Outlook

CATCH Housing site plan review - An Abutter's concern

From Landuse Secretary <landuse@warnernh.gov>
Date Mon 10/5/2026 12:07 PM
To Karen Coyne <kcoyne@warnernh.gov>
Cc kdcoyne <kdcoyne@sbcglobal.net>

Hello Karen,
To make you aware, Holly Riley the owner of property abutting Map 35, Lot 4-3 (CATCH Housing) stopped by today to review the revised CATCH Site Plan. She made me aware that there is a driveway easement associated with her property (Map 35, Lot 3) that cuts across the northeast corner of the CATCH property. On Sheets 17 and 18, Erosion Plan, Phase 1 & 2, the limits of disturbance (LOD) extend into this driveway on her property. She voiced concerned that construction of the CATCH facility will block and/or damage this driveway.

The location of the driveway across the Map 35, Lot 4-3 property is also shown on Sheets 4,5,6,7,9 and 15 to varying degree and varying labeling.

She is not available to attend tonight's meeting.

Peg
Margaret Bastien, P.E.
Land Use Office
PO Box 265
5 East Main Street
Warner, NH 03278-0059
Land Use Office: (603) 456-2298 Ext. 7
landuse@warnernh.gov
Office hours: Mon-Tues, 9am to noon, Weds, 1-4pm. By appointment otherwise.

Please note that all communication to and from this e-mail address is subject to NH RSA 91-A which affords the public access to this information, with the exception of limited, sensitive information.

EFiled 202100012430 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
BK: 3738 PG: 1792, 5/12/2021 1:19 PM LCHIP $25.00 TRANSFER TAX $1,005.00 RECORDING $14.00 SURCHARGE $2.00

Return to:
White Clover LLC
257 Mansion Road
Dunbarton, NH 03046

T.S. $1,005.00

WARRANTY DEED

PUBLIC RECORD

KNOW ALL MEN BY THESE PRESENTS: That Begin Construction LLC, a New Hampshire Limited Liability Company, of P.O. Box 273, Hopkinton, NH 03229, for consideration paid grant(s) to White Clover LLC, of 257 Mansion Road, Dunbarton, NH 03046, with WARRANTY COVENANTS:

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

Beginning on the southerly side of the main road at the northwest corner of land formerly of one Tilden at a granite post; thence Southerly along the line of land formerly of said Tilden three hundred twenty-five (325) feet, more or less, to a stake drive in the ground at land now or formerly of one Smith; thence Westerly somewhat to the south, along the line of said Smith land one hundred forty (140) feet, more or less, to a stake driven in the ground; thence Northerly somewhat to the west two hundred (200) feet, more or less, to a stake driven in the ground; thence turning slightly to the right and running two hundred sixty-five (265) feet, more or less, to a stake driven in the ground on the southerly side of said highway; thence Easterly along the southerly side of said highway to the point of beginning.

Subject to and with the benefit of a certain agreement entitled "Right of Way By and Between High View Church Farm, Inc. and Dorothy C. Sawyer" dated July 17, 1990 and recorded in the Merrimack County Registry of Deeds at Book 1842, page 1520.

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 #11670.

Deed to the State of New Hampshire, dated June, 10, 1966 and recorded in the Merrimack County Registry of Deeds at Book 986, Page 403.

Commissioners' Return of Highway Layout, dated June 8th, 1966 and recorded in the Merrimack County Registry of Deeds at Book 986, Page 0180

EFiled 202100012430 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
BK: 3738 PG: 1793, 5/12/2021 1:19 PM LCHIP $25.00 TRANSFER TAX $1,005.00 RECORDING $14.00 SURCHARGE $2.00

Deed to the State of New Hampshire, dated June 10th, 1966 and recorded in the Merrimack County Registry of Deeds at Book 986, Page 402.

Boundary Line Agreement between High View Church Farm Inc. and Dorothy C. Sawyer, dated July 19th, 1990 and recorded in the Merrimack County Registry of Deeds at Book 1842, Page 1517.

