



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 X

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

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO _____

NAME OF APPLICANT: CK Realty Warner, LLC

ADDRESS: PO Box 837 - Windham, NH 03087

PHONE # 1: 231-1343 PHONE # 2: _____ E-MAIL: _____

OWNER(S) OF PROPERTY: Same as above

ADDRESS: _____

PHONE # 1: _____ PHONE # 2: _____ E-MAIL: _____

AGENT NAME: J.E. Belanger Land Surveying, PLLC

ADDRESS: 61 Old Hopkinton Road - Dunbarton, NH 03046

PHONE # 1: 603 774-3601 PHONE # 2: 603 491-8732 E-MAIL: jebsurvey@gsinet.net

LICENSED LAND SURVEYOR: Jacques Belanger, LLS 758

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY: 717 NH Route 103

MAP # 3 LOT # 51-1 ZONING DISTRICT: C-1 NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): 204.94' on NH Route 103

DEVELOPMENT AREAS: 5.00/217,942 acres/sq.ft. BUILDING/ADDITION: 6,415 sq. ft.

DEED REFERENCE: Book 3445 Page 1076 Please include a copy of the Deed.

PROPOSED USE: Covered Lumber storage building

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

See separate cover letter

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 J.E. Belanger Land Surveying, PLLC 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): *Kevin J. McKay* Date: 8/24/20
(Need signatures of all owner's listed on deed) *signed for Kevin Cyr*

Print Names Kevin Cyr

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: _____

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 _____

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>7</u> x \$15 = \$ <u>105.00</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 \$ <u>380.00</u> *
_____	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:

August 21, 2020 _____ (date)

Signature: 

Print Name: Peter Weeks

Map: 3 Lot: 51-1

Name: CK Realty Warner, LLC

Address: P.O. Box 837
Warner, NH 03087

Map: 3 Lot: 45 & 46

Name: Cheryl Davis

Address: P.O. Box 190
Contoocook, NH 03229

Map: 3 Lot: 44 & 48

Name: State of New Hampshire Department of Highway Transportation
Address: PO Box 483 - 7 Hazen Drive
Concord, NH 03302

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

Map: 3 Lot: 47

Name: Judith Webber
Address: 711 Route 103 East
Warner, NH 03087

Map: 3 Lot: 51-2

Name: Denis Hamilton
Address: 58 Kearsage Mountain Road
Warner, NH 03087

Map: 3 Lot: 84-10A

Name: Warner Aggregates, LLC
Address: PO Box 2089
Henniker, NH 03242

Map: _____ Lot: _____

Name: J.E. Belanger Land Surveying, PLLC
Address: 61 Old Hopkinton Road
Dunbarton, NH 03046

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____

Applicant Name: CK Realty Warner, LLC Date: August 24, 2020

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;
- waiver g. A colored elevation view or photograph of all buildings indicating height, width and surface treatment;
- 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’;
- 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;
- N/A 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;
- just existing 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);
- N/A 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;
- N/A 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;
- N/A 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;
- N/A aa. The location, elevation and layout of catch basins and other surface and underground drainage features, storm-water drainage system, applicable permits;
- waiver 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);
- waiver 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: Peter Weeks

Authorized Signature: 

Date: 8/24/2020

J.E. BELANGER LAND SURVEYING P.L.L.C.

61 Old Hopkinton Road
Dunbarton, New Hampshire 03046
Phone number (603) 774-3601
Email: jebsurvey@gsinet.net

Abutters List for CK Realty Warner, LLC

Owner:

Map 3 Lot 51-1
CK Realty Warner, LLC
P.O. Box 837
Windham, NH 03087

Abutters:

Map 3 Lots 45 & 46
Cheryl Davis
P.O. Box 190
Contoocook, NH 03229

Map 3 Lots 44 & 48
State of New Hampshire
Department of Highway Transportation
PO Box 483 7 Hazen Drive
Concord, NH 03302

Map 3 Lot 47
Judith Webber
711 Route 103 East
Warner, NH 03278

Map 3 Lot 51-2
Denis Hamilton
58 Kearsage Mountain Road
Warner, NH 03278

Map 3 Lot 84-10A
Warner Aggregates, LLC
PO Box 2089
Henniker, NH 03242

Land Surveyor

J.E. Belanger Land Surveying, PLLC
61 Old Hopkinton Road
Dunbarton, NH 03046

J.E. BELANGER LAND SURVEYING P.L.L.C.

