 2026. I would like to be able to receive your approval of the plans prior to then. I will give you a call in about a week to make sure you receive these plans and discuss any concerns.

Thank you for your anticipated cooperation in this matter.

Sincerely,

Benjamin C. Osgood, Jr., PE
Sr. Engineer



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June 8, 2026

Charles Come, Jr., Superintendent
Warner Village Water District
5 East Main Street
PO Box 252
Warner, NH 03278

Dear Mr. Come,

I have enclosed a copy of the plans for a proposed site plan for the development of the last vacant commercial property located at 9 Rt 103 West which is located directly across the street from the Police Station. The plan shows the construction of a 34 unit apartment building which would contain affordable workforce housing units.

These plans are being reviewed by the planning board and they would like comments from you if you have any concerns regarding water and sewer service for the sites. I respectfully ask that you review the plans and let this office know if you have any concerns. If there are concerns, I would be happy to discuss modifications that can be made to address them. Keep in mind we installed the water and sewer lines over the two lots that were developed recently to service this property.

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Sincerely,

Benjamin C. Osgood, Jr., PE
President



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June 8, 2026

Harold Blanchette, Director of Public Works & Road Agent
Warner Public Works Department
190 Route 103 West
PO Box 265
Warner, NH 03278

Dear Mr. Blanchette,

I have enclosed a copy of the plans for a proposed site plan for the development of the last vacant commercial property located at 9 Rt 103 West which is located directly across the street from the Police Station. The plan shows the construction of a 34 unit apartment building which would contain affordable workforce housing units.

These plans are being reviewed by the planning board and they would like comments from you if you have any concerns regarding driveway access for the sites. I respectfully ask that you review the plans and let this office know if you have any concerns. If there are concerns, I would be happy to discuss modifications that can be made to address them. The driveway for the development will be located directly opposite N Road.

The next meeting of the planning board is July 6, 2026. I would like to be able to receive your approval of the plans prior to then. I will give you a call in about a week to make sure you receive these plans and discuss any concerns.

Thank you for your anticipated cooperation in this matter.

Sincerely,

Benjamin C. Osgood, Jr., PE
President



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June 8, 2026

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Warner Village Water District
5 East Main Street
PO Box 252
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These plans are being reviewed by the planning board and they would like comments from you if you have any concerns regarding water and sewer service for the sites. I respectfully ask that you review the plans and let this office know if you have any concerns. If there are concerns, I would be happy to discuss modifications that can be made to address them. Keep in mind we installed the water and sewer lines over the two lots that were developed recently to service this property.

The next meeting of the planning board is July 6, 2026. I would like to be able to receive your approval of the plans prior to then. I will give you a call in about a week to make sure you received these plans and discuss any concerns.

Thank you for your anticipated cooperation in this matter.

Sincerely,

Benjamin C. Osgood, Jr., PE
President



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Salem, NH 03079

Tel: 978-208-1762

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Letter of Transmittal

To:

Michael Tardiff
Central NH Planning Commission
28 Commercial Street
Concord, NH 03301

From:

Benjamin c. Osgood Jr. PE
Ranger Engineering Group, Inc.
130 Main St Suite 202
Salem, NH 03079

Dear Michael,

Enclosed is a set of plans for the 34-unit building in Warner, NH.

The Planning Board would appreciate any comments the Central NH Planning Commission may have.

If you have any questions, please give me a call.

Thank You,

Ben Osgood
978-435-1324



RANGER ENGINEERING GROUP, INC.

130 Main St Suite 202

Salem, NH 03079

Tel: 978-208-1762

www.rangereng.com

Letter of Transmittal

To:

Mr. Dan Morrissey
Warner River Advisory Committee
PO Box 265
Warner, NH 03278

From:

Benjamin c. Osgood Jr. PE
Ranger Engineering Group, Inc.
130 Main St Suite 202
Salem, NH 03079

Dear Mr. Morrissey,

Enclosed is a set of plans for the 34-unit workforce housing building in Warner, NH.

The Planning Board would appreciate receiving any comments you may have.

If you have any questions, please give me a call.

Thank You,

Ben Osgood
978-435-1324



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Salem, NH 03079
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Letter of Transmittal

To:

EVERSOURCE
80 N COMMERCIAL ST
MANCHESTER, NH 03101

From:

Benjamin c. Osgood Jr. PE
Ranger Engineering Group, Inc.
130 Main St Suite 202
Salem, NH 03079

Enclosed is a copy of the Site Plan for Lot 3 – 9 Route 103 Warner NH.

The Warner Planning Board asked that we forward a copy to you regarding the transmission line easement and obtain your input/response regarding construction activities under and around the power line.

If you have any questions, please give me a call.

Thank You,

Ben Osgood
978-435-1324

MEMORANDUM

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
 800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
 Phone (603) 212-9133 and Fax (603) 226-4108
 Email tepp@teppllc.com and Web www.teppllc.com

Ref: 1468
 Subject: Traffic Assessment
 Lot 3, Route 103 West
 Warner, New Hampshire
 From: Kim Eric Hazarvartian, Ph.D., P.E., PTOE
 Principal
keh@teppllc.com
 Date: June 1, 2026

**INTRODUCTION**

Ranger Engineering Group, Inc has retained TEPP LLC to prepare this memorandum regarding trip generation for a proposed project on lot 3, Route 103 West, in the Town of Warner, New Hampshire. The project will provide 34 dwelling units of affordable housing.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) publishes trip-generation information in the authoritative *Trip Generation Manual*.¹ This information is based on empirical data for a variety of land uses, including land use 223, affordable housing—income limits, based on dwelling units.²

Table 1 shows the following weekday vehicle-trips:

Table 1. Trip generation.

	Weekday Vehicle-Trips ^a		
	Total	In	Out
Daily	164	82	82
AM-Street-Peak Hour	12	4	8
PM-Street-Peak Hour	16	9	7

^a ITE, *Trip Generation Manual*, land use 223, affordable housing—income limits, 34 dwelling units.

¹ ITE, *Trip Generation Manual*, 12th Edition (Washington DC, August 2025).

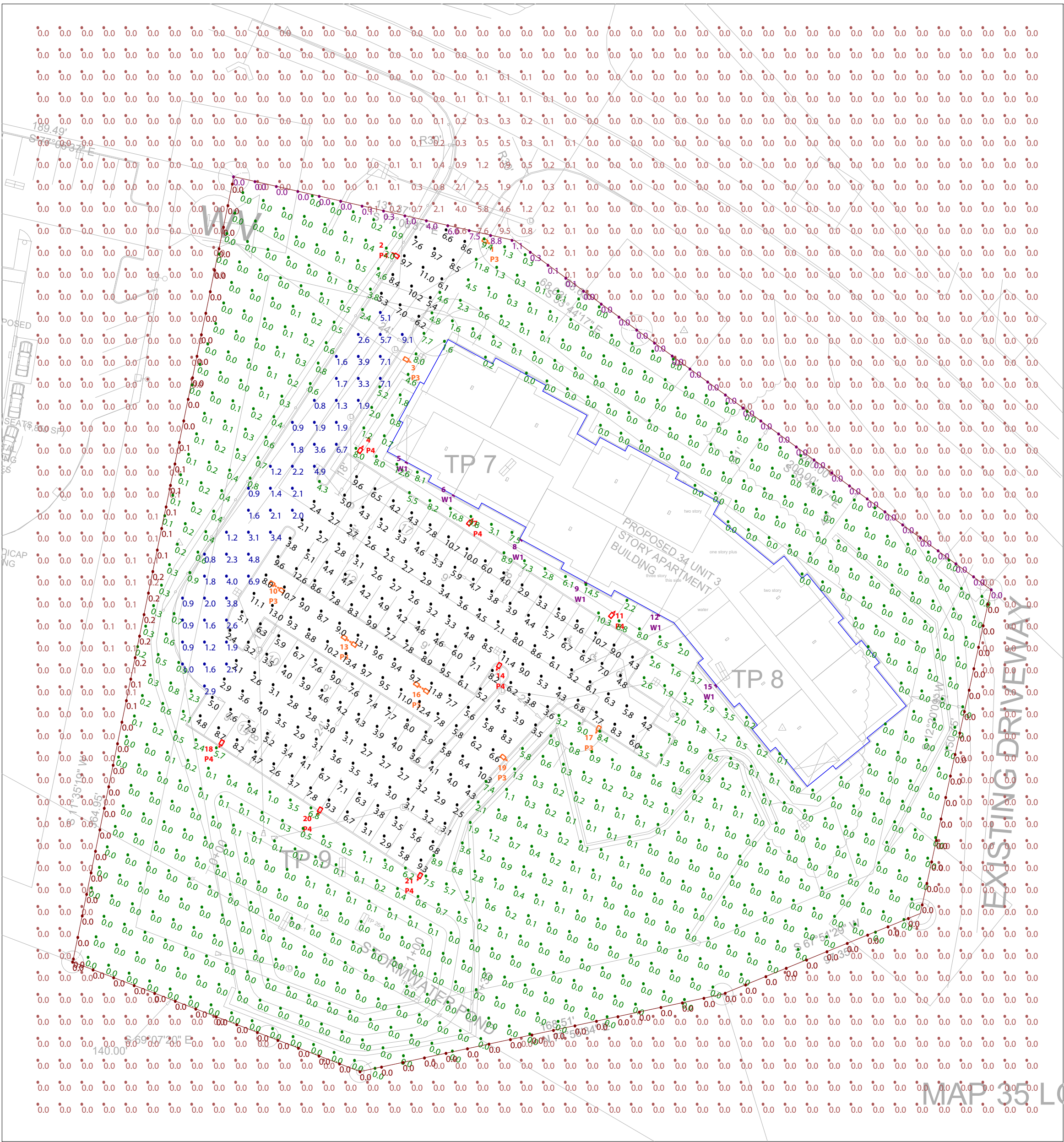
² ITE, *Trip Generation Manual*, Volume 3, pages 348 to 360.