Right of Way to Dorothy C. Sawyer from High View Church Farm Inc. recorded in the Merrimack County Registry of Deeds at Book 1842, Page 1520 and as shown on Plan 11670.

Utility easement of record to the Contoocook Electric Light Company.

Meaning and intending to describe and convey the same premises conveyed to Begin Construction, LLC by virtue of a Warranty Deed from Lisa M. Brochu, dated March 17, 2003 and recorded in the Merrimack County Registry of Deeds at Book 2478, Page 1171.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 11th day of May, 2021.

SCOTT B FAY My Commission Expires NOTARY PUBLIC 11-30-2025 CONNECTICUT

Begin Construction LLC

, member

By: Will Begin, Sole Member

State of CT
County of Fairfield

Then personally appeared before me on this 11th day of May, 2021, Will Begin, duly authorized on behalf of Begin Construction LLC, and acknowledged the foregoing to be his free act and deed.

Scott Fay

Notary Public/Justice of the Peace
Commission expiration:

SCOTT B FAY My Commission Expires NOTARY PUBLIC 11-30-2025 Connecticut

PUBLIC RECORD

BK1842 PG1520

132373

RECEIVED
1990 JUL 24 AM 11:54
MERRIMACK COUNTY
REGISTRY OF DEEDS

RIGHT-OF-WAY

BY AND BETWEEN
HIGH VIEW CHURCH FARM, INC.
AND
DOROTHY C. SAWYER

42 ow

High View Church Farm Inc. ("High View") a corporation organized with the laws of and in good standing with the State of New Hampshire with a place of business at Lempster, in the County of Sullivan and State of New Hampshire hereby grants to Dorothy C. Sawyer of Warner, in the County of Merrimack and State of New Hampshire, her heirs, successors and assigns ("Sawyer"):

> an approximately twelve foot (12') wide easement for purposes of ingress and egress ("right-of-way") over that portion of Sawyer's driveway which lies on High View's Warner, New Hampshire property. (For Deed reference see Book 1485, Page 738.) Said right-of-way is located in the most northeasterly portion of High View's property near the white pine and granite bound, as that property is shown on Plan #11670 entitled High View Church Farm, Inc., dated May 25,1989 revised June 12, 1990 and recorded at the Merrimack County Registry of Deeds on June 12, 1990.

Warner

This right-of-way is presently used solely for private traffic to and from Sawyer's residence and Route 103. Use of the right-of-way shall be restricted to its present use, as described above, and shall at no time include commercial traffic or use for commercial purpose.

The right-of-way shall at all times be kept in good repair by Sawyer and at Sawyer's expense, but there shall be no physical improvement of the right-of-way without prior written consent of High View their successors or assigns.

NOT OF RECORD

Sawyer hereby covenants and agrees that in consideration of the easement conveyed hereby it will indemnify and hold harmless High View from any and all manner of claims, causes of action, demands, damages, and expenses which High View or its successors or assigns may incur arising out of or in any way related to the repair, maintenance, improvements, existence or use of the right-of-way.

HIGH VIEW CHURCH FARM, INC.

July 17, 1990
Date

By: _____ V.P.
Its Vice President, hereunto duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Sullivan SS

On this 17th day of July, 1990, before me, the undersigned officer personally appeared Robert B. English, known to me (or satisfactorily proven) to be the person whose name is affixed to the foregoing instrument, and acknowledged that he is an officer of High View Church Farm, Inc., and that acting in said capacity and being duly authorized to do so, executed the foregoing instrument on behalf of High View Church Farm, Inc., as its free act and deed.

Barbara Weir
~~Justice of the Peace~~/Notary Public
My commission expires May 21, 1992

PUBLIC RECORD

BK1842 PG1522

I, Dorothy C. Sawyer, agree to the above terms and conditions.

