



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

ADDRESS: 355 Middlesex Ave, Suite 7 Wilmington, MA 01887

PHONE # 1: 978-857-1891 PHONE # 2: _____ E-MAIL: pkneeland@channelbuilding.com

OWNER(S) OF PROPERTY: Same as Above

ADDRESS: _____

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

AGENT NAME: Benjamin C. Osgood Jr., PE

ADDRESS: 13 Branch St Suite 101, Methuen, MA 01844

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

LICENSED LAND SURVEYOR: James E. Franklin

LICENSED PROFESSIONAL ENGINEER: Benjamin C. Osgood Jr.

CERTIFIED SOIL SCIENTIST: John P. Hayes III

CERTIFIED WETLAND SCIENTIST: John P. Hayes III

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

STREET ADDRESS & DESCRIPTION OF PROPERTY: 9 Route 103 West Warner NH, 2 lots consisting of 3.154 acres of undeveloped land.

MAP # 35 LOT # 4 ZONING DISTRICT: C-1 NUMBER OF LOTS/UNITS: 2

FRONTAGE ON WHAT STREET(S): NH Route 103 West

DEVELOPMENT AREAS: 3.13/136366 acres/sq.ft. BUILDING/ADDITION: 7200/1850 sq. ft.

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

PROPOSED USE: 700 sf retail building and drive through donut shop

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

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): Paul Kneeland Date: 5/8/20
(Need signatures of all owner's listed on deed)

Print Names Paul Kneeland

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: _____



Fees
Town of Warner Planning Board

P.O. Box 265
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Name of Applicant COMET, LLC Project Location: _____

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
___	Conceptual Consultation (submit application with no plans to copy)	\$ No Fee
___	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	\$ invoiced
	Escrow for 3 rd party review or inspection - per Board	\$ TBD by Board
	MCRD** recording fee - separate check per rate below	\$ separate**
	LCHIP*** - separate \$25 check	\$ separate***
	Subtotal	\$ _____ *
___	Site Plan Review	\$250 Base Fee (Final Application or Design Development) \$ <u>250-</u>
	\$15 per notification # notices <u>16</u> x \$15 =	\$ <u>240-</u>
	\$25 minimum compliance inspect, additional per Board	\$ <u>25-</u>
	Legal Notice in Publication - due prior to Hearing	\$ invoiced
	Escrow for 3 rd party review or inspection - per Board	\$ TBD by Board
	MCRD** recording decision - check per rate below	\$ separate**
	Subtotal	\$ <u>515</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	\$ invoiced
	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	\$ invoiced
	MCRD** recording fee - separate check per rate below	\$ separate**
	LCHIP*** - separate \$25 check	\$ separate***
	Subtotal	\$ _____ *
___	Voluntary Merger	\$60 Base Fee \$ _____ *
	MCRD** recording fee - separate check per rate below	\$ separate **

* = 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