



TOWN OF WARNER

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Planning Board

Ben Frost - Chairman

Notice of Decision

Date of Decision: Monday, May 7, 2018

Applicant/Property Owner: McDonald's Corporation

Business Owner: McDonald's USA, LLC

Property Location: 4 Nichols Mill Lane, Warner, NH 03278

Agent name: Bohler Engineering - Mark Wixted

Purpose: Remodeling of existing structure, modification to site plan

Description: McDonald's has proposed upgrades to the drive-thru features, renovations to the building, and minor site improvements to ensure compliance with ADA regulations. The upgrades to the drive-thru include replacing the existing menu board and order point with McDonald's current digital features to improve customer visibility and ordering efficiency. Building improvements include updating the architectural style. The proposed site improvements will result in minimal changes to the existing parking count within the McDonald's lease area; 65 existing spaces and 66 proposed spaces.

You are hereby notified that the Warner Planning Board voted to accept for review the application noted above, and approved the application following a public hearing by a vote of 7-0-0.

Conditions to the plan were met within 60 days as follows:

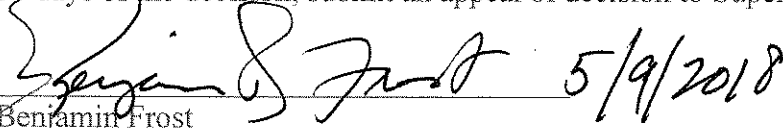
1. The architectural plan has been revised to align with the Section XXII: Exterior Building Façade Performance Standards of the Town of Warner's Site Plan Review Regulations. (1) color copy of the Elevation Plan has been provided as requested.
2. The revised plan has a "Do Not Enter" sign to deter patrons from driving the wrong way in the one-way parking lot.
3. Telephone booth has been removed.
4. The revised plan will provide a continuous pedestrian path from Route 103 West to the property line of the Market Basket and State liquor store north of the project site.
5. Although existing utility poles cannot be moved, to enhance visibility for drivers, landscaping will be trimmed.
6. Grading and draining in the northeastern region of the site have been reviewed and McDonald's is considering some paving to correct draining patterns.
7. Proposed snow storage locations have been revised.
8. Applicant communicated with the Warner Village Water District and provided a written response indicating their review and approval of the proposed plans.
9. McDonalds is reviewing the draining concern, but may not make a repair as part of this renovation project. If a repair is made as part of the improvements, an as-built of the area will be provided after construction is complete.

10. Applicant demonstrated that the proposed internal illuminated signage does not exceed the existing illuminated signage in terms of square footage. The existing site has one (1) 33.4 SF internally illuminated sign. The proposed plan has two (2) internally illuminated signs at 14.0 SF for a total of 28 SF. The proposed internally illuminated signage is less than the existing illuminated signage (33.4SF) and less than the permitted signage square footage (64 SF) outlined in Article XII (D) in the Town of Warner Zoning Ordinance (amended March 17, 2018).

The board approves the revised application of McDonald's USA, LLC following a public hearing by a vote of 7-0-0.

All materials submitted by the applicant as part of the planning board's review and all statements made by the applicant during planning board meetings on the application and all communications sent to the board and to the Land Use Office by the applicant are deemed material conditions to the board's approval.

Pursuant to NH-RSA 677:15, any person aggrieved by any decision of the Planning Board may, within 30 days of the decision, submit an appeal of decision to Superior Court.


Benjamin Frost
Planning Board Chair

cc: Applicant's File, Town Clerk, Selectman's Office, Building Inspector, Assessor's Office