Dorothy C. Sawyer, 7/19/90
Dorothy C. Sawyer date

drkw984

055980

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
P.B. 10664 JUL--'90 ≈ 42.00 R.S.A. 78-B

MERRIMACK COUNTY RECORDS
RECEIVED AND RECORDED
Kathi L. Guay
REGISTER

PUBLIC RECORD

Outlook

Lot 3 Warner Catch Housing

From bosgood@rangereng.com <bosgood@rangereng.com>
Date Wed 10/14/2026 10:54 AM
To 'George Holt' <gholt@aries-eng.com>
Cc Karen Coyne <kcoyne@warnernh.gov>; Landuse Secretary <landuse@warnernh.gov>

1 attachment (3 MB)
lot 3 Warner pre and post maps.pdf;

External (bosgood@rangereng.com)

Graymail Spam Phish More... FAQ Protection by INKY

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

Hello George,

I was looking at the plans for the Lot 3 Warner project and I noticed an error in the drainage maps included in the drainage report.

I have attached some red line maps showing the corrections that need to be made.

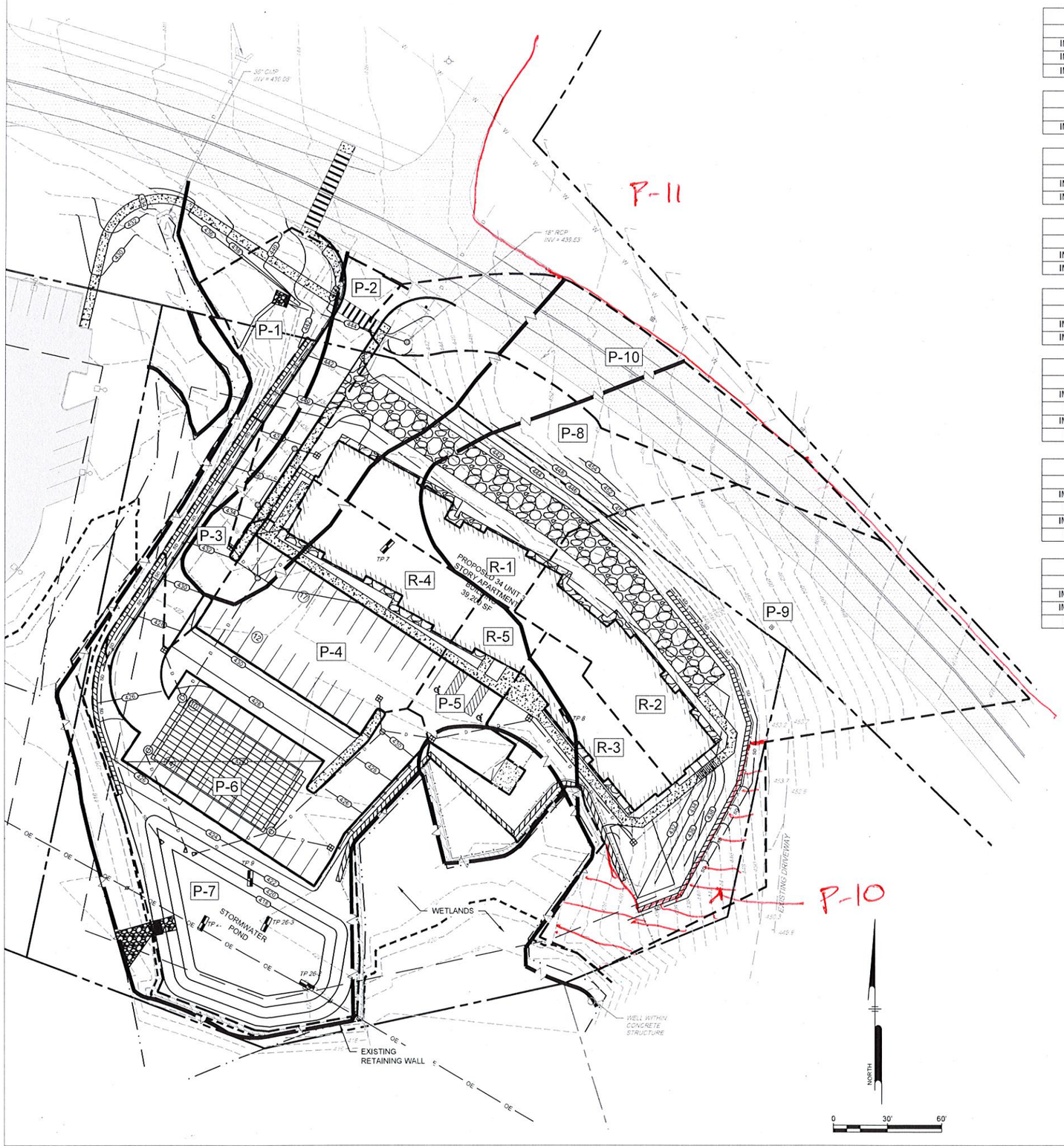
1. I added off site drainage across the street where the police station is located. The area came from the NH Granite Map I have attached. The area is sown as E-4 in the pre and it flows through an 18” pipe across the road which then connects to the existing 12” across the driveway.
2. On the post development map the same area from the NH Granite map is shown as P-11 in the report.
3. On the post development map, I created a Catchment P-10 as shown in red that flows off site uncontrolled.

