



# 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 SUBDIVISION

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

MAJOR SUBDIVISION (4+ LOTS)  MINOR SUBDIVISION (2-3 LOTS) \_\_\_\_\_ CONDO SUBDIVISION \_\_\_\_\_

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES \_\_\_\_\_ NO

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES \_\_\_\_\_ NO \_\_\_\_\_

TODAY'S DATE: **4-5-24**

NAME OF APPLICANT **SYDNEY ELIZABETH BOYER**

ADDRESS **KEARSARGE MOUNTAIN ROAD, WARNER, NH 03278**

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

OWNER(S) OF PROPERTY **SAME**

ADDRESS \_\_\_\_\_

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

AGENT NAME **ROKEH CONSULTING, LLC**

ADDRESS **PO BOX 204, EPSOM, NH 03234**

PHONE # 1 **603-387-8688** PHONE # 2 \_\_\_\_\_ E-MAIL **JON@ROKEHCONSULTING.COM**

LICENSED LAND SURVEYOR: **JE BELANGER SURVEY**

LICENSED PROFESSIONAL ENGINEER: **JON ROKEH**

CERTIFIED SOIL SCIENTIST: **NA**

CERTIFIED WETLAND SCIENTIST: **TIMOTHY FERWERTA**

OTHER PROFESSIONAL(S): \_\_\_\_\_

STREET ADDRESS & DESCRIPTION OF PROPERTY **KEARSARGE MOUNTAIN ROAD**

MAP # **33** LOT # **18** ZONING DISTRICT **R2** NUMBER OF LOTS/UNITS: **4**

FRONTAGE ON WHAT STREET(S): **NEW SUBDIVISION ROAD**

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

DEED REFERENCE: Book \_\_\_\_\_ Page \_\_\_\_\_ Please include a copy of the Deed.

PROPOSED USE: **AN EXISTING 10.60 ACRE LOT IS PROPOSED TO BE SUBDIVIDED INTO 4 LOTS WITH A NEW SUBDIVISION ROAD CONNECTING TO KEARSARGE MT. ROAD.**

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

**An existing lot with 171 lf of frontage on Kearsarge Road is proposed to be divided into 4 lots of a new cul-de-sac. The lot is serviced by water and sewer so each lot has at least 120 feet of frontage and 40,000 + sq ft. of buildable area with wetlands, easements and steep slopes removed. Lot 2 and 3 will utilize a common driveway. A wetland permit and a sewer connection permit will be required.**

**Authorization/Certification from Property Owner(s)**

I (We) hereby designate **ROKEH CONSULTING - JON ROKEH** 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: 4-5-21  
(Need signatures of all owner's listed on deed)

Print Names SYDNEY BOYER

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

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: \_\_\_\_\_



**TOWN OF WARNER**  
**Land Use Office**  
 P.O. Box 265  
 Warner, New Hampshire 03278-0059  
 Telephone: (603) 456-2298, ext. 7  
 Fax: (603) 456-2297  
 E-Mail: [landuse@warner.nh.us](mailto:landuse@warner.nh.us)

## Planning Board - Application Fees

Name of Applicant BOYER Project Location: MAP 33-18 KEARSARGE MT ROAD  
 Received By \_\_\_\_\_ Date Fee Received \_\_\_\_\_

Type of Application	Fee Schedule	Fee Calculation
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\_\_\_ Conceptual Consultation (submit application with no plans to copy) \$ No Fee

<input checked="" type="checkbox"/> Subdivision	\$250 Base Fee (Final Application or Design Dev.) \$50 per lot # of lots <u>4</u> x \$50 = \$15 per notification # notices <u>15</u> x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 <sup>rd</sup> party review or inspection – per Board MCRD** recording fee – separate check charged below LCHIP*** – separate \$25 check – charged below	\$ <u>250</u> \$ <u>200</u> \$ <u>225</u> \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u> \$ <u>separate***</u>
Subtotal		\$ <u>675</u> *
(Check made out to "Town of Warner")		

___ Site Plan Review	\$400 Base Fee (Final Application or Design Development) \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 <sup>rd</sup> party review or inspection – per Board MCRD** recording decision – check per rate below	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u>
Subtotal		\$ _____ *
(Check made out to "Town of Warner")		

___ 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		\$ _____ *
(Check made out to "Town of Warner")		

___ 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	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

\* = Subtotals above **due with application**. Please make check payable to "TOWN OF WARNER" for the above amount.

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.

<b>TWO Separate Checks (Upon completion / approval):</b>		
_____	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ _____ **
_____	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack Country Registry of Deeds"	\$ _____ ***

\*\* = \$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) - **Check payable to "Merrimack County Registry of Deeds"**

### 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. *[Amended March 2020]*

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’s Assessors records on:

\_\_\_\_\_ (date)

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**Town of Warner Planning Board Abutter(s) List (continued)**

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Map: \_\_\_\_\_ Lot: \_\_\_\_\_

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Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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**To:** Cheryl Bentley  
PO Box 269  
Salisbury, NH 03268

**From:** NH Natural Heritage Bureau

**Date:** 2/6/2024 (This letter is valid through 2/6/2025)

**Re:** Review by NH Natural Heritage Bureau of request dated 2/6/2024

**Permit Type:** Wetland Standard Dredge & Fill - Minimum

**NHB ID:** NHB24-0378

**Applicant:** Cheryl Bentley

**Location:** Warner  
Tax Map: 31, Tax Lot: 48  
Address: Kearsarge Mountain Road

**Proj. Description:** A new, slightly larger culvert will replace an existing culvert near the entrance to the property for a four lot subdivision to be started in the spring/summer of 2024.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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MAP OF NOTIFICATION POINTS FOR: NHB24-0378





