



TOWN OF WARNER

P.O. Box 59
 Warner, New Hampshire 03278-0059
 Land Use Office: (603)456-2298 ex. 7
 Fax: (603) 456-2297

Zoning Board of Adjustment

APPLICATION FOR SPECIAL EXCEPTION

This application is subject to NH RSA 91-A which affords the public access to government records and meetings.

Application Fee		Notification Fee	
Residential	\$50.00	Abutter Notification	\$7.00
Commercial	\$100.00	Applicant Notification	\$7.00

- * Fees for publication of the Legal Notice will be invoiced and must be paid prior to starting the hearing
- ** Please use attached form to list all abutters within 200 feet of the boundaries of the property.

Applicant/Contact Person Information			
Name of Applicant: <u>Granite Roots Construction LLC</u>			Date: <u>6/15/20</u>
Applicant Mailing Address: <u>132 NEW HAMPSHIRE DRIVE</u>			
Town: <u>WEBSTER</u>	State: <u>NH</u>	Zip: <u>03303</u>	
Telephone	Primary:	Alternate:	
Owner of Property Information			
Name of Owner: <u>Granite Roots Construction LLC</u>			Date: <u>6/15/20</u>
Owner Mailing Address: <u>132 NEW HAMPSHIRE DRIVE</u>			
Town: <u>WEBSTER</u>	State: <u>NH</u>	Zip: <u>03303</u>	
Telephone	Primary:	Alternate:	
Location and Description of Property			
Map #: <u>3</u>	Lot #: <u>94</u>	Zoning District: <u>R-2</u>	
Address: <u>ROBERT PLAINS RD / Route 127</u>			
Proposed Use:			
<u>Construction of A 5000 Sqft Post & Beam Structure to house construction OPERATIONS of Granite Roots Construction</u>			
Details of Request: Please feel free to include additional information on separate attached pages. Be sure to put the name of applicant and date on each sheet. (indicate number of sheets attached _____)			

Applicant's Checklist

Have you included		Item	Land Use Office finds	
Yes	No		Yes	No
✓		Complete and sign, the proper application for the type of appeal (request).		
✓		If a variance is requested, it must be based on a referral from the Board of Selectmen or the Planning Board and included with the application.		
✓		A list of all abutters within 200 feet of the boundaries of the property on the supplied form. Accuracy is the applicant's responsibility. The abutters list must be obtained from the Town of Warner's Assessor's records.		
N/A		An attached copy of any order, notice of violations or other communications received from either the Board of Selectmen or the Planning Board that pertains to the property. (If applicable)		
✓		Plans shall include: <ul style="list-style-type: none"> Clearly indicate where the site is located (locus map) and what is proposed drawn to scale. 		
✓		<ul style="list-style-type: none"> Show for the "lot of record" the boundary lines with footage on all sides. 		
✓		<ul style="list-style-type: none"> A copy of the lot's deed (to verify Owner). 		
✓		<ul style="list-style-type: none"> Name of the road the lot fronts on. 		
N/A		<ul style="list-style-type: none"> Include all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from abutting property line, drawn to scale. 		
		<ul style="list-style-type: none"> For a proposed structure, include all of the above a floor plan with dimensions, (length, width, and height). 		
✓		The applicant has paid fees (see application for specific fees). Check made out to the Town of Warner .		
		Application must be received 15 days prior to the next ZBA meeting.		
✓		All property owners must sign the application.		
N/A		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable)		

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

The undersigned hereby requests a SPECIAL EXCEPTION to the terms of:

Article: VI, Section: B of the Warner Zoning Ordinance

For a Special Exception to be granted, the following conditions must be met:

Explain in writing how your project meets each of the following conditions (on separate paper if needed). The applicant seeking a special exception must be prepared to prove these conditions at the Public Hearing. (For more information reference the Warner Zoning Ordinance Article XVII and RSA 674:33.)