As you review the plans and calculations I wanted you to know about these errors because I am sure you will pick them up. I will make changes to the maps and send them along.

Ben

Benjamin C. Osgood, Jr., PE
Senior Engineer
978-435-1324

Ranger Engineering Group, Inc.
bosgood@rangereng.com
130 Main Street 202, Salem, NH 03079
O: 978-208-1762
C: 978-435-1324



POST - DEVELOPMENT AREA R-1			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	572
IMPERVIOUS	UDORTHENTS	GROUP B	1344
IMPERVIOUS	ADAMS	GROUP A	1922

POST - DEVELOPMENT AREA R-2			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	ADAMS	GROUP A	4073

POST - DEVELOPMENT AREA R-3			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	362
IMPERVIOUS	ADAMS	GROUP A	2447

POST - DEVELOPMENT AREA R-4			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	593
IMPERVIOUS	UDORTHENTS	GROUP B	2874

POST - DEVELOPMENT AREA R-5			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	996
IMPERVIOUS	ADAMS	GROUP A	175

POST - DEVELOPMENT AREA P-1			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	11
PERVIOUS	UDORTHENTS	GROUP A	66
IMPERVIOUS	UDORTHENTS	GROUP B	441
PERVIOUS	UDORTHENTS	GROUP B	5341

POST - DEVELOPMENT AREA P-2			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	3081
PERVIOUS	UDORTHENTS	GROUP A	185
IMPERVIOUS	UDORTHENTS	GROUP B	978
PERVIOUS	UDORTHENTS	GROUP B	218

POST - DEVELOPMENT AREA P-3			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	1170
IMPERVIOUS	UDORTHENTS	GROUP B	1286
PERVIOUS	UDORTHENTS	GROUP B	596

POST - DEVELOPMENT AREA P-4			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	964
PERVIOUS	UDORTHENTS	GROUP A	119
IMPERVIOUS	UDORTHENTS	GROUP B	6860
PERVIOUS	UDORTHENTS	GROUP B	629

POST - DEVELOPMENT AREA P-5			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	1630
PERVIOUS	UDORTHENTS	GROUP B	216
IMPERVIOUS	UDORTHENTS	GROUP C	1041

POST - DEVELOPMENT AREA P-6			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	10838
PERVIOUS	UDORTHENTS	GROUP B	2990

POST - DEVELOPMENT AREA P-7			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	411
PERVIOUS	UDORTHENTS	GROUP B	12431
IMPERVIOUS	UDI PSAMMENTS	GROUP C	21
PERVIOUS	UDI PSAMMENTS	GROUP C	30