- daily, 164 (total of in and out)
- AM-street-peak hour, 12 (4 in and 8 out)
- PM-street-peak hour, 16 (9 in and 7 out)

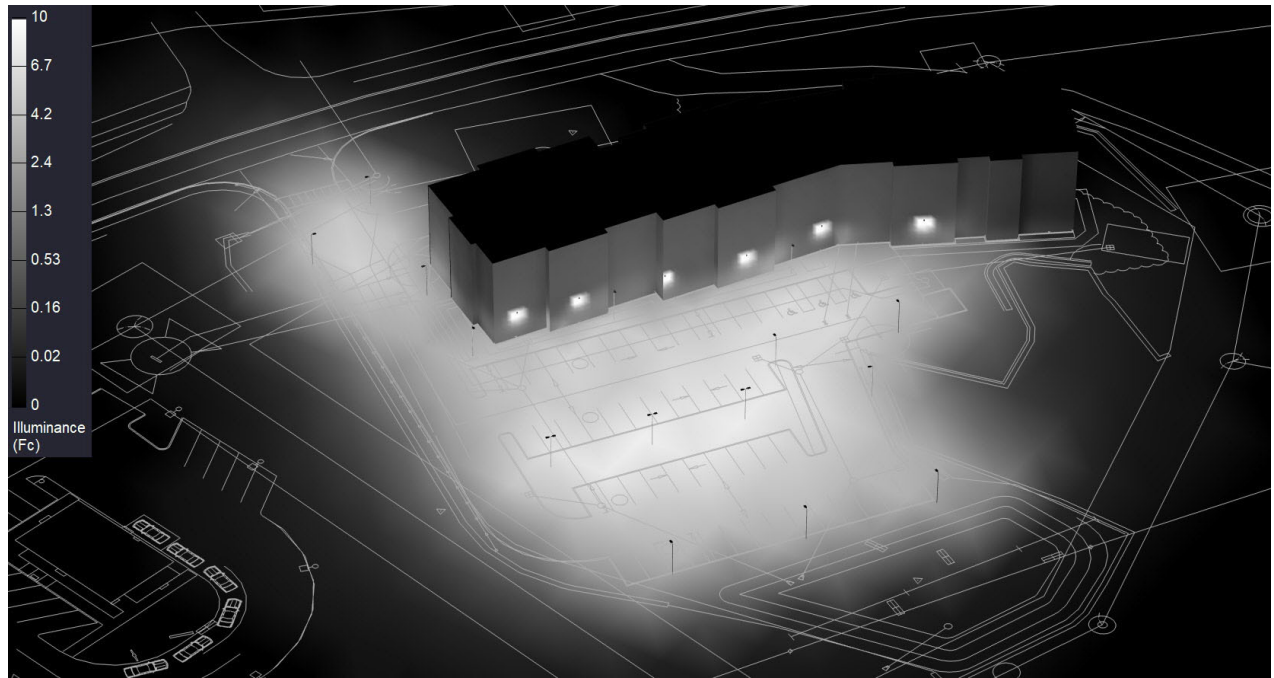
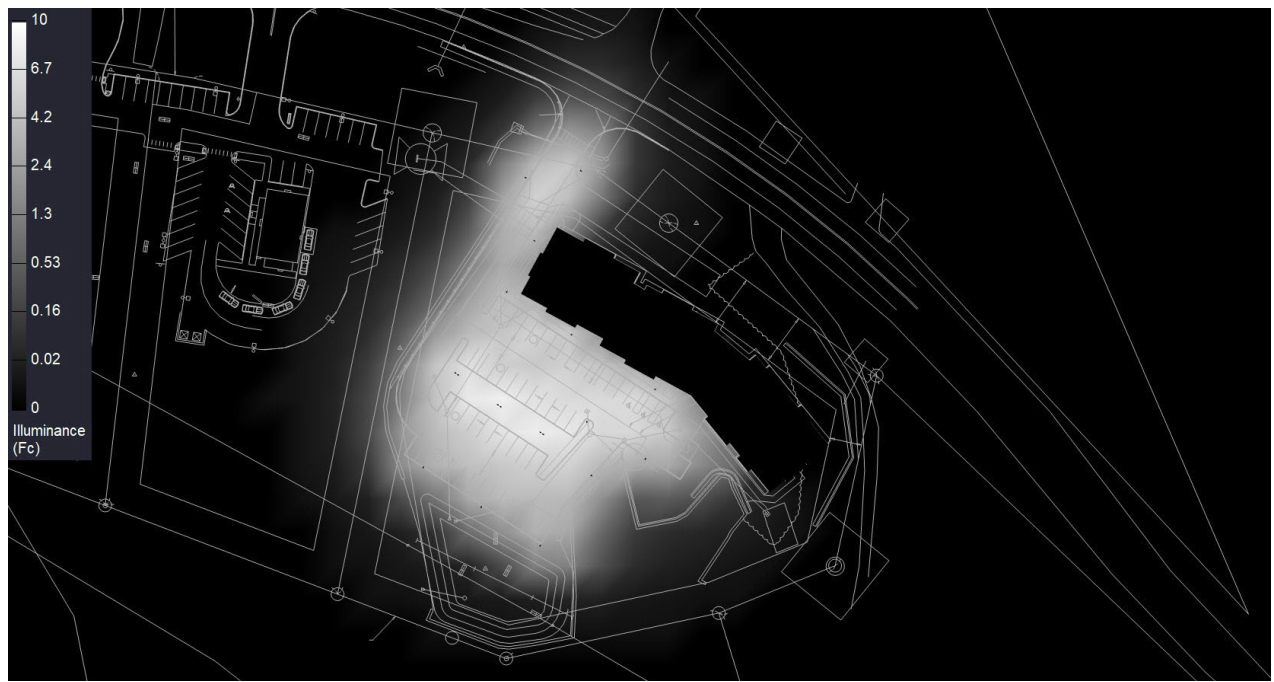
POTENTIAL TRAFFIC IMPACTS

ITE suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.³ Table 1 shows trip generation less than this level.

³ ITE, *Manual of Transportation Engineering Studies* (Prentice Hall: Englewood Cliffs, New Jersey, 2000), page 144.



Scale: 1 inch= 40 Ft.



Luminaire Tag Summary	
Tag	Qty
P3	10
P4	8
W1	6

NOTES:

* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc, luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* Refer to RAB Product Specification Sheets for specific ambient temperature ranges. Verify ambient temperature at project location is within published performance range.

* This Lighting Layout is issued as "EXEMPLARY DOCUMENTS ONLY" – NOT FOR CONSTRUCTION OR CODE APPROVAL. RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as exemplary documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpLcr	PtSpTb	Meter Type
Parking Lot	Illuminance	Fc	5.80	13.4	2.1	2.76	6.38	readings taken 0'-0" afg	10	10	Horizontal
Parking Lot Drive	Illuminance	Fc	2.76	9.1	0.8	3.45	11.38	readings taken 0'-0" afg	10	10	Horizontal
Parking Lot Entry	Illuminance	Fc	7.88	11.0	5.3	1.49	2.08	readings taken 0'-0" afg	10	10	Horizontal
Property Line (Non-Residential Adj)	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	N.A.	Horizontal
Property Line (Roadway Adj)	Illuminance	Fc	0.71	8.8	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	N.A.	Horizontal
Site	Illuminance	Fc	0.63	16.8	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal
Spill	Illuminance	Fc	0.06	9.5	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal

Luminaire Schedule											
All quotes/orders generated from this layout must be forwarded to the Local Rep Agency											
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	4	P3	ALED53TY WS2 @ 80 W	Single	10433	10433	1.000	Pole mounted (Type III)	79.8	79.8	319.2
	3	P3	ALED53TY WS2 @ 80 W x2@180	Back-Back	10433	20866	1.000	Pole mounted (Type III)	79.8	159.6	478.8
	8	P4	ALED54TY WS2 @ 80 W	Single	10172	10172	1.000	Pole mounted (Type IV)	81.1	81.1	648.8
	6	W1	SLIM15Y @ 34 W	Single	3638	3638	1.000	Wall mounted	34.4	34.4	206.4

