

Signed revised
Version



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
Warner, New Hampshire 03278-0059
Telephone: (603) 456-2298, ext. 7

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 \$ <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 \$ _____ *
___	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 \$ <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>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 \$ <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



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

ABUTTER NOTICE OF PLANNING BOARD PUBLIC HEARING

There is no physical location for this hearing. Please see attached sheet for instructions to access the ZOOM meeting.

<https://zoom.us/j/87020223387>

Meeting ID: 870 2022 3387

Password: 1234

Notice is hereby given that the Warner Planning Board will conduct a **Public Hearing on Monday, April 6, 2020, at 7:00 PM via Zoom.** The application will be reviewed for completeness, acceptance, and possible final Approval.

Applicant: Comet, LLC

Property Owners: Comet, LLC

Property Agent: Benjamin C. Osgood Jr., PE

Property Address: 9 Route 103 West, Warner, NH 03278

Property Location: Map 35, Lot 4

Zoning District: C-1

Description: 700 sf retail building and drive through donut shop

All interested parties are invited to attend or respond. Attendance can be by Tele-conference, link will be available on the agenda on the website, and attached to this document. Written comments will be made a part of the record of the meeting and must be received by noon on Monday, June 1, 2020.

Mail to: Town of Warner, Planning Board, P.O. Box 265, Warner, NH 03278

E-mail: landuse@warner.nh.us

If you have difficulty connecting to ZOOM, call 603.456.2298 ext. 3

A COPY OF THE PLAN IS LOCATED IN THE LAND USE DROP BOX AT THE FRONT ENTRANCE AT THE TOWN HALL, ON THE BULLETIN BOARD LOCATED AT THE FRONT ENTRANCE AT THE TOWN HALL AND ON THE TOWN WEBSITE

www.warner.nh.us

If you are unable to access the meeting, or have difficulty hearing the meeting, please call the Land Use Office at 603.456.2298 x3

If you are new to on-line ZOOM meetings, the instructions are as follows:

Type this into your web browser:

<https://zoom.us/j/87020223387>

Password: 1234

If this is your first time using ZOOM on your computer, you will be asked to download the application. If that happens, click yes to download, and then RUN the application. Then when you type the above link into your browser, you automatically will be connected to the meeting.

If you are a first time user on your smart phone, you will be asked to download the application before you can join the meeting.

When you have the application on your smart phone or computer, the above link will then work from your device.

On your computer, you will have the option of joining or connecting by phone. Join with Audio and you will be connected to the meeting. Move your mouse to the bottom of the window that has either your name or your image displayed, as you hover, options will pop-up and you can choose CHAT which opens a chat box on the right side of your screen. At the bottom of the CHAT box is a place to type your message to either all participants or to the host. Type your message, hit return, and the message will appear in the top of the chat window and on the screen of the chair.

Or, if you would like to access the meeting by your telephone, any of the below phone numbers will provide access. You may be asked to input the meeting number which is 87020223387#

Join Zoom Meeting

<https://zoom.us/j/87020223387>

Meeting ID: 870 2022 3387

Password: 1234

One tap mobile

+13126266799,,624483154# US (Chicago)

+19292056099,,624483154# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

Meeting ID: 870 2022 3387 Password: 1234

Map 35

Lots:

2

3

{ 4-1
4-2 *same owner*
4-3

5

Map 14

Lots:

2

3

8

7-1

13

5-9

6

5-7

5-5

5-1

Subject: Another DD abutters

From: Town Administrator <administrator@warner.nh.us>

Date: 5/15/2020, 2:55 PM

To: Selectmen Secretary <selectboard@warner.nh.us>, Land Use Office <landuse@warner.nh.us>

Mary,

Please at the STATE OF NH to the abutter list for DD as they are close to the highway.