POST - DEVELOPMENT AREA P-8			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	234
PERVIOUS	UDORTHENTS	GROUP A	3666
PERVIOUS	UDORTHENTS	GROUP B	2517
PERVIOUS	ADAMS	GROUP A	7199

POST - DEVELOPMENT AREA P-9			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	484
PERVIOUS	UDORTHENTS	GROUP B	760
IMPERVIOUS	UDI PSAMMENTS	GROUP C	252
PERVIOUS	UDI PSAMMENTS	GROUP C	1341
IMPERVIOUS	ADAMS	GROUP A	7768
PERVIOUS	ADAMS	GROUP A	23781

POST - DEVELOPMENT AREA P-10			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	1887
PERVIOUS	UDORTHENTS	GROUP A	1556
IMPERVIOUS	UDORTHENTS	GROUP B	3058
PERVIOUS	UDORTHENTS	GROUP B	402
IMPERVIOUS	ADAMS	GROUP A	4819
PERVIOUS	ADAMS	GROUP A	409

DATE	NO.	REVISIONS	BY
9/23/2026	2	DRAINAGE CALCS	
9/10/2026	1	REVIEW COMMENTS	

PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

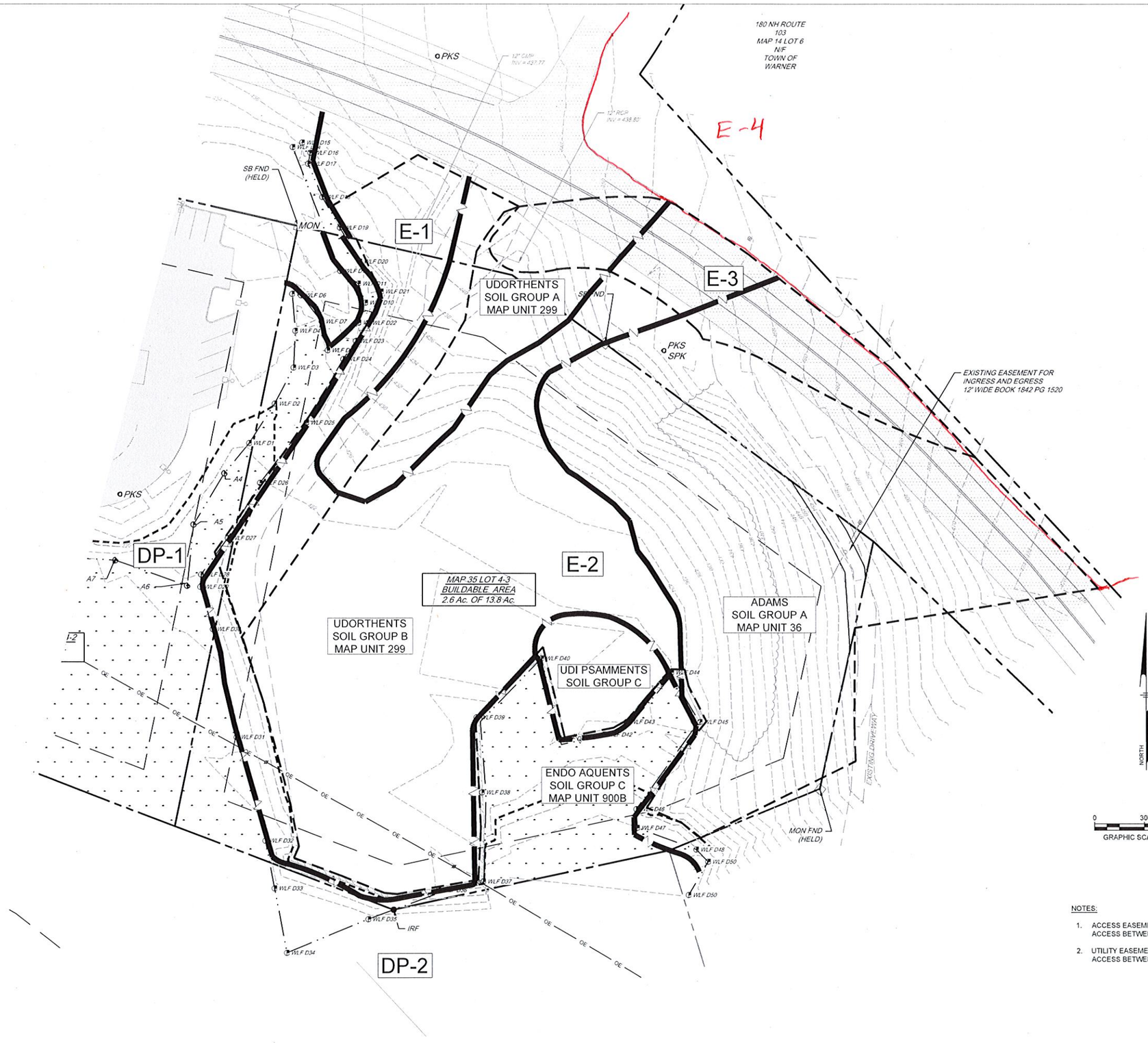
PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