Prepared For:

Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Job Name:

Warner NH Workforce Housing (Warner, NH)
Lighting Layout
Version A

Scale: as noted

Project # 4479408418

Date:7/2/2026

Filename: Warner NH Workforce Housing 4479408418A.AGI

Drawn By: Kassandra Gonzales, LC

Filename: F:\Warner NH Workforce Housing 4479408418\Working Files\AGI\Warner NH Workforce Housing 4479408418A.AGI

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The location of exit signs, emergency lights, and luminaires operating in emergency mode cannot be validated as providing compliance to any code, regulation, or standard. The Lighting Design is issued as "EXEMPLARY DOCUMENTS ONLY" – NOT FOR CONSTRUCTION OR CODE APPROVAL. RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as exemplary documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

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Color: Bronze

Weight: 13.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.67A
208V	0.40A
240V	0.34A
277V	0.30A
Input Watts	79.8/56.2/39.8W

LED Info

Watts	80W
Color Temp	3000K (Warm)
Color Accuracy	82 CRI
L70 Lifespan	100,000 Hours
Lumens	10,433/7,710/5,608 lm
Efficacy	130.7/137.2/140.9 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):

Field adjustable light output in 3 discrete steps:
Small Housing: 80W/60W/40W (factory default 80W)

Compliance

UL Listed:

Suitable for wet locations

IP Rating:

Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Dark Sky Approved in 3000K. Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Light Usage for Night Applications:

This product has received the Design Lights Consortium's LUNA listing for 3000K Models. Designed to meet LUNA 5.1 requirements.
LUNA Product Code: S-SCVY8Z

DLC Listed:

This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

LUNA:

This product has received the Design Lights Consortium's LUNA listing. Designed to meet LUNA 5.1 requirements.
LUNA Product Code: S-SCVY8Z

LED Characteristics

LEDs:

Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to Shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

40W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A

60W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.25A, 277V: 0.22A

80W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

2.32% at 120V, 6.65% at 277V

Power Factor:

99.9% at 120V, 96.6% at 277V

Surge Protection:

Line to Line: 10 kV
Line to Ground: 6 kV

Technical Specifications (continued)

Performance

Lifespan:

100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 250W Metal Halide

Optical

IES Classification:

The Type III distribution is meant to be located near the side of an area, projecting the light outward to fill the area. Ideal for roadways, general parking areas, lighting applications and where a large pool of light is required.

BUG Rating:

60W: B1 U0 G2

60W: B1 U0 G2

40W: B1 U0 G1

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Ambient Temperature :

Max Power Temp Rating: 104°F (40°C)

Middle Power Temp Rating: 52°C (125°F)

Low Power Temp Rating: 58°C (137°F)

Housing:

Die-cast aluminum

Reflector:

Aluminum reflector with white polycarbonate

Vibration Rating:

3G vibration rating per ANSI C136.31

Effective Projected Area (EPA):

1 Fixture: 0.35

2 Fixtures at 90°: 0.54

2 Fixtures at 180°: 0.7

3 Fixtures at 90°: 0.9

4 Fixtures at 90°: 0.9

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole adapter plate included as a standard. Easy slide and lock to mount fixture with ease.

Sensor Settings

Multi Level Motion Sensor:

/WS2 sensor options use state-of-the-art surface mount technology (SMT), just like cellular phones and beepers. SMT gives you more reliability, greater RF immunity. This compact sensor that can fit neatly where others cannot. This sensor technology automatically affects the state of operation for lighting systems or individual luminaries based upon detecting the presence or absence of movement for both people as they exit/enter, or for the motion of moving vehicles within the sensors viewing area. The wide 180° viewing angle can detect movement along the entire side of a building with only one compact sensor. The hard lens is molded as part of the case, vandalproof, rainproof, bugproof and absolutely sealed. Sensor functions best when movement is across its detection pattern, not towards the sensor.

Handheld Wireless Configuration Tool:

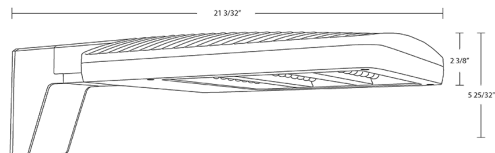
Adjust settings using handheld wireless configuration tool (catalog# WSREM). Only available with 0-10V dimming driver options. [Handheld wireless configuration tool available here.](#)

Other

10-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Driver	Options
ALED	S	3T		Y			/WS2
M = Medium (150W/90W/78W) L = Large (260W/220W/170W) XL = Extra Large (385W/345W/300W) S = Small (80W/60W/40W) 2T = Type II 3T = Type III 4T = Type IV 5T = Type V AT = Auto Dealership Optic Blank = Universal Pole Mount SF = Slipfitter WM = Wall Mount Blank = 5000K Cool Y = 3000K Warm¹ N = 4000K Neutral Blank = Bronze W = White B = Black Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming Blank = No Option /7PR = 7 Pin Twistlock Receptacle /WS2 = Wattstopper, 20ft lens /WS4 = Wattstopper, 40ft lens³							

¹ Dark sky approved in 3000K, available only on Small and Medium fixtures

² 480V available only on Medium, Large & Extra Large fixtures

³ Wattstopper option available only on Large & Extra Large fixtures



Color: Bronze

Weight: 13.2 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.67A
208V	0.40A
240V	0.34A
277V	0.30A
Input Watts	81.1/57.2/40.4W

LED Info

Watts	80W
Color Temp	3000K (Warm)
Color Accuracy	82 CRI
L70 Lifespan	100,000 Hours
Lumens	10,172/7,517/5,468 lm
Efficacy	125.4/131.4/135.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):

Field adjustable light output in 3 discrete steps:
Small Housing: 80W/60W/40W (factory default 80W)

Compliance

UL Listed:

Suitable for wet locations

IP Rating:

Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Dark Sky Approved in 3000K. Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Light Usage for Night Applications:

This product has received the Design Lights Consortium's LUNA listing for 3000K Models. Designed to meet LUNA 5.1 requirements.
LUNA Product Code: S-FMQH1N

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This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

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LED Characteristics

LEDs:

Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to Shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

40W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A

60W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.25A, 277V: 0.22A

80W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

2.32% at 120V, 7.28% at 277V

Power Factor:

99.9% at 120V, 96.5% at 277V

Surge Protection:

Line to Line: 10 kV
Line to Ground: 6 kV

Technical Specifications (continued)

Performance

Lifespan:

100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 250W Metal Halide

Optical

IES Classification:

The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

BUG Rating:

80W: B1 U0 G2

60W: B1 U0 G2

40W: B1 U0 G2

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Ambient Temperature :

Max Power Temp Rating: 104°F (40°C)

Middle Power Temp Rating: 52°C (125°F)

Low Power Temp Rating: 58°C (137°F)

Housing:

Die-cast aluminum

Reflector:

Aluminum reflector with white polycarbonate

Vibration Rating:

3G vibration rating per ANSI C136.31

Effective Projected Area (EPA):

1 Fixture: 0.35

2 Fixtures at 90°: 0.54

2 Fixtures at 180°: 0.7

3 Fixtures at 90°: 0.9

4 Fixtures at 90°: 0.9

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole adapter plate included as a standard. Easy slide and lock to mount fixture with ease.

Sensor Settings

Multi Level Motion Sensor:

/WS2 sensor options use state-of-the-art surface mount technology (SMT), just like cellular phones and beepers. SMT gives you more reliability, greater RF immunity. This compact sensor that can fit neatly where others cannot. This sensor technology automatically affects the state of operation for lighting systems or individual luminaires based upon detecting the presence or absence of movement for both people as they exit/enter, or for the motion of moving vehicles within the sensors viewing area. The wide 180° viewing angle can detect movement along the entire side of a building with only one compact sensor. The hard lens is molded as part of the case, vandalproof, rainproof, bugproof and absolutely sealed. Sensor functions best when movement is across its detection pattern, not towards the sensor.