7 Hazen Drive, Concord, NH 03301

Thank you,

Diane

--

Diane Ricciardelli
Town Administrator
5 East Main Street
P.O. Box 265
Warner, NH 03278
603.456.2298 ext 2

14-6
Town of Warner
PO Box 265
Warner, NH 03278

14-5-7
Joseph & Heather Astle
39 Split Rock Rd.
Warner, NH 03278

14-5-5
Mark & Caren Dimeo
35 Split Rock Rd.
Warner, NH 03278

14-5-1
William & Kristina Daniels
158 West Main St.
Warner, NH 03278

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Town of Warner
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Warner, NH 03278

14-5-1
William & Kristina Daniels
158 West Main St.
Warner, NH 03278

35-002
Edward & Katherin Monaghan
165 West Main St.
Warner, NH 03278

35-003
Begin Construction LLC
3 Brackett Pt.
Greenland, NH 03840-2108

35-4-1,4-2,4-3
Comet, LLC
355 Middlesex Ave. Suite 7
Wilmington, MA 01887

35-005
Evans Group
PO Box 246
Lebanon, NH 03766

14-2
Laurel Gallison
PO Box 26
Warner, NH 03278

14-3
Estate of David & Virginia
Flanders
38 Willey Lane
Warner, NH 03278

14-8
Cobalt Properties NH Corp.
C/O Irving Oil Limited US
PO Box 868
Calais, ME 04619

14-7-1
Mcdonald's Corp.
PO Box 6300
Amherst, NH 03031

14-13
VS Warner, LLC
141 Dalton Rd.
Halliston, MA 01746

14-5-9
Michael & Janice Loz
45 Split Rock Rd.
Warner, NH 03278

35-002
Edward & Katherin Monaghan
165 West Main St.
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14-5-9
Michael & Janice Loz
45 Split Rock Rd.
Warner, NH 03278

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 34-026

Parent Parcel Number

Property Address WILLEY LANE #38

Neighborhood 19 NEIGHBORHOOD #19

Property Class 150 Mobile Home (year round)

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

Tax ID 000484

TRANSFER OF OWNERSHIP

Date

Printed 05/13/2020 card No. 1

of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2003	04/01/2005	04/01/2010	04/01/2012	04/01/2015	04/01/2015
Reason for Change						
VALUATION	L 33350	62930	50870	50870	5150	5150
Market	B 12030	12540	11080	13810	16180	16180
	T 45380	75470	61950	64680	71330	71330
VALUATION	L 33350	62930	50870	50870	5150	5150
Assessed/Use	B 12030	12540	11080	13810	16180	16180
	T 45380	75470	61950	64680	71330	71330

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acres	Effective	Depth	Rate	Rate	Value	Factor	
1 Homestead Improved		1.9000			33947.37	33947.37	64500.0	-5% 1 -10%	55150

For Map 14-3
abutter notice

B: BUILDING / INTERIOR = LINO, PANEL.
 FLD: ***FLOODPLAIN***
 L: LAND = RD CUTS THROUGH SMALL SECTION
 PUL0: ADDED NEW ADDITION TO REAR OF MH & CHANGED ROOF
 COVER & STYLE. CHANGE MH TO 90%COMP 4/7/10 DJM
 PUL1: NO CHANGE TO UC% - 3/2/11 RE
 PUL2: 2012 Pick-up
 ADD UC TO MH AND MOVE TO F.O. LOW QUALITY ADDTN.
 CLOSE OUT PICKUP.

Supplemental Cards
MEASURED ACREAGE 1.9000

Supplemental Cards
TRUE TAX VALUE 55150

Supplemental Cards
TOTAL LAND VALUE 55150

5. And further saieith not.

Date: Jan. 17 1990

David H. Flanders
David H. Flanders

BK 1832 PG 1828

STATE OF NEW HAMPSHIRE
MERRIMACK, SS.

January 17, 1990

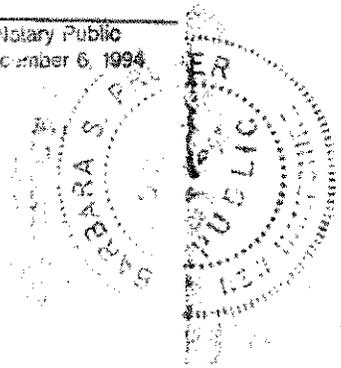
Then personally appeared the said David H. Flanders, who gave oath that the facts contained in the foregoing affidavit are true to the best of his knowledge and belief except as to those matters, if any, which are stated on information and belief, and as to those matters, that he believes them to be true.