POST DRAINAGE PLAN
CS9301

STATE OF NEW HAMPSHIRE
BENJAMIN C. GREGOIRE JR.
No. 12253
LICENSED
PROFESSIONAL ENGINEER
7/22/26

RANGER ENGINEERING GROUP, INC.
130 Main Street, Suite 202
Salem, NH 03079
Tel: 978-208-1762
www.rangereng.com

DATE: SEPTEMBER 23, 2026
SCALE: 1" = 30'
SHEET 22 OF 22



PRE - DEVELOPMENT AREA E-1			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
PERVIOUS	UDORTHENTS	GROUP A	4121
PERVIOUS	UDORTHENTS	GROUP B	11001

PRE - DEVELOPMENT AREA E-2			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
PERVIOUS	UDORTHENTS	GROUP A	6528
PERVIOUS	UDORTHENTS	GROUP B	43637
PERVIOUS	ADAMS	GROUP A	46230
IMPERVIOUS	ADAMS	GROUP A	829
PERVIOUS	UDI PSAMMENTS	GROUP C	3929

PRE - DEVELOPMENT AREA E-3			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
PERVIOUS	UDORTHENTS	GROUP A	1941
IMPERVIOUS	UDORTHENTS	GROUP A	1517
PERVIOUS	UDORTHENTS	GROUP B	403
IMPERVIOUS	UDORTHENTS	GROUP B	3047
PERVIOUS	ADAMS	GROUP A	323
IMPERVIOUS	ADAMS	GROUP A	5333

NOTES:

1. ACCESS EASEMENT TO ACCOMMODATE FUTURE ACCESS BETWEEN LOTS 4-1, 4-2, AND 4-3
2. UTILITY EASEMENT TO ACCOMODATE FUTURE ACCESS BETWEEN LOTS 4-1, 4-2, AND 4-3