61 Old Hopkinton World
Dunbarton, New Hampshire 03046
Phone number (603) 774-3601
Fax number (603) 774-2601
Email: jebsurvey@gsinet.net

August 19, 2020

Warner Planning Board
PO Box 265
Warner, New Hampshire 03278

Re: CK Realty Warner, LLC – Tax Map 3 Lot 51-1

Dear Members of the Board,

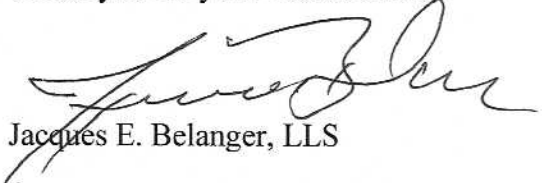
CK Realty Warner, LLC, owners of Tax Map 3 Lot 51-1 would like to add a 110 foot by 58-foot lumber storage building know as a “Lumber Tree”. The proposed building will be in the rear of the parcel on existing gravel base. The building will be open at grade and will have a metal roof with a 7-foot overhang. The main purpose of this building is for lumber storage only. There will be no hazardous materials stored within this building. Prior to any construction, a silt fence will be installed as shown on the submitted site plan. Site preparation is minimal. The proposed structure is to be placed in existing open storage area.

The site presently does not have an underground drainage system. The stormwater has been maintained on site and drainage tends to flow to the rear of the parcel. We have requested a waiver for providing an erosion and sedimentation plan as we feel it is not needed for this parcel. We have shown drainage flow within the area of the proposed building. Stormwater runoff from the proposed building will be maintained on site.

We also have requested a waiver for providing the Board with a Landscape Plan. Presently the parcel is surrounded by a natural tree line that provides a buffer to the abutters. The area of the proposed building is in the rear of said parcel and will not be seen very easily by the public or abutters. Therefore, we feel having to prepare a Landscape Plan is not needed.

The proposed building will not have any impact on Town expenses and will not cause any safety issues to the public and abutters. Traffic flow will not change therefore it will maintain the existing safe conditions of entering and exiting the site.

Thank you for your consideration.


Jacques E. Belanger, LLS

J.E. BELANGER LAND SURVEYING P.L.L.C.

61 Old Hopkinton World
Dunbarton, New Hampshire 03046
Phone number (603) 774-3601
Fax number (603) 774-2601
Email: jebsurvey@gsinet.net

August 19, 2020

Warner Planning Board
PO Box 265
Warner, New Hampshire 03278

Re: Waiver Request – CK Realty Warner, LLC – Tax Map 3 Lot 51-1

Dear Members of the Board,

We would like to request waivers to the following requirements for submittal of Proposed Site Plan located on Tax Map 3 Lot 51-1.

1.) Section XVII – Landscaping Standards.

This site is an existing well-established retail business with assorted buildings and lumber storage structures. The lot is surrounded by an existing tree line which presently acts as a landscape buffer for abutting properties. We therefore feel having to provide a landscape plan with assorted plantings would not be needed. The location of the proposed lumber storage building is in the rear of the lot and there are tall pines and assorted trees that act as a natural buffer to those abutters to the north and east.

2.) Section XVIII – Erosion & Sedimentation Control Plan.

The location of the proposed lumber storage building is in the rear of the parcel. It will presently be placed on existing gravel base. The owner will make sure the contractor places proper silt fencing around the construction site as shown on the proposed site plan. There is a natural drainage flow to the north east and all drainage is maintained within the boundaries of the parcel. The parcel has not had issues in the past with erosion. We feel having to provide an Erosion and Sedimentation Control Plan would not be beneficial to the parcel and it would be just an added expense to the owner.


