



TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

APPLICATION FOR SITE PLAN REVIEW

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

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES NO

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

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES NO

NAME OF APPLICANT: Comet LLC Adam Quinn

ADDRESS: 84 Range Road, Windham, NH 03087

PHONE # 1: 603-475-3495 PHONE # 2: E-MAIL: adam.michael.quinn@gmail.com

OWNER(S) OF PROPERTY: Comet LLC Mike Quinn Manager

ADDRESS: 84 Range Road, Windham, NH 03087

PHONE # 1: 603-475-3495 PHONE # 2: E-MAIL: adam.michael.quinn@gmail.com

AGENT NAME: Ranger Engineering Group, Inc. Benjamin Osgood, Jr., PE

ADDRESS: 13 Red Roof Lane, Suite 203, Salem, NH 03079

PHONE # 1: 978-435-1324 PHONE # 2: 978-208-1762 E-MAIL: bosgood@rangereng.com

LICENSED LAND SURVEYOR: James Franklin PLS

LICENSED PROFESSIONAL ENGINEER: Benjamin C. Osgood, Jr., PE

CERTIFIED SOIL SCIENTIST: John P Hayes, III

CERTIFIED WETLAND SCIENTIST: John P. Hayes, III

OTHER PROFESSIONAL(S): Kim Hazavartian, PE Traffic Engineer

STREET ADDRESS & DESCRIPTION OF PROPERTY: 9 Rt 103 West. Assessor's Map 35 Lot 4-3.

Property has 13.8 acres with 2.6 buildable acres. The rear portion 10 + Acres is restricted by a conservation easement.

MAP # 35 LOT # 4-3 ZONING DISTRICT: C & INT NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): 103 west

DEVELOPMENT AREAS: 2.6 acres/sq.ft. BUILDING/ADDITION: sq. ft.

DEED REFERENCE: Book 3579 Page 98 Please include a copy of the Deed.

PROPOSED USE: 24 units of workforce housing

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

Site Plan Review Application

Revised January 25, 2016

Page 1 of 6

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

Authorization/Certification from Property Owner(s)

I (We) hereby designate Benjamin C Osgood, Jr., PE to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

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

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s):  Date: 8/8/22
(Need signatures of all owner's listed on deed)

Print Names Michael Quinn

Signature of Applicant(s) if different from Owner: _____ Date: _____

Adam Quinn

Print Names _____

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

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

Abutter's List Received: Yes _____ No _____

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

Adopted February 1, 2016



Fees
Town of Warner Planning Board

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

Name of Applicant
Comet LLC

_____ Project Location: _____ Received By _____
_____ Date Fee Received _____

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
_____	Conceptual Consultation (submit application with no plans to copy)	\$ <u>No Fee</u>
_____	Subdivision	
	\$200 Base Fee (Final Application or Design Development)	\$ _____
	\$50 per lot # of lots _____ x \$50 =	\$ _____
	\$15 per notification # notices _____ x \$15 =	\$ _____
	\$25 minimum compliance inspect, additional per Board	\$ _____
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
<input checked="" type="checkbox"/>	Site Plan Review	
	\$250 Base Fee (Final Application or Design Development)	\$ <u>250.00</u>
	\$15 per notification # notices <u>15</u> x \$15 =	\$ <u>225.00</u>
	\$25 minimum compliance inspect, additional per Board	\$ <u>25.00</u>
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
_____	Home Occupation	
	\$25 Base Fee (plus \$100 if a Hearing is required)	\$ _____
	If a Hearing is required add \$15 per notification	\$ _____
	If a Hearing add \$25 for compliance inspection	\$ _____
	Legal Notice in Publication due prior to Hearing	\$ <u>invoiced</u>
	Subtotal	\$ _____ *
_____	Lot Line Adjustment	
	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
_____	Voluntary Merger	
	\$60 Base Fee	\$ _____ *
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>

- * = Please make check payable to "TOWN OF WARNER" for the above amount – due with application.
- ** = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"
- *** = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Chk payable to "Merrimack County Registry of Deeds"
- TBD** = \$ Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.
- Re-notifications:** .Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification

Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:
 "Abutter" as defined in RSA 672:3 also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage.

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

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

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

_____ 7/20/22 _____ (date)
 Signature: Ben C Osgood
 Print Name: Benjamin C. Osgood, Jr.

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

ABUTTER LIST 9 Route 103 West, Warner, NH

14-002
LAUREL GALLISON
PO BOX 26
WARNER, NH 03278

35-002
JISELLE & MICHAEL BORGARDUS
1102 UPPER STRAW RD
HOPKINTON, NH 03229

35-003
WHITE CLOVER LLC
257 MANSION RD
DUNBARTON, NH 03046

35-004-1 35-004-2 35-004-3
COMET LLC
84 RANGE RD
WINDHAM, NH 03087

35--005
EVAN'S GROUP, INC
PO BOX 246
LEBANON, NH 03766

34-001-1
THOMAS J DUNCAN
143 WEST MAIN ST
WARNER, NH 03278

34-026-3
WARNER VILLAGE WATER DISTRICT
55 WEST JOPPA RD
WARNER, NH 03278

NH DOT
16 EAST POINT DRIVE
BEDFORD, NH 03110

RANGER ENGINEERING GROUP, INC.
13 RED ROOF LN STE 203
SALEM, NH 03079

JAMES E FRANKLIN, PLS
143 RAYMOND RD UNIT 4
CANDIA, NH 03034

JOHN P. HAYES
7 LIMESTONE WAY
NORTH HAMPTON, NH 03820

TEPP, LLC
93 STYLES RD SUITE 201
SALEM, NH 03079

WARNER RIVER ADVISORY COMMITTEE
PO BOX 265
WARNER, NH 03278

CENTRAL NEW HAMPSHIRE REGIONAL
PLANNING COMMISSION
28 COMMERCIAL ST SUITE 3
CONCORD, NH 03301

August 8th 2022

Statement of Intent to Apply for Workforce Housing

On behalf of Comet LLC, I, Michael Quinn intend to qualify for workforce housing in the Town of Warner, NH with the application also being submitted today.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Quinn', with a long horizontal flourish extending to the right.