Handheld Wireless Configuration Tool:

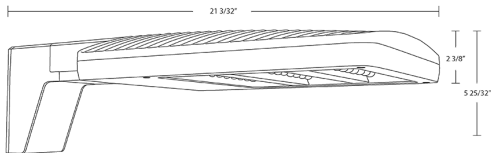
Adjust settings using handheld wireless configuration tool (catalog# WSREM). Only available with 0-10V dimming driver options. [Handheld wireless configuration tool available here.](#)

Other

10-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Driver	Options
ALED	S	4T		Y			/WS2
M = Medium (150W/90W/78W) L = Large (260W/220W/170W) XL = Extra Large (385W/345W/300W) S = Small (80W/60W/40W) 2T = Type II 3T = Type III 4T = Type IV 5T = Type V AT = Auto Dealership Optic Blank = Universal Pole Mount SF = Slipfitter WM = Wall Mount Blank = 5000K Cool Y = 3000K Warm¹ N = 4000K Neutral Blank = Bronze W = White B = Black Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming Blank = No Option /7PR = 7 Pin Twistlock Receptacle /WS2 = Wattstopper, 20ft lens /WS4 = Wattstopper, 40ft lens³							

¹ Dark sky approved in 3000K, available only on Small and Medium fixtures

² 480V available only on Medium, Large & Extra Large fixtures

³ Wattstopper option available only on Large & Extra Large fixtures



Color: Bronze

Weight: 91.0 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Performance

Description:

Steel pole 4" round 11 gauge 15 foot drilled two sides square base

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Color:

Bronze powder coating

Height:

15 ft

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Anchor Bolt:

Anchor bolt kits are sold separately. Order [ABK4-11-BCK-R4](#) for anchor bolt kits.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Max EPA's/Max Weights:

- 70MPH 11.7 ft/650 lb.
- 80MPH 8.5 ft/595 lb.
- 90MPH 6.2 ft/530 lb.
- 100MPH 4.6 ft/430 lb.
- 110MPH 3.4 ft/325 lb.
- 120MPH 2.5 ft/295lb.
- 130MPH 1.8 ft/220 lb.
- 140MPH 1.3 ft/200 lb.
- 150MPH 0.8 ft/165 lb

Accessories:

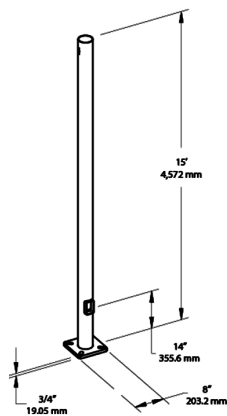
Base/Cap: [BCK-R4](#)
Anchor Bolts: [BOLT4/11](#)

Other

Terms of Sale:

Pole Terms of Sale is available [online](#).

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

Ordering Matrix

Family	Shape	Size	Gauge	Height	Drilled/Welded Tenon
P	R	4	11	15	D2
	R = Round	4 = 4"	07 = 07	10 = 10'	D2 = Drilled
	TR = Tapered Round	5 = 5"	11 = 11	15 = 15'	WT = Welded Tenon
		6 = 6"		20 = 20'	
		7 = 7"		25 = 25'	
		8 = 8"		30 = 30'	



Color: Bronze

Weight: 2.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.30A/0.21A/0.11A
208V	N/A
240V	N/A
277V	N/A
Input Watts	34.4/25.3/13.1W

LED Info

Watts	34/25/13W
Color Temp	3000K
Color Accuracy	85/85/85 CRI
L70 Lifespan	50,000 Hours
Lumens	3,638/2,760/1,467 lm
Efficacy	105.7/109.1/120 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
34/25/13 (factory default 34W)

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at [designlights.org](https://www.designlights.org) to confirm the qualification status of a specific SKU prior to specification or purchase.

LUNA:

This product has received the Design Lights Consortium's LUNA listing. Designed to meet LUNA 5.1 requirements.
LUNA Product Code: S-HSGKDV

Performance

Lifespan:

50,000-Hour LED lifespan based on IESIm-80 results and TM-21 calculations

Wattage Equivalency:

34W: Replaces up to 150W Metal Halide (MH) or 100W High Pressure Sodium (HPS)

25W: Replaces up to 100W Metal Halide (MH) or 100W High Pressure Sodium (HPS)

13W: Replaces up to 70W Metal Halide (MH) or 50W High Pressure Sodium (HPS)

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

Housing:

Precision die-cast aluminum / Polycarbonate

Lens:

Polycarbonate lens

Reflector:

Mirror finish on polycarbonate

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)**Installation****Mounting:**

Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Electrical**Driver:**

Integrated driver, 60 Hz, 120V:

34W: 0.30A

25W: 0.21A

13W: 0.11A

THD:

12.56% at 120V

Power Factor:

99.1% at 120V

Surge Protection:

4 kV

Optical**BUG Rating:**

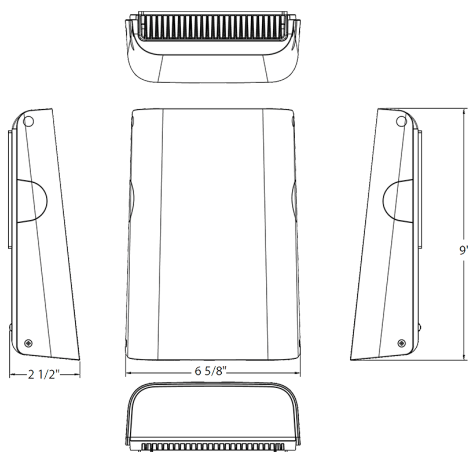
34W: B1 U0 G1

25W: B1 U0 G1

13W: B1 U0 G0

Other**5-Year Limited Warranty:**

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions**Features**

Selectable Wattages

Full cutoff

120V

5-Year, limited warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver
SLIM15		Y		
Blank = 34/25/13W Blank = 5000K N = 4000K Y = 3000K Blank = Bronze W = White Blank = 120V				

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards



FEMA

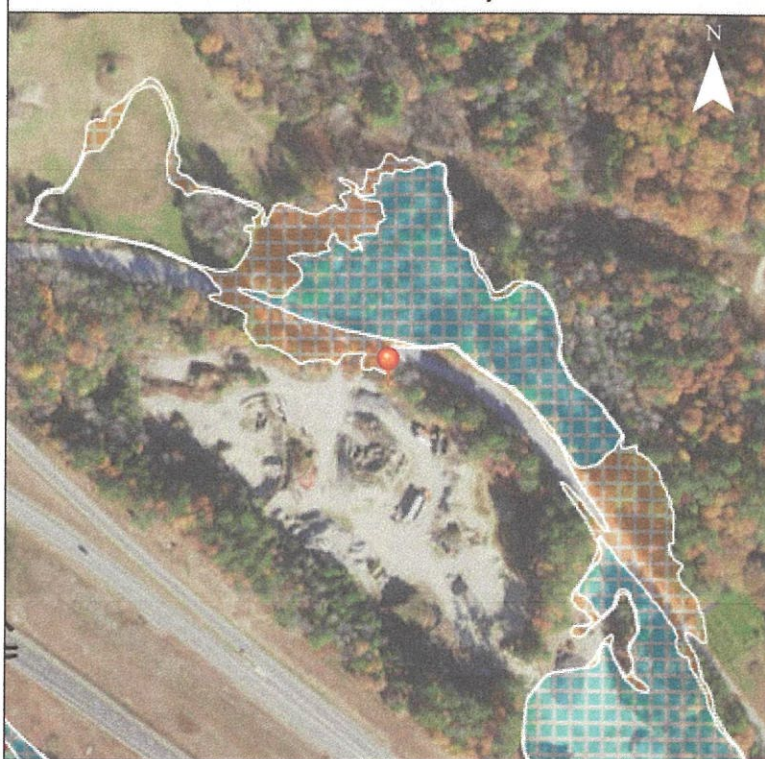
Effective



Effective

POI Longitude/Latitude	43.2733, -71.7845
Effective FIRM Panel	33013C0293E
Effective Date	4/19/2010
Flood Zone	X
Static BFE*	Not Available
Flood Depth	Not Available
Vertical Datum	Not Available

Preliminary



Preliminary

POI Longitude/Latitude	43.2733, -71.7845
Preliminary FIRM Panel	33013C0293F
Preliminary Issue Date	5/25/2023
Flood Zone	X
Estimated Static BFE*	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

* A Base Flood Elevation is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level
High Flood Hazard

Flood Hazard Zone
AE, A, AH, AO, VE and V Zones. Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard

Shaded Zone X. Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.