3.) Section XX-Parking Lot, Driveways, and Shared Performance Standard

As previously stated, this is an existing retail business. Just recently they paved a lot of the front section which mainly encompasses the retail building. The existing entrances are now paved as well as areas for parking. There is not going to be any changes to the existing traffic flow. The addition of the proposed lumber storage building will not produce any noticeable increase in traffic flow. Having to show a Parking Lot plan would

be unnecessary and would not show anything different than what is presently there on site.

We would also like to request a waiver showing a colored plan of boundaries, buildings, etc. We have shown and labeled the proposed 110' by 58' lumber storage building which is going to be the only addition to the site. There are not going to be any other changes to the site.

Thank you for your consideration of these requests.



Jacques E. Belanger, LLS

MERRIMACK COUNTY RECORDS *Kath. L. Gray* CPO, Register

3

After recording, please return to:

CK REALTY WARNER, LLC
P.O. BOX 837
WINDHAM, NH 03087

14.49
2-
25.-

6,000.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that we, DENIS I. HAMILTON, also known as DENIS HAMILTON, and MARY ELLEN HAMILTON, husband and wife, of 58 Kearsarge Mountain Road, Warner, New Hampshire 03278,

FOR CONSIDERATION PAID, grant to CK REALTY WARNER, LLC, a New Hampshire limited liability company, having a principal place of business at PO Box 837, Windham, New Hampshire 03087

WITH WARRANTY COVENANTS, A certain tract or parcel of land, together with the buildings thereon, situated in the Town of Warner, County of Merrimack, State of New Hampshire, bounded and described as follows:

Beginning at a stone bound set on the northerly side of New Hampshire Route 103 at land now or formerly of Gordon Abbott; thence North 00° 56' 15" West a distance of 274.87 feet along land of said Abbott and land now or formerly of Barbara Thornton to an iron pipe; thence North 87° 15' 30" West a distance of 80 feet by land of said Barbara Thornton to a rod set; thence South 84° 13' 15" West a distance of 135 feet by land of said Barbara Thornton and land now or formerly of Ollie and Annette Webber to an iron pipe; thence South 86° 50' 00" West a distance of 173.77 feet along land of said Webber and land of Tom Pond Association, Inc. to an iron pipe; thence [sic] 80° 21' 00" East a distance of 550.12 feet to an iron pipe; thence North 80° 15' 00" East a distance of 130.00 feet to a stone bound set; thence South 09° 39' 00" West a distance of 564.04 feet along land of the grantor (as recited in corrective warranty deed recorded in the Merrimack County Registry of Deeds at Book 1567, Page 1052) to a stone bound on the north side of said New Hampshire Route 103; thence South 88° 28' 30" West a distance of 204.94 feet along the northerly side of said Route 103 to the bound began at.

Meaning to describe Lot 1 containing 5 acres, more or less, as shown on the plan entitled "Subdivision Land of Foster Barnard in Warner, New Hampshire", prepared by Stanley H. Prescott, II, dated September 30, 1985, and recorded in the Merrimack County Registry of Deeds as Plan #8583.

Subject to a right of way over the southwesterly corner of said lot for the use of abutters as shown on said plan.

Meaning and intending to describe and convey hereby all and the same premises conveyed to the said Denis Hamilton and Mary Ellen Hamilton by Warranty Deed of Robert A. Ward and Mimi S. Ward dated August 15, 2003 and recorded in the Merrimack County Registry of Deeds at Book 2569, Page 1716.

And we, the said grantors, release to the said grantee all rights of homestead and other interests therein.

WITNESS our hands and seals this 27 day of June, 2014.

[Signature]
Witness to D.I.H.

[Signature]
Denis I. Hamilton

[Signature]
Witness to M.E.H.

[Signature]
Mary Ellen Hamilton

STATE OF NEW HAMPSHIRE
Merrimack, SS

June 27, 2014

Personally appeared Denis I. Hamilton and Mary Ellen Hamilton, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing Warranty Deed, and acknowledged that they executed the same for the purposes therein contained.

Before me:

[Signature]
Justice of the Peace / ~~Notary Public~~
My commission expires 2/22/2017
Peter H. Bronstein

NOTICE: This deed was prepared by Brackett L. Scheffy at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Brackett L. Scheffy makes no representations as to any matters concerning the title that might be revealed by a title examination.