STATE OF NEW HAMPSHIRE — BENJAMIN C. OSGOOD, JR. — No. 12053 — LICENSED PROFESSIONAL ENGINEER — 9/23/26

DATE	NO.	REVISIONS	BY
9/23/2026	2	DRAINAGE CALCS	
9/10/2026	1	REVIEW COMMENTS	

PLAN OF LAND

LOT 3 - ROUTE 103 WEST, WARNER NH,

ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

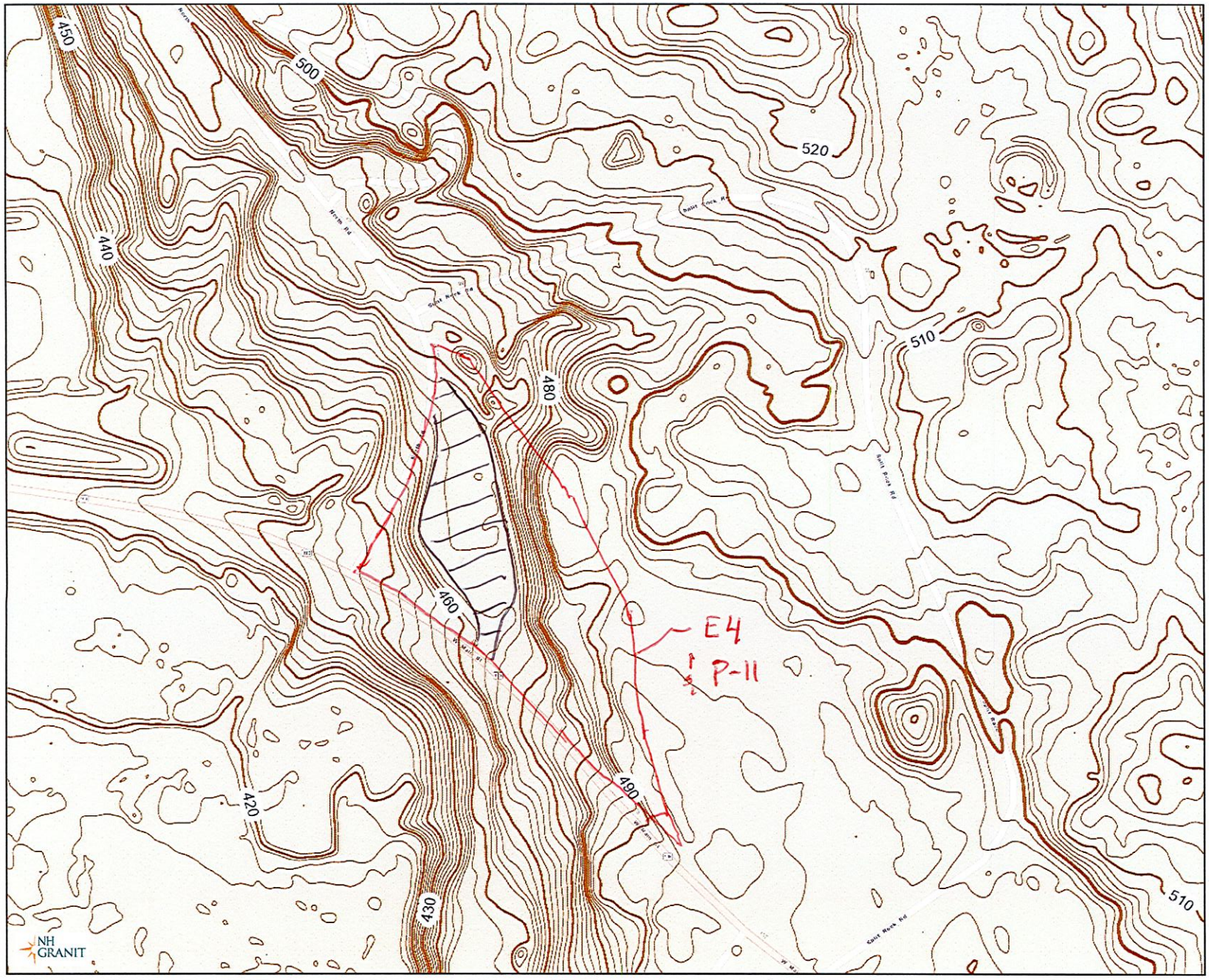
PRE - DEVELOPMENT DRAINAGE

CS9201

RANGER ENGINEERING GROUP, INC.
130 Main Street, Suite 202
Salem, NH 03079
Tel: 978-208-1762
www.rangereng.com

DATE: SEPTEMBER 23, 2026 | SCALE: 1" = 30' | SHEET 21 OF 22

Map by NH GRANIT



Legend

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Map Scale
1: 2,452

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Map Generated: 10/14/2026

Notes