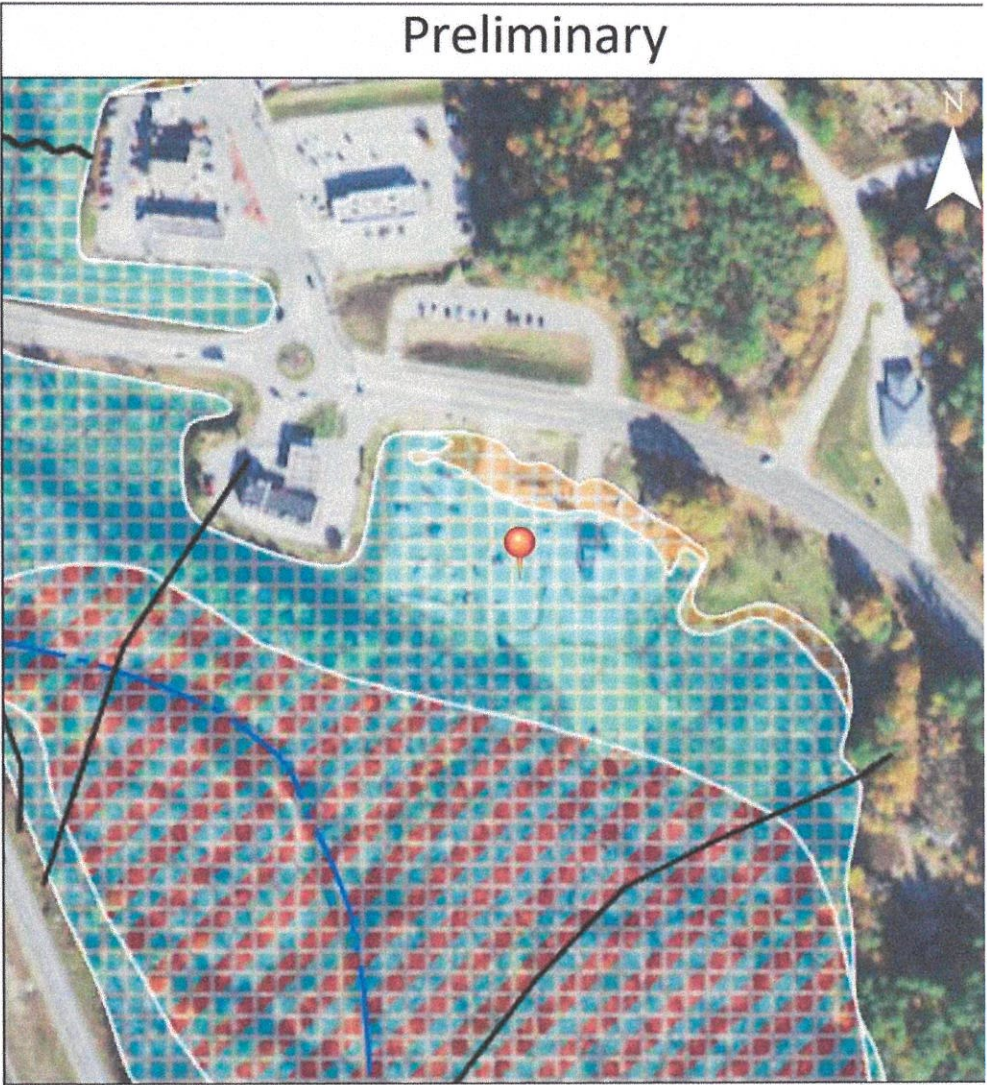
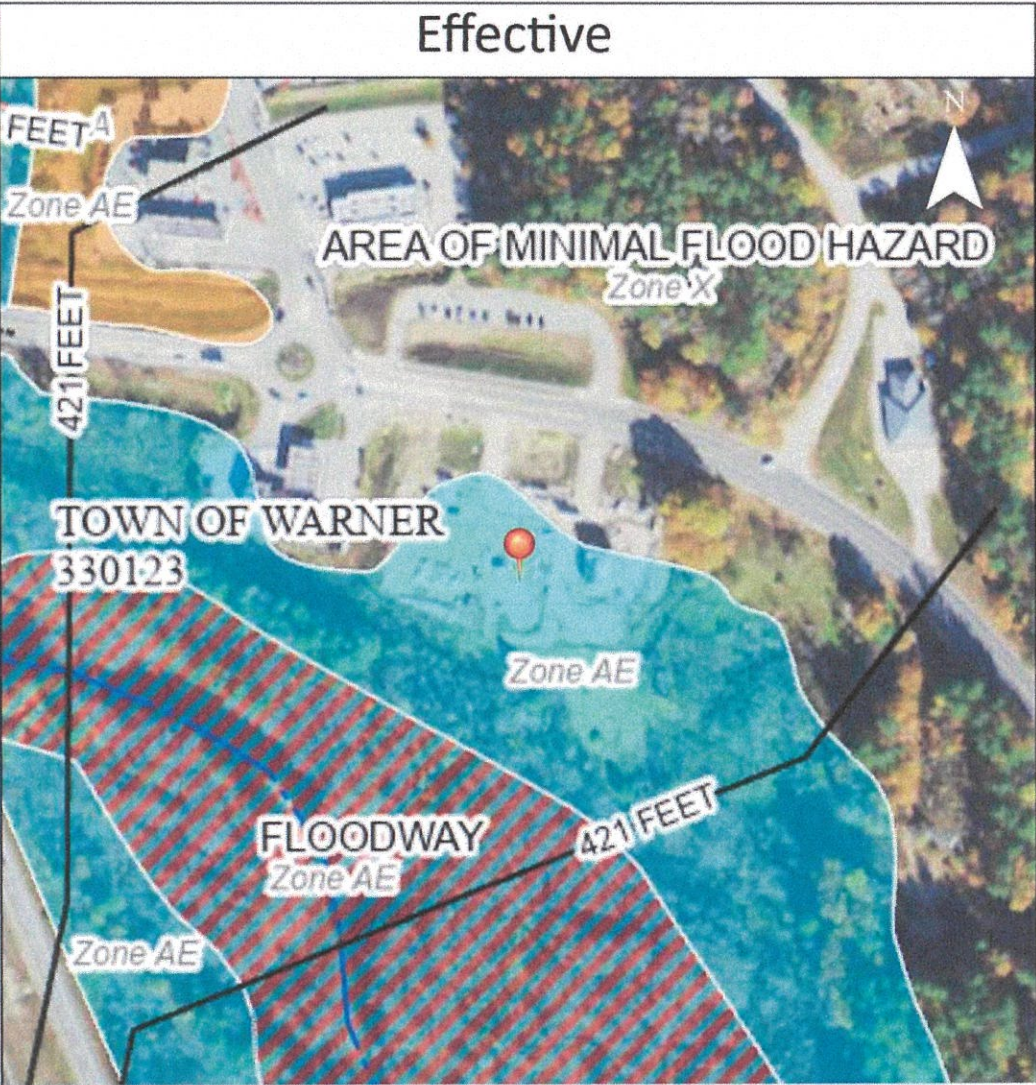
Low Flood Hazard

Insurance Note: High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit <https://www.fema.gov/national-flood-insurance-program> for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to [msc.fema.gov](https://www.fema.gov) to view an official copy of the Flood Insurance Rate Maps.

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards



Effective	
POI Longitude/Latitude	43.288, -71.8322
Effective FIRM Panel	33013C0287E
Effective Date	4/19/2010
Flood Zone	AE
Static BFE*	Not Available
Flood Depth	Not Available
Vertical Datum	Not Available

Preliminary	
POI Longitude/Latitude	43.288, -71.8322
Preliminary FIRM Panel	33013C0287F
Preliminary Issue Date	5/25/2023
Flood Zone	AE
Estimated Static BFE*	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

* A Base Flood Elevation is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level	Flood Hazard Zone
High Flood Hazard	AE, A, AH, AO, VE and V Zones. Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.
Moderate Flood Hazard	Shaded Zone X. Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community. Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.
Low Flood Hazard	Insurance Note: High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.

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Service Layer Credits: USGS, USDA



New Hampshire
Department of
Revenue Administration

2026
PA-67

Low Income Housing Tax Credit Program, Annual Filing To Municipality (RSA 75:1-a)

"A taxpayer making an election under this section shall be liable for taxes on the property in an amount equal to 10 percent of the actual rental income and other income."

STEP ONE: PROJECT/PROPERTY INFORMATION

NAME OF PROPERTY/PROJECT:	Warner Workforce Housing
PROPERTY LOCATION:	US Route 103 W, Warner NH
OWNER'S NAME:	Limited Partnership to be created
MUNICIPALITY:	Town of Warner

STEP TWO: INCOME INFORMATION

RENTAL OPERATIONS (AUDITED FINANCIAL INFORMATION)

INCOME (Detailed back-up must be provided to assessor)

Actual Rental Income	\$ 564,856.00
Laundry Income	\$ 1,000.00
Vending Income	\$ 0.00
Interest Income - (Interest on restricted reserve funds ONLY)	\$ 100.00
Nonresidential Market Rent	\$ 0.00
Other Income	\$ 0.00
TOTAL RENTAL AND OTHER INCOME	\$ 565,956.00

STEP THREE: FINAL ESTIMATED PROPERTY TAX DUE

FINAL ESTIMATED PROPERTY TAX DUE (10% of Actual Total Income) \$ 56,595.60

STEP FOUR: CERTIFICATION AND SIGNATURE



Audited financial statements as per NH RSA 75:1-a IV, have been provided to the municipality's local assessor

I hereby certify under penalties of perjury that the information provided in the document and as attachments, is correct and accurate to the best of my belief and knowledge, and that I am authorized to submit this report on behalf of the property owner named herein.

SIGNATURE

DATE

PRINT SIGNATORY NAME & TITLE

PHONE NUMBER

This section to be completed by the municipality's local assessor

FINAL ESTIMATED PROPERTY TAX DUE (calculated in Step Three)	\$ 56,595.60
2026 Tax Rate	
2026 Indicated Assessment	



Low Income Housing Tax Credit Program, Annual Filing To Municipality (RSA 75:1-a)

GENERAL INSTRUCTIONS

WHEN AND WHERE TO FILE

The completed form, signed by the Owner (or Owner's representative), is due to the Municipality, in which the property is located, on or before April 15th of each applicable year. In addition to the signed paper submission, for efficiency in processing these forms, it is recommended that the form be downloaded from the DRA website, completed and also provided electronically to the local assessor to finalize the assessment.