A. The use requested is identified in the Zoning Ordinance as one which may be approved by the Zoning Board in the district for which the application is made:

WE ARE PROPOSING SEE ATTACHED SHEET

B. The requested use is essential or desirable to the public convenience or welfare:

SEE ATTACHED SHEET

C. The requested use will not impair the integrity or character of the district or adjoining district, nor be detrimental to the health, morals, or welfare:

SEE ATTACHED SHEET

D. OC-1 and OR-1 districts only: Use of structure must conform to road access and availability of all services to that parcel at the time the Special Exception is requested:

N/A

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

Authorization from Owner(s):

1. I (We) hereby designate _____ to serve as my (our) agent and to appear and present said application before the Warner Zoning Board of Adjustment [Zoning Board].
2. 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 Zoning Board may at some point during the review process schedule a Site Visit, which will be duly posted.
3. I (We) understand that the Zoning Board will review the application/plan and/or may send the application/plan out for review. The applicant shall pay for such a review.
4. To the best of my (our) 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 and other applicable state and federal regulations which may apply.

Signature of Owner(s): _____

Date: 6/15/20

Date: _____

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

Date: _____

Date: _____

Printed name of person(s) who signed above:

PETER SWISLOSKY MEMBER

For Zoning Board of Adjustment Use Only		
Assigned Case #:		
Date Received at Land Use Office:		
Received by:		
Fees Submitted:		
Amount:	Cash:	Check #:
		Other:
Abutters' List Received:	Yes	No
Date of Review:	Date of Hearing:	Date Approved:

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

ALL COSTS OF MAILING BY CERTIFIED MAIL, FEES, AND LEGAL ADVERTISEMENT IN A NEWSPAPER MUST BE PAID BY APPLICANT BEFORE THE HEARING MAY BEGIN.

Town of Warner Zoning Board of Adjustment Abutter(s) List

Please list all abutters within 200 feet of the boundaries of the property. Applicant must reference and follow stipulations in the Abutter(s) List Instructions on Page 3, item numbers 10.a. through 10.d. of the Application Instructions.

Map 7	Name: HAROLD & CHRISTINE BLOCHETTE
Lot 34-2	Address: 11 BARK ST WEBSTER, NH 03328
Map 453	Name: Dorothy MASON
Lot 455	Address: 22 STAMPFIELD RD HORNWATER, NH 03229
Map 7	Name: FRED HILL 2007 REVOCABLE TRUST
Lot 64	Address: 60 OLD DENNEY HILL RD WARNER, NH 03278
Map 3	Name: RICHARD & LOUISA MUELLER
Lot 89	Address: 94 ROUTE 127 # 1 WARNER, NH 03278
Map 3	Name: RICHARD & MELORAN ALLEN
Lot 92	Address: 434 POVERTY PLAINS RD WARNER, NH 03278
Map 7	Name: TRACY HUED & NANCY HUED
Lot 65	Address: 4 BATTLE ST WEBSTER, NH 03278
Map 3	Name: RICHARD & NANCY HUED
Lot 93	Address: 114 ROUTE 127 WARNER, NH 03278
Map	Name:
Lot	Address:
Map	Name:
Lot	Address:
Map	Name:
Lot	Address:
Map	Name:
Lot	Address:

Warner Zoning Board Special Exception Request Details.

Granite Roots Construction LLC

Map 3 Lot 94 Poverty Plains Rd

PAGE 5 DETAILS OF REQUEST

We are requesting a special exception to allow for our Construction company Granite Roots Construction to move our operations to our Poverty Plains lot. What we would like to do is construct a 5000 sqft post and beam structure modeled after a traditional New England Barn to move our offices, product and equipment Storage to so that we are able to have everything in one location.

Our typical hours of operations are 7 AM to 5 PM with any building deliveries ending by 3:30PM each day. Impact after hours would only be to verify security by ownership.

All zoning for set backs, ,entries etc would be able to be met without issue.