Warner, NH Subdivision Regulations  
Appendix A



Subdivisions, Boundary or Lot Line Adjustments and  
Annexations Checklist

Amended January 24, 2011

## Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

### Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
		<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>Y</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>Y</u>	(V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed.
<u>Y</u>	<u>Y</u>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<u>Y</u>	<u>Y</u>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<u>Y</u>	<u>Y</u>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<u>Y</u>	<u>Y</u>	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
<u>Y</u>	<u>Y</u>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>Y</u>	<u>Y</u>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
<u>Y</u>	<u>Y</u>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<u>Y</u>	<u>Y</u>	(V.A.10) Title and deed references.
<u>Y</u>	<u>Y</u>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<u>N</u>	<u>N</u>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
<u>Y</u>	<u>Y</u>	(V.A.13) Names of all adjoining street(s).
<u>Y</u>	<u>Y</u>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<u>Y</u>	<u>Y</u>	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</u>
<u>N</u>	<u>N</u>	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
<u>N</u>	<u>N</u>	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
<u>N</u>	<u>N</u>	(V.B.2) Abutters may be heard and may request a public hearing.
<u>N</u>	<u>N</u>	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>N</u>	<u>N</u>	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
<u>Y</u>	<u>Y</u>	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
___	___	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WVWD attesting to the availability of such service shall be submitted.
<u>Y</u>	<u>Y</u>	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
<u>Y</u>	<u>Y</u>	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
<u>Y</u>	<u>Y</u>	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
___	___	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, if such species or communities are identified.
<u>N</u>	<u>N</u>	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
<u>Y</u>	<u>Y</u>	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
<u>Y</u>	<u>Y</u>	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
<u>Y</u>	<u>Y</u>	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
<u>Y</u>	<u>Y</u>	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
<u>N</u>	<u>N</u>	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
<u>N</u>	<u>N</u>	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
<u>Y</u>	<u>Y</u>	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
<u>Y</u>	<u>Y</u>	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space; list of abutters with addresses.
<u>Y</u>	<u>Y</u>	(V.D.9) Erosion plan.
<u>Y</u>	<u>Y</u>	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>Y</u>	<u>Y</u>	(V.D.11) Drainage Plan.
<u>N</u>	<u>N</u>	(V.D.12) Phasing plan.
<u>  </u>	<u>  </u>	(V.D.13) Other information required by the Board.
<u>Y</u>	<u>Y</u>	(V.D.14) Certifications affixed to Plan with signatures and seals.
		<u>Special Requirements (Section V.E)</u>
<u>  </u>	<u>  </u>	(V.E.1) Traffic Impact Assessment.
<u>  </u>	<u>  </u>	(V.E.2) Fiscal Impact Analysis.
<u>  </u>	<u>  </u>	(V.E.3) School Impact Analysis.
<u>  </u>	<u>  </u>	(V.E.4) Community Services Impact Assessment.
<u>  </u>	<u>  </u>	(V.E.5) Other considerations, special investigations.

## Rokeh Consulting, LLC - Abutters List

Date: April 16, 2024

Researcher: J Rokeh

Tax Map	Block No.	Lot No.	Book	Page	Abutter Name	Abutter Address
33		18			Syndney Elizabeth Boyer	70 Split Rock Road Warner, NH 03278
14		21-4			Laurie A. Prewandowski 2011 Trust	122 Kearsarge Mt Road Warner, NH 03278
14		47			Philp Stockwell & Susan Bartlett	61 Bartlett Loop Road Warner, NH 03278
14		47-1			Walter & Diane Dawson	33 Bartlett Loop Road Warner, NH 03278
14		42			Warner Fish and Game	PO Box 58 Warner, NH 03278
33		16			John & Susan Dabuliewicz	84 Kearsarge Mt Road Warner, NH 03278
33		17			Robert & Roxanna Smith	80 Kearsarge Mt Road Warner, NH 03278
33		19			Patricia J Murray Rev Trust	64 Kearsarge Mt Road Warner, NH 03278
33		20			Denis & Mary Ellen Hamilton	58 Kearsarge Mt Road Warner, NH 03278
33		11			Kevin Duffy	81 Kearsarge Mt Road Warner, NH 03278
33		10			Michael Quinn & Lindsey Leclair	75 Kearsarge Mt Road Warner, NH 03278
33		9			Ronald Wirth Joint Rev Trust - Ellen Wirth Joint Rev Trust Ronald & Ellen Wirth Trustees	67 Kearsarge Mt Road Warner, NH 03278
31		48			Syndney Elizabeth Boyer	70 Split Rock Road Warner, NH 03278

## Rokeh Consulting, LLC - Abutters List

Date: April 16, 2024

Researcher: J Rokeh

Tax Map	Block No.	Lot No.	Book	Page	Abutter Name	Abutter Address
					JE Belanger Land Surveying	61 Old Hopkinton Road Dunbarton, NH 03046
					Rokeh Consulting, LLC Jon Rokeh	PO Box 204 Epsom, NH 03234
					Timothy Ferwerata	43 Bartlett Hill Road, Deering, NH, 03244