NEED FORMS?

To obtain additional forms, please visit our website at www.revenue.nh.gov, call the Forms Line at (603) 230-5001, or request them through Granite Tax Connect at gtc.revenue.nh.gov/TAP.

STEP ONE - PROJECT/PROPERTY INFORMATION

Enter name of project or property

Enter property location

Enter owner's name

Enter municipality in which property or project is located

STEP TWO: INCOME INFORMATION

Enter actual rental income, laundry income, vending income, interest income, nonresidential market rent, and other income in applicable boxes. Total Rental and Other Income section will calculate automatically as income information is entered.

STEP THREE: FINAL ESTIMATE PROPERTY TAX DUE

Final Estimated Property Tax Due - no data entry is required. Section will calculate to 10% of the Total Rental and Other Income when income information is entered.

STEP FOUR: CERTIFICATION and SIGNATURE

Attachments: Financial information that is required from the taxpayer under this section shall be the audited financial statements from the prior calendar year as prepared by a third-party certified public accountant. For properties with financial data for part of the prior calendar year, the assessor shall use the partial data and the projected operating budget for the first full year of operations as provided by the New Hampshire housing finance authority to extrapolate a full year's estimated operation financials (RSA 75:1-a, IV).

Signature: Form is signed under penalties of perjury that the information provided on the form and on the accompanying pages and attachments is correct and accurate to the best of my belief and knowledge, and that I am authorized to submit this report on behalf of the property owner named herein.



DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

May 26, 2026
Mark West
West Environmental, Inc.
48 Stevens Hill Road
Nottingham, NH 03290

RE: Wildlife Conservation Measures
DCT26-0310
Rte. 103 West, Warner, NH
Tax Map 35, Lot 4-3

Dear Mark West:

The New Hampshire Department of Environmental Services Ecological Review Section reviewed materials submitted for ecological review under DCT26-0310. The project proposes to construct a 34-unit apartment building with associated driveways and parking.

The conservation measures included in this letter are based on the species screening completed February 9, 2026, and the materials provided for ecological review on May 11, 2026. Materials provided include site plans dated January 10, 2026, prepared by Ranger Engineering Group, Inc.

The following additional conservation measures are recommended to comply with [Fis 1401.03](#) and are not required for NHDES permitting.

DCT26-0310 wildlife conservation measures:

1. The following conservation measures are provided to avoid and minimize impacts to wood turtle (*Glyptemys insculpta*). All operators and personnel working on or entering the site should be made aware of the potential presence of these species and should be provided flyers that help to identify these species, along with NHFG biologist contact information. Please refer to the [NHFG website](#) for updated Protected Species Flyers.
 - a. Protected species information (e.g. identification, observation and reporting of observations, when to contact the NHFG biologists immediately) should be communicated during meetings prior to work commencement throughout the construction phase of the project. *See species flyers for NHFG contact information.*
2. Turtles may be attracted to disturbed ground during nesting season (May 15th to July 15th). Nests are protected by NH laws (RSA 212-B:4, Fis 1401.03). If a nest is observed or suspected,

operators should contact NHFG immediately for further consultation. *See species flyers for NHFG contact information.*

- a. The nest or suspected nest should be marked (surrounding roped off or cone buffer deployed) and avoided; this should be communicated to all personnel onsite.
 - b. Site activities should not occur in the area surrounding the nest or suspected nest until further guidance is provided by NHFG.
 - c. To minimize the potential for nesting to occur within the project site the following should occur:
 - i. Minimize ground disturbance activities during the active nesting season to the greatest extent feasible. Limit clearing areas and disturbing ground until ready to start active construction for a project component.
 - ii. Minimize access or make areas less attractive to wildlife for nesting for disturbed ground areas during active nesting season to the greatest extent feasible. Soil/sandy mounds or open sandy/gravelly areas should be surrounded by silt fence or covered with tarps or other construction materials at the end of the work day.
3. For project activities occurring during the active season for turtles (between April 15th and October 15th), a wildlife exclusionary barrier (e.g., silt fence) should be installed along the southern and western borders of the proposed project area to direct turtles back towards the wetlands.
- a. A full site barrier as proposed is not necessary, however if the entire site is fenced off, the fence should be installed between October 16th and April 14th or the site should be thoroughly searched by a trained individual immediately prior to and following installation to avoid trapping any wildlife in the project area. A trained individual is defined as an environmental professional who is educated on and familiar with the protected turtles and snakes at the site.
 - b. The barrier should be buried to a depth of no less than 6 inches and extend no less than 18 inches above existing grade. The ends of the barrier should be angled (hooked) away from the project area at 90 degrees for 5 feet and further angled 90 degrees for 5 feet running perpendicular to the barrier of the fence inwards.
 - c. The barrier should not be installed through wetlands.
 - d. The barrier should be installed perpendicular to the ground or leaned slightly outward and maintained such that there are no sags, tears or gaps.
 - e. The barrier should be inspected daily for any defects as well as possible trapped wildlife prior to site construction activities. Any defects should be repaired immediately and should be reported to NHFG within 24 hours of discovery.

- i. During inspections ground based georeferenced color photos covering all of the measures should be taken and made available to NHDES or NHFG upon request. The coordinates, direction, time and date should be stamped on each photo.
4. For project activities occurring during the active season for turtles (between April 15th and October 15th) searches should be conducted immediately before the start of work daily and after extended breaks. Individuals conducting searches of the work site should review species identification and reporting information from species flyers.
 - a. If the entire site is fenced off, daily searches are not necessary other than to check on the fencing status.
5. Catch basins and outlet control structures should not contain sumps or sumps should be filled with clean crushed stone wherever practicable and should have grate openings no larger than 2 inches by 2 inches. For areas where the 2 inches by 2 inches grate opening can be adhered to, sumps are allowable if necessary.
6. Outlet control structures if proposed should not be placed adjacent to the side slopes but rather as far away as possible to deter wildlife from crawling onto them and falling through the grate openings. These structures should be a minimum of 12 to 18 inches above grade and be set back at least 3 feet from adjacent slopes.
7. Native seed should be used for reseeding of disturbed areas.
 - a. A recommended seed mix includes approximately 75% native warm season bunch grasses and 25% native forbs and wildflowers and be applied at a rate of 65 pure live seed per square foot.
8. Sloped or Cape Cod curbing should be utilized in place of straight curbing for any curbing proposed between the site and the wetlands.
9. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps should not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches.
10. All observations of threatened or endangered species on the project site should be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation. Photographs of the observed species and nearby elements of habitat or areas of land

disturbance should be provided to NHFG in digital format at the above email address for verification, as feasible.

11. In the event a protected species is observed on the project site during the term of the permit, the species should not be disturbed, handled, or harmed in any way prior to consultation with and implementation of corrective actions recommended by NHFG.
12. The Ecological Review Section, its employees and authorized agents, should have access to the property during the term of the permit.
13. These Conservation Measures do not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the DataCheck Letter. Please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (IPaC; <https://ipac.ecosphere.fws.gov/>) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).

This ecological review decision is based on the presumption that the information submitted as part of the application is true, complete and not misleading. If after the issuance of conservation measures new information is received, the ecological review decision may be considered invalid, and a new ecological review request may need to be submitted.

Sincerely,

Madeline Severance
Environmental Reviewer
Ecological Review Section
Land Resources Management Program
New Hampshire Department of Environmental Services

Warner River Local Advisory Committee--CATCH

From Daniel Morrissey <danieljmorrissey@gmail.com>

Date Sat 6/21/2025 5:41 PM

To Landuse Secretary <landuse@warnernh.gov>

Cc Peter Savickas <pas347@aol.com>; Mickey Benson <mickey.benson@gmail.com>; Laura Russell <lauradeanrussell@gmail.com>

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

Barbara-

In response to your email request (below) please consider the following observations from the Warner River Local Advisory Committee regarding the proposed CATCH project. Our committee has not received the updated plans for the 34 unit proposal. We plan to provide detailed comments on any permits required by the state and town that may ultimately be needed for project approval.

Our preliminary observations are as follows:

- The project falls directly within the one-quarter mile corridor for the Warner River.
- The 100 year flood (elevation 421 ft MSL) will literally be on or at the project area.
- The project falls completely within the aquifer protection overlay zone that was developed by the Town of Warner.
- Based upon the geomorphology of the site, any runoff originating from the project area will flow directly to the Warner River and adjacent wetlands via surface flow, or via groundwater flow to the aquifer adjacent to the river.
- The Warner village water district wells are located in the aquifer, hydraulically downgradient from the site. The source of water to the town wells includes water from the sand and gravel aquifer and induced infiltration from the Warner River.