Michael Quinn

Manager, Comet LLC

Applicant Name: COMET LLC Date: 8/8/22

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

Instructions:

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

A1. ITEMS SUBMITTED WITH APPLICATION

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

A2. PLOT PLAN REQUIREMENTS

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

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

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

Printed Signature Name: Benjamin C Osgood Jr

Authorized Signature: Bj C Oj Date: 8/8/22

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

Mark Dunn
18.00
2.
25.

9,000' WARRANTY DEED

MRT INVESTMENT & DEVELOPMENT, LLC, a New Hampshire limited liability company, in good standing, with a principal place of business of P.O. Box 7115, Milford, NH 03055, for consideration paid, grants to COMET LLC, a New Hampshire limited liability company, in good standing, with a principal place of business of 355 Middlesex Avenue, Suite 7, Wilmington, MA 01887, with

WARRANTY COVENANTS:

A certain tract or parcel of land, with buildings and improvements thereon, if any, situate on the southerly side of NH Route 103, a/k/a West Main Street, so-called, in the **Town of Warner, County of Merrimack and State of New Hampshire**, being Lots 1, 2 & 3 on a plan entitled "Subdivision Plan, Assessors Map 35, Lot 4, West Main Street/N.H. Route 103, Warner, New Hampshire", for R.A.W. Investments, Inc., drawn by T.F. Bernier, Inc., dated April, 2000, as revised, scale 1"=60 feet and recorded as Plan 16243 in the Merrimack County Registry of Deeds to which reference may be had for a more particular description and containing all lots as shown on said Plan.

Subject to a Conservation Easement in favor of the Town of Warner as described in Corrective Conservation Easement Deed of R.A.W. Investment Trust, Inc. to the Town of Warner dated July 2, 2003 and recorded at Book 2547, Page 1295 in the Merrimack County Registry of Deeds;

Subject to slope and embankment easements, drainage easements and damage release in favor of the State of New Hampshire for reconstruction and widening of NH Route 103/West Main Street dated May 12, 1966 and recorded at Book 984, Page 507 in said Registry;

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Subject to covenants and restrictions in favor of Sun Oil Company as described in deed of Richard & Patricia Sandy to Sun Oil Company dated November 29, 1966 and recorded at Book 998, Page 496 in said Registry restricting Sandy, their successors and assigns from constructing and operating a gasoline station within 1,000 feet of the property described in the deed at Book 998, Page 496 as to the remaining land of said Sandy;

Subject to power transmission line easement in favor of The Contoocook Electric Light Company dated May 5, 2016 and recorded at Book 434, Page 528 in said Registry and as depicted on Plan 16243;

Subject to slope and embankment easements and damage release in favor of the State of New Hampshire dated June 8, 1966 and recorded at Book 986, Page 180 in said Registry for the construction of the I-89 highway corridor and the reconstruction of NH Route 103 as the same may affect the subject property;

Subject to a Boundary Line Agreement between High View Church Farm, Inc. and Dorothy Sawyer dated July 19, 1990 and recorded at Book 1842, Page 1517 in said Registry establishing the westerly boundary line of Tax Lot 35-3 and the easterly boundary line of Lot 35-4 as depicted on Plan 11670 and the easterly boundary line of Lot 3, Plan 16243 as depicted on said Plan 16243;


Subject to a 12 foot wide driveway easement in favor of Dorothy C. Sawyer, her heirs and assigns, dated July 19, 1990 and recorded at Book 1842, Page 1520 in said Registry for access to Tax Lot 35-3 as depicted on Plan 11670 and Plan 16243.

Meaning and intending to describe and convey the same premises as described in the Foreclosure Deed of R.A.W. Investments Trust, Inc. by MRT Investment & Development, LLC, as holder of power of sale mortgage, to MRT Investment & Development, LLC dated August 17, 2009 and recorded at Book 3150, Page 871 in the Merrimack County Registry of Deeds.

THIS IS RAW LAND AND NOT HOMESTEAD PROPERTY

Witness my hand this 1st day of December, 2017

MRT INVESTMENT & DEVELOPMENT, LLC


Witness

BY 
Annmarie Pintal Turcotte, Manager
Duly Authorized

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STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On this the 1st day of December, 2017, before me, the undersigned officer, personally appeared Annmarie Pintal Turcotte, in her capacity as Manager of MRT Investment & Development, LLC, known to me (or satisfactorily proven) to be the person who executed and acknowledged the foregoing instrument for the purposes therein contained in her capacity as Manager of MRT Investment & Development, LLC.



~~Notary Public~~/Justice of the Peace
Printed Name: Mark R. Dunn, Esq.
My Commission Expires: 10/29/2019