PAGE 6 ITEMS A through D

- A. We are proposing a new building to be used for equipment storage and offices for our residential construction company. The property is located in the Medium Density Residential District (R-2). This use is allowed by Special Exception through Table 1 ~ Wholesale, Transportation and Industrial ~ Use 1. Construction industry including suppliers and Use 6. Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment.
- B. This new location will provide easier access for our customers and workers from Route 127. Our current business is located in a residential area and relocating the office will decrease traffic through the neighborhood. We feel this is a more appropriate location for this type of business.
- C. The proposed building will resemble a traditional New England barn. It will be wood framed and should fit in aesthetically with the surrounding buildings. Landscaping will be incorporated to soften the look of the new building and parking from the road and abutting properties. Exterior storage areas will be screened. Work activities will be limited to Monday through Friday 7 am to 5 pm. Noise, dust and lighting will be minimal.
- D. NA

Executed this 14th day of April, 2020.

NH Excavation, LLC

Stuart Michie
By: Stuart Michie
Duly authorized: Member

STATE OF Florida
COUNTY OF Lee

Then personally appeared before me on this 14th day of April, 2020, the said Stuart Michie, duly authorized Member on behalf of NH Excavation, LLC and acknowledged the foregoing to be his voluntary act and deed.

April Ralph
Notary Public/Justice of the Peace
Commission expiration: 06/11/2022



April Ralph
Commission # GG209711
Expires: June 11, 2022
Bonded thru Aaron Notary

Buyer Initials _____

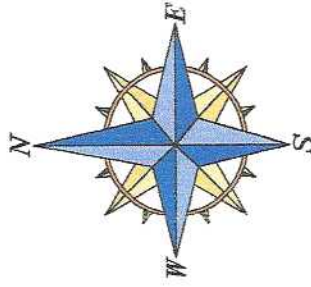
CONCEPTUAL SITE PLAN

Granite Roots Construction

Tax Map 3 / Lot 94

Poverty Plains Road, Warner, N.H.

June 25, 2016



NOTES

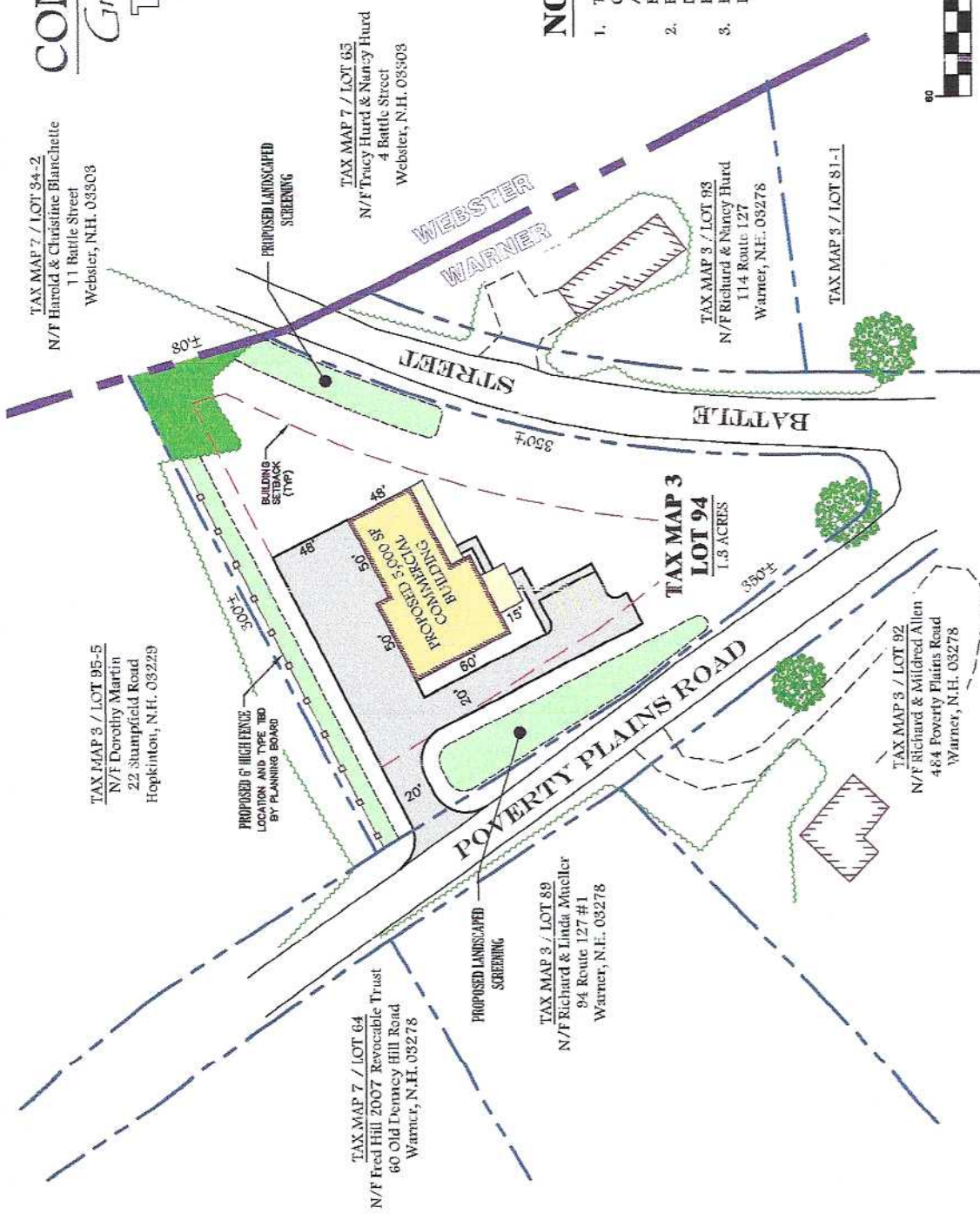
1. THE PURPOSE OF THIS PLAN IS TO REPRESENT A PROPOSED COMMERCIAL BUILDING AND PARKING LAYOUT ON TAX MAP 3 / LOT 94 FOR A SPECIAL EXCEPTION FROM THE ZONING BOARD FOR A COMMERCIAL USE.
2. PROPERTY OWNER: GRANITE ROOTS CONSTRUCTION, LLC, 182 NEW HAMPSHIRE DRIVE, WEBSTER, N.H. 03303, BOOK 3673 / PAGE 1882.
3. PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (R-2) DISTRICT:

REQUIRED	MINIMUM LOT SIZE:	2 ACRES (BUILDABLE)
MINIMUM FRONTAGE:	200'	
FRONT SETBACK:	40'	
SIDE SETBACK:	25'	
REAR SETBACK:	25'	

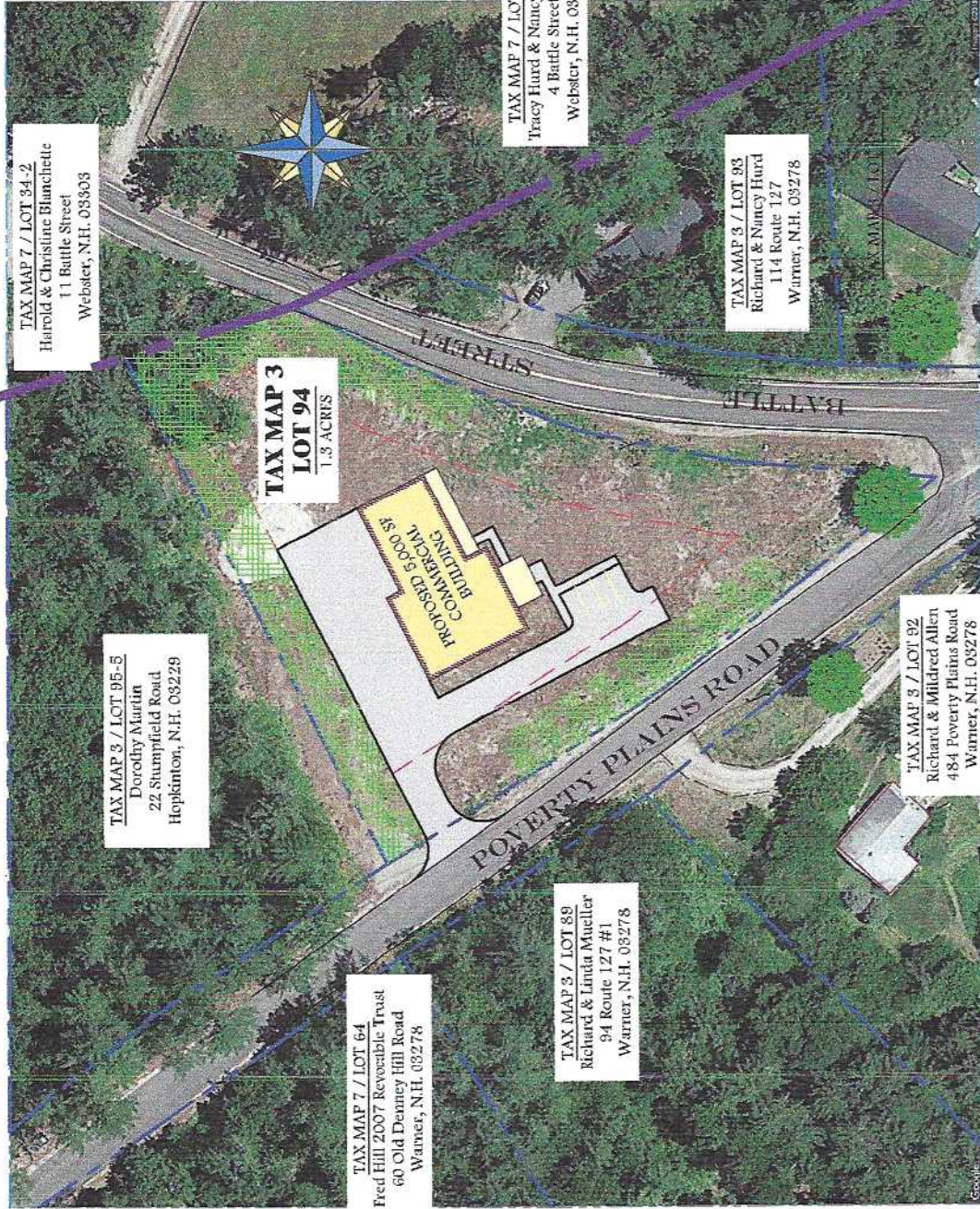
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



Proposed Building Height 36'



TAX MAP 7 / LOT 34-2
Harold & Christine Blanchette
11 Battle Street
Webster, N.H. 03303

TAX MAP 7 / LOT 65
Tracy Hurd & Nancy Hurd
4 Battle Street
Webster, N.H. 03303

TAX MAP 3 / LOT 93
Richard & Nancy Hurd
114 Route 127
Warner, N.H. 03278

TAX MAP 3
LOT 94
1.3 ACRES

TAX MAP 3 / LOT 95-5
Dorothy Martin
22 Stumpfield Road
Hopkinton, N.H. 03229

TAX MAP 3 / LOT 92
Richard & Mildred Allen
484 Poverty Plains Road
Warner, N.H. 03278

TAX MAP 7 / LOT 64
Fred Hill 2007 Reversible Trust
60 Old Deincy Hill Road
Warner, N.H. 03278

TAX MAP 3 / LOT 89
Richard & Linda Mueller
94 Route 127 #1
Warner, N.H. 03278

PROPOSED COMMERCIAL BUILDING
5000 SQ FT

POVERTY PLAINS ROAD

BATTLE STREET



After Recording Return To:
Granite Roots Construction, LLC
Poverty Plains Road, Warner, NH 03278

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That NH Excavation, LLC, a New Hampshire limited liability company, with a mailing address of 810 Putney Hill Road, Hopkinton, NH 03229, for consideration paid, grants to Granite Roots Construction, LLC, a New Hampshire limited liability company, with a mailing address of 132 New Hampshire Drive, Webster, NH 03303, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon located in Warner, County of Merrimack and State of New Hampshire, bounded on the east by Rt. 127, on the southwest by Poverty Plains Road and on the north by Cross Road, which leads from Rt. 127 to Poverty Plains Road.

Meaning and intending to describe and convey the same premises conveyed to NH Excavation, LLC by virtue of a deed from Richard D. Hurd, dated November 30, 2018 and recorded with the Merrimack County Registry of Deeds on December 3, 2018 at Book 3616, Page 1680.

Buyer Initials _____