As previously mentioned the WRLAC has not yet conducted a formal review of the CATCH proposal but will do so during any possible future permitting for the site.

Dan Morrissey

Chair
Warner River Local Advisory Committee

----- Forwarded message -----

From: **Barbara Marty** <bmarty333@gmail.com>

Date: Tue, Jun 17, 2025 at 1:59 PM

Subject: Public Hearing Notice

To: Laura Russell <lauradeanrussell@gmail.com>

Hi Laura,

I hope all is well. I am reaching out because I noticed Dan was at some of the ZBA meetings for the housing development at exit 9 but never got a chance to speak. If he can't make the next meeting on the 25th perhaps he, or you, could send input via email. I would be very interested in hearing from the WRLAC on conditions that might be considered for protecting the river and riparian community at that location. Email should be sent to landuse@warnernh.gov

Many thanks,
Barbara



Warner River Local Advisory Committee

5 East Main Street, P.O. Box 265
Warner, New Hampshire 03278
danieljmorrissey@gmail.com

Via email: landuse@WarnerNH.gov

July 12, 2026

Karen Coyne
Chair, Warner Planning Board
5 East Main Street
PO Box 265
Warner, NH
03278

RE: Review Comments
Site Plan Lot-3 Route 103 West -- Catch Neighborhood Housing

Dear Ms. Coyne:

The WRLAC (Warner River Local Advisory Committee) has reviewed the above-mentioned Site Plan prepared by Ranger Engineering Group, Inc. for Catch Neighborhood Housing dated May 11, 2026. We anticipate that the proposed development may require permitting by State and or Federal agencies and will also comment on those permit applications when they are available.

As you know, the Warner River is a Designated River under the New Hampshire Rivers Management and Protection Program. As a result of this classification and program the WRLAC is tasked with providing comments on any federal, state, or local government plans to approve, license, fund, or construct facilities or applications for permits, certificates, or licenses that may alter the resource values and characteristics of the river.

With this letter, we are expressing our concerns about the effects that the proposed development will have on water quality in the Warner River, adjacent wetlands and aquifer, and ultimately on the quality of water derived from the shallow Warner Village District wells that are downgradient from the site.

Based upon information provided by the applicant we make the following general observations.

-The site is located adjacent to the flood plain of the Warner River and the 100-yr flood elevation mapped by the FEMA will encroach on the site along its western and southern boundaries.

-The site is on the edge of the sand and gravel aquifer that occurs along the river and is located within the Warner Ground Water Protection Overlay District and within the mapped wellhead protection area for the Warner Village District wells.

BRADFORD, HOPKINTON, SUTTON, WARNER, WEBSTER

-Warner Village District wells are downgradient from the proposed project and draw their water from the aquifer and via induced infiltration from the Warner River. The wells are approximately 38 feet deep, are completed in the sand and gravel aquifer, and are within 60 feet of the Warner River. The wells are approximately half a mile (as the crow flies) down-river from the subject property.

-Due to the local topography and geomorphology surface runoff and groundwater runoff from the site will ultimately travel to the Warner River and to wetlands and aquifer along the river.

In addition to these general observations regarding the site location and its proximity to sensitive downgradient receptors noted above we offer the following:

-The Site Plan indicates that wood turtles potentially live within the project vicinity. WRLAC recommends that a study be completed before the site is disturbed to document habitat conditions and occurrence of wood turtles or other endangered species.

-The applicant should take steps to ensure that any site landscaping won't introduce or spread any invasive species. The extent of the proposed project suggests that the entirety of the buildable area will need to be completely clear-cut. The existing topsoil over the entirety of the site will be stripped, in addition to whatever new grading is proposed.

-There are a multitude of site drainage structures proposed, including catch basins, granite curbs, retaining walls, fence footings, concrete pads, drainage trenches, drainage manholes, hydrants, subsurface pumps, etc. In addition to the proposed site grading, all of these subsurface components will require the disturbance of a large volume of existing earth, and extending below ground quite deep. Where is ledge here, and what sort of jackhammering, drilling, blasting, etc. might be required?

-The Site Plan indicates that buildable area is 2.6 acres of the lot's total 13.8 acres. The remaining 11.2 acres are in the Conservation Easement. Based upon our review, the buildable area as indicated on the plans includes all the property setbacks as well as portions of wetlands, which are unbuildable. If you deduct the area of the setbacks and the mapped wetland areas, we estimate that the actual buildable area is reduced to approximately 1.5 acres.

-WRLAC suggests that a careful review of the Conservation Easement for the area downgradient of the site be completed. The proposed project will impact the Conservation Easement area, not only in terms of the final conditions (stormwater runoff, impervious surfaces, removed trees, regrading, etc.) but also resulting from the construction itself (grading, top-soil removal, retaining wall construction, etc.). Furthermore, there is a "Shoreline Protection Zone" shown as a 250' offset from the river, which falls within the middle of the Conservation Easement. Are there any downslope impacts from the project that could impact this zone?

-The Site Plan only shows topographical contours within the Buildable Area. The Site Plan should also show topographic contours within the area to the south, including the Conservation

Easement leading down to the river. The contours would allow identification of likely paths of runoff from the site.

-There is an existing retaining wall surrounding the wetland in the south portion of the Buildable Area that also encompasses the south side of proposed Stormwater Pond. The Site Plan seems to indicate that this existing retaining wall will remain in place. How might this be possible considering the extent of the regrading, new subgrade drainage installation, and construction of the pond? How will the storm pond construction effect the stability of the retaining wall?

-There is a new retaining wall proposed along the west side of the project site, which runs along the length of the wetland area on that side. The construction of this new retaining wall will certainly impact/disturb the wetland area there. How will these impacts be mitigated?

-A large area of snow storage is proposed adjacent to the wetland along the southern edge of the site and another along the north edge of the Stormwater Pond. The melting snow from these snow storage areas will leach directly to the wetland or into the pond. How will possible impacts (salt, automobile runoff) be mitigated?

-There is a dumpster enclosure proposed at the end of the parking lot located in the vicinity of the south wetland. How will leaching of waste materials into ground or surface water be controlled near this location?

-There is a small area in the SE corner designated as a Playground Area. What is the character/surface material of this playground? What provisions will be made to prevent children from playing around/outside the designated area, thinking about trampling natural adjacent areas, litter mitigation, etc.?

-The Utility Plan (sheet 7) shows the sewer force main and water supply lines will connection to existing stubs at the NW corner of the property at the northern tip of the wetland there. Both of these connections will be crossing a retaining wall and wetland. How will possible impacts be mitigated?

-The section detail of the Stormwater Pond on sheet 12 identifies it as "Pond 2 (Open Basin)". If this is Pond 2, where is Pond 1? The section detail shows the pond, the Outlet Control Structure (OCS), and an embankment (raised structure) on the downslope side of the pond. It's unclear where the embankment falls within the pond footprint. The plan view on the various site plans doesn't seem to show this embankment. The section detail doesn't show the existing retaining wall, or how the new pond embankments will relate to the existing retaining wall.

-Please provide results of infiltration test studies done for the proposed stormwater pond and the estimated seasonal high groundwater levels beneath the pond. Is the pond designed to provide any treatment of upgradient runoff (salt/sand/ice melt, vehicular fluids, etc.) that ultimately enters the pond?

-What keeps animals, children, birds out of the pond?

-Please provide information regarding lighting for this project, either for landscape lighting or exterior lighting mounted on the building itself including specifications/quantities/locations, bulb type, lumens, color temperature, direction, hours of illumination, etc.

- The engineer's stamp on the plans shows a Massachusetts license. Is the engineer licensed in the State of New Hampshire?

-There are no architectural plans in this submission. What sort of foundation will the building require, is there a basement, what are proposed footing depths, mechanical requirements for HVAC- equipment locations, generator, etc.? What sort of noise might be expected from building equipment?

-An "ecological impact study" had been referenced in some of the public hearings. Has such a study has been completed, and what are its findings?

Thank you for your attention to this matter. Please contact me if you have questions or require additional information.

Very truly yours,
WARNER RIVER LOCAL ADVISORY COMMITTEE

Daniel J. Morrissey
Chair

Cc: Warner Conservation Commission

Catch Neighborhood Housing- Warner NH

From Jonathan France - FD <wfd@warnernh.gov>

Date Tue 6/16/2026 8:13 PM

To bosgood@rangereng.com <bosgood@rangereng.com>

Cc Landuse Secretary <landuse@warnernh.gov>

Internal (wfd@warnernh.gov)

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Ben,

We have reviewed the May 2026 site plans as requested. We offer the following comments:

1. The hydrant adjacent to the west end of the building/driveway appears to be in the potential collapse zone. Would it be possible to relocate to the opposite side of the gravel fire lane towards Route 103.
2. The turning template appears very tight. It looks like the front of the apparatus would potentially impact vehicles and extend over the edge of pavement close to the guardrail and retaining wall.

We look forward to reviewing the architectural and fire protection plans when they are available.