Before me,

Barbara S. Proper

Notary Public/Justice of the Peace
My commission expires

BARBARA S. PROPER, Notary Public
My Commission Expires December 6, 1994



MERRIMACK COUNTY RECORDS
RECEIVED AND RECORDED

Kathi L. Quay

REGISTER

RECEIVED

006444

1986 JUN -6 PM 12: 27

Know All Men By These Presents

MERRIMACK COUNTY
REGISTRY OF DEEDS

THAT we the Board of Selectmen on behalf of the Town of Warner
for consideration paid, grant to Amy Flanders
with quitclaim covenants to the said Amy Flanders the following parcel of land described
on the Warner Tax Map as Map 14 Lot 3

BK1569 P60780

MAY 17 1986

The Town of Warner ^{Clerk} ~~(Notary)~~ ~~XXXXXX~~ release to said grantee all rights of
~~(grant)~~ and homestead and other interests therein

Witness our hand and seal this 17th day of May, 1986

WITNESS:

Viola Tucker
Catrina Tucker

Carther Lynn Bacon
Eugene O. Cook
Jackson M. Hood

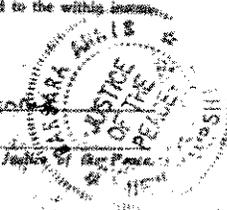
STATE OF NEW HAMPSHIRE

COUNTY OF Merrimack

On this the 17th day of May, 1986, before me,
the undersigned officer, personally appeared Carther Lynn Bacon, Eugene O. Cook & Jackson M. Hood
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument
and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Barbara Annis
BARBARA ANNIS
JUSTICE OF THE PEACE
TERM EXPIRES 6-30-87



RECEIVED

123121

1990 FEB 21 PM 1:54

MERRIMACK COUNTY
REGISTRY OF DEEDS

AFFIDAVIT

BK 1932
PG 1827

I, David H. Flanders of Chemical Road, Warner, New Hampshire 03278, being first duly sworn, do depose and say as follows:

1. Reference is made to the Estates of Ernest J. Flanders, Merrimack County Registry of Probate Docket No. 89-653, and Amy Flanders, Merrimack County Registry of Probate Docket No. 88-531.

2. Reference is also made to the following deeds:

A. John L. Croto to Ernest J. Flanders dated November 25, 1944 and recorded in the Merrimack County Registry of Deeds at Book 611, Page 141;

B. Town of Warner to Amy Flanders dated October 25, 1983 and recorded at Book 1460, Page 1087;

C. Town of Warner to Amy Flanders Estate recorded at Book 1569, Page 780 and Book 1763, Page 1013.

3. I am a son of Ernest J. Flanders and Amy Flanders and have lived on the Chemical Road property (warranty deed of John L. Croto to Ernest J. Flanders at Book 611, Page 141) all my life. The original tract was subdivided in accordance with a plan prepared by Arthur F. Siciliano to be recorded in the Merrimack County Registry of Deeds. Said subdivision was approved by the Town of Warner Planning Board on April 3, 1989.

4. The purpose of this affidavit is to recite from my personal knowledge the existence of homestead rights as they affect each of the three lots which were subdivided from the original Croto to Flanders lot.