Thank you,
Jon

Jonathan D. France
Fire Chief
Warner Fire Rescue
148 West Main Street
Warner, NH 03278
Phone: (603) 748-4428

Fwd: Letter to the town of Warner about the proposed housing units

From Karen Coyne <kcoyne@warnernh.gov>
Date Tue 7/21/2026 12:23 PM
To Landuse Secretary <landuse@warnernh.gov>

Internal (kcoyne@warnernh.gov)

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Here is one that came to me yesterday. Will you also please circulate to the board and add to the file?

Best Regards,
Karen Coyne
Chair, Warner Planning Board

Begin forwarded message:

From: Debra Esolen <desolen@yahoo.com>
Date: July 20, 2026 at 2:22:00 PM EDT
To: Karen Coyne <kcoyne@warnernh.gov>
Cc: Debra Esolen <desolen@yahoo.com>, Tony Esolen <aesolen@gmail.com>
Subject: **Fw: Letter to the town of Warner about the proposed housing units**

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

From: Tony Esolen <aesolen@gmail.com>

Dear Fellow Residents of Warner,

I am once again writing in firm opposition to the proposal to build (now 38?) "workforce housing units" near the traffic circle at the west end of town. My reasons are as follows:

1. The very name, "workforce housing unit," is deceitful. Where is the requirement that the residents be employed rather than on state and federal aid?

Where is any large business or any factory in Warner or nearby where a large number of people all at once *could be employed*. Where will these residents work? Who is the employer? There is no new employer with some sudden need in our town.

2. The \$1 million promised by the state to towns that capitulate to the pressure to add these units will be burnt up within a year, by the cost they add to the schools and to other town services. All it would take to spend all that money in a couple of years would be for housing unit to add a dozen schoolchildren to our rosters. But the cost would not end there. It would continue indefinitely. How is the town prepared to address such costs over the long haul? A multi-housing unit with a legally-established tax break cannot pay the town for the services it consumes. That burden will fall to those in town who **MUST** pay taxes, at rates which are unsustainable for most of us.

3. We in Warner are already taxed to the hilt, especially after the controversial and much-bungled reassessment. Our town budget is bursting at the seams, and yet we face a never-ending press for new projects which stretch us even further. We cannot afford the extra pressure on our town services and policing that these units would necessarily add to our costs. Already we are getting pummeled. And since the presence of such a housing complex in town will make Warner *less* attractive to people who want to live in a small and rural place, the assessed value of our homes will end up being (what in many cases it already is) a much higher than what we might actually be able to sell for. As it is, we are paying taxes on **UNREALIZED** gains. None of us can predict what our homes would actually sell for. The lovely home we sold after 20 years to move to Warner sold of only half of its assessed value. That is a reality that no one wants to face.

4. Building a housing complex next to a busy traffic circle is insane. You are asking for accidents and increasing risks to pedestrians.

5. Why must this proposal in one guise or another be voted down year after year? I see that the state wishes to override local zoning laws – which means that towns lose their most important and rightful authority, to determine what kinds of places they will be, with their distinct characters. The people who live in such complexes have no connection to the town, no loyalty, unlike those who are born here or those who adopt the town as their own, investing their money and lives in property which they must keep up themselves, while paying unreasonable taxes to keep what they own and pay for.

6. We have no information about what has happened to other towns in New Hampshire that have taken this bait. One or two years is not at all long enough to tell. When my family and I lived in Rhode Island, we lived in a town with multi-zoned areas for 21 years. Police were regular visitors to the parking lot of the four units across the street from us, to deal with drug raids and domestic disturbances. The nearby walk along the river became off limits to my daughter, who was stalked by one of the transient renters in another housing

unit a block away, which housed paroled serious sex offenders. Properties which are owned and run with no owner on premises typically end up run-down and shabby, as is inevitable when it is cheaper all round for the off-site owner to let things slide.

7. This proposal does *nothing* to address Warner's main issues, and its enactment will make it harder to address them, and perhaps impossible. We have a Main Street with business properties that have been empty for many years. We have the old school building left with restoration incomplete, so that what should be an attraction is a disheartening eyesore. Our taxes are sky-high. Warner's attraction is that it is a small town, peaceful, rural. Why on earth would we wish to import urban troubles, incoherent with the small town way of life? *Who profits by this proposed housing?* And why should the real tax burden added to our town be such that even one family already here will have to sell out and move away? What happens when a sudden influx of non-taxpaying residents puts us over the population threshold that will put us into another and extremely expensive tier of state-required services to provide?

Why should we lose our rural attractions at the cost of admitting urban problems that we frankly cannot afford? People in this town have worked for lifetimes to live here, and have borne crushing financial burdens to live here. Who in town is thinking of protecting the needs of the residents we already have and trying to help them keep their own homes and live in peace.

In our house we have learned to cut our coat to fit the cloth. We don't buy what we can't afford because we can't afford it. The Town of Warner needs to do the same for the good of all our residents.

Yours,

Anthony Esolen
35 School Street

No to project @ exit 9

From TDS Mail <starrynightfarm@tds.net>

Date Tue 7/28/2026 10:48 AM

To Landuse Secretary <landuse@warnernh.gov>

Caution: External (starrynightfarm@tds.net)

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This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

Do not want a Dollar General store or a 34 unit apt @ exit 9 off I89 in Warner.

Henry Garcia

Janet SciglianiGarcia

CATCH Neighborhood Housing

From Christin Walla <walla.christin@gmail.com>

Date Mon 7/20/2026 5:09 PM

To Landuse Secretary <landuse@warnernh.gov>

Caution: External (walla.christin@gmail.com)

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This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

Dear Members of the Warner Planning Board,

I appreciate the considerable time and effort the Board has devoted to reviewing the proposed multifamily housing development on Lot-3 Route 103 West. A project can serve an important purpose and still require careful evaluation regarding its scale, design, location, environmental impacts, infrastructure demands, and compatibility with the surrounding community. A community can support additional housing while also asking whether a particular development is appropriately located, scaled, and designed.

I respectfully request that the proposal continue to be evaluated against the standards established in Warner's Site Plan Review Regulations and the specific characteristics of this site.

The purpose of Warner's Site Plan Review Regulations is to promote safe and attractive development while protecting public health, safety, natural resources, property, and the character of the community. The regulations also seek to preserve Warner's rural character, encourage harmonious development, provide adequate open space, protect groundwater resources, and ensure that roads and access points can safely accommodate traffic. In my view, the CATCH proposal raises several legitimate questions under those standards.

This site presents unique questions because it involves:

- A small rural community of approximately 2,900 residents
- A location near wetlands and the Warner River;
- A busy commercial corridor

- Traffic and Road Safety Concerns, Construction Impacts

The location presents important traffic and public safety considerations. The site lies along one of Warner's busiest commercial corridors, serving both local residents and regional traffic. Therefore the proposed development should be evaluated not only for the number of units proposed, but also for its impact on the existing roadway network.

Has the applicant demonstrated that the additional traffic generated by this development (during both construction and long-term occupancy) can be safely accommodated without adversely affecting the operation and safety of the existing roadway network, including the Barbara Annis roundabout? If so, has NHDOT reviewed and accepted a site-specific traffic analysis? Warner's Site Plan Review Regulations specifically require consideration of whether access points and roadways can safely accommodate current and future traffic demands.

Construction impacts should be evaluated alongside the project's long-term effects. Extended excavation, site clearing, heavy equipment, utility work, and truck traffic could increase congestion, noise, dust, and safety risks, while affecting traffic flow and access to nearby Warner Main Street businesses.

- Environmental and Wetland Concerns

The project involves significant alteration of currently wooded land, including:

- Clearing vegetation;
- Disturbing soils;
- Changing drainage patterns;
- Creating additional impervious surfaces;
- Installing parking areas; and
- Increasing stormwater runoff potential.

Potential concerns include:

- Sedimentation during construction;
- Stormwater runoff into sensitive areas;
- Erosion;
- Wildlife habitat disruption;
- Long-term drainage impacts;
- Groundwater concerns; and
- Potential contamination from vehicles, road salt, fuel, and maintenance activities.

Construction is often the period of greatest environmental risk because exposed soil and heavy equipment can create impacts before final mitigation measures are completed.

Important questions include:

- How will runoff be controlled during excavation?
- Where will construction stormwater flow?
- What protections are in place for the Warner River watershed?
- How will fuel spills or equipment leaks be prevented?
- How will groundwater quality be protected?

The fact that the property is near commercial development does not eliminate the need to protect sensitive natural resources.

- Aesthetic Impact and Preservation of Warner's Character

Replacing a wooded parcel with a three-story apartment building and large parking area represents a dramatic visual change. The existence of large commercial buildings does not mean additional large-scale development automatically fits the character of Warner.

The concern regarding this proposal is not opposition to workforce housing. It is not opposition to change. It is not opposition to new residents becoming part of the Warner community.

The concern is whether a 34-unit, three-story multifamily development is the right project for this particular location.

Sincerely,

Christin Walla
Resident of Warner