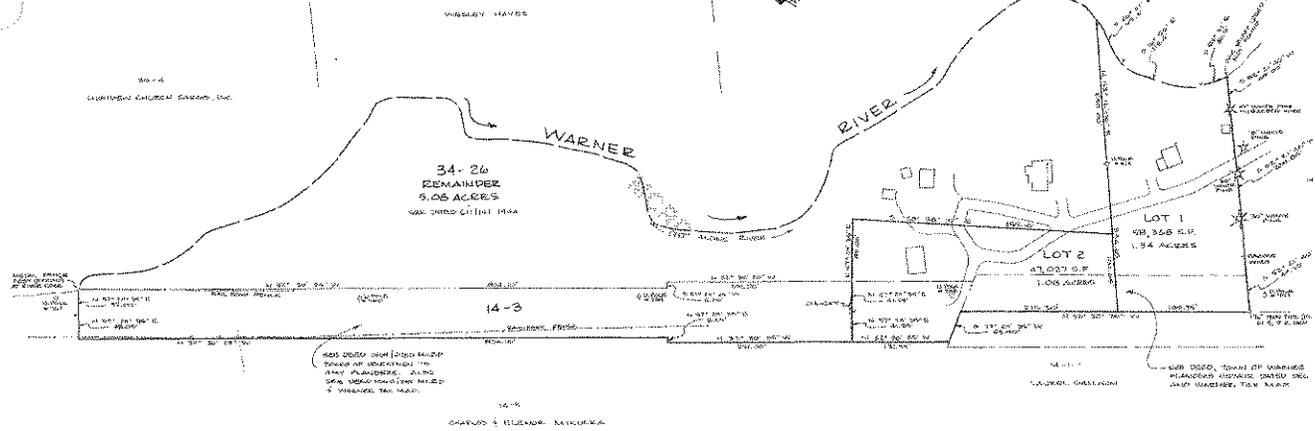
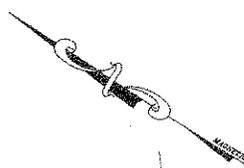
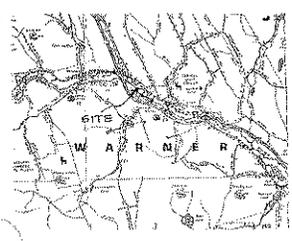
A. Lot 1 of said plan is owned and occupied by John H. Willey and Mabel E. Willey as their homestead. It is the only portion of the original tract which constitutes their homestead.

B. Lot 2 is owned and occupied by William L. Merrill and Bonnie L. Merrill as their homestead. It is the only portion of the original tract which constitutes their homestead.

C. Lot 3 is owned and occupied by David H. Flanders and Virginia Flanders as their homestead. It is also occupied (but not owned) by my brother, Paul J. Flanders, as his original homestead. He is now and always has been unmarried. It is the only portion of the original tract which constitutes the homestead of David H. Flanders, Virginia Flanders, and Paul J. Flanders.

D. No other heir at law of Amy Flanders or Ernest John

Abstract: *Kate L. Amy, Register*



"THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE PART OF THIS PLAN AND APPROVED ON THIS DATE IS CONSIDERED TO BE COMPLIANT WITH ALL OF THE REGULATIONS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VIOLATIONS THE INFRACTIONS HAVE BEEN WAIVED BY THE TOWN AND ATTACHED HERETO."

APPROVED: *Arthur F. Siciliano Jr.* DATE: *11/1/88*

SUBDIVISION PLAN

for
The Estate of Amy F
Off Chemical Road
Warner, N.H. Merrimack Co

Topo & Transit Survey
Scale: 1" = 60'
November



Arthur F. Siciliano Jr.
LAND SURVEYOR
SENIOR CORNER, WORTH BROTHERS
North Weare Village, Weare,

PROPERTY RECORD *Delete*

MAP NO. <u>14</u>	LOT NO. <u>4</u>	LOCATION <u>Chemical Road</u>	SIZE <u>1200'-3Ac.</u>		
NAME OF OWNER		ADDRESS	DATE	BOOK	PAGE
New Hampshire, State of		<i>Gallison - back ab</i>			
		<i>check tax map</i>			
Flanders Amy Est.			12/88	1763	1013
This parcel deleted....a portion is shown in the Gallison deed and the balance of this portion of the RR bed should be to Flanders property					

ASSESSMENT RECORD

ITEMS	19 <i>75</i>	19 <i>90</i>	19	19	19	19	19
LAND							
BLDGS							
TOTAL							

PROPERTY RECORD *Hold in limbo*

MAP NO. <u>14</u>	LOT NO. <u>3</u>	LOCATION Chemical Road <i>I 89</i>	SIZE <u>1720'-3Ac.</u>		
NAME OF OWNER		ADDRESS	DATE	BOOK	PAGE
New England Telephone & Telegraph Company					
TOWN OF WARNER		By tax collector	84		
FLANDERS, Amy		by deed 5/17			

ASSESSMENT RECORD

ITEMS	19 <i>75</i>	19 <i>76</i>	19 <i>77</i>	19 <i>78</i>	19 <i>80</i>	19	19
LAND							
BLDGS							
TOTAL							