

Richard S. Holmes  
Kathleen K. Holmes  
PO Box 1761  
Derry, NH 03038

December 13, 2021,

RE: Tyler McIver, Owner/Operator of Tyler Lawn Care Care, Establishing a full service landscaping company on Rt. 103 West. Map 16-Lot 61. R-2 (Medium Residential Density District) and located in the Melvin Mills Historical District of Warner.

Town of Warner Planning Board:

I, Richard S. Holmes - Owner of 8 Bagley Hill Rd, Bradford, NH, is writing to you about Tyler McIver's new site plans. I have review the site plans and the application that was filed. Tyler McIver does NOT have 529' of road frontage on Bagley Hill Rd as he stated on his site plan review application to the Town of Warner.

According to the new site plans, Tyler is planning a new driveway for the entrance into his property that is actually a residential property know as R-2 area and building a commercial building with the knowledge of using the property as a commercial business.

To begin with. Tyer McIver has been filling in for his new driveway with yard waste from his clients long before the site plan was available for review. The area of where the fill that was already dumped, is where the historical wall ends and is less than the 25' requirement for driveways.

After reviewing the Town's Zoning set back reference chart for a C-1 and the Driveway regulations. Tyler McIver needs to utilize Route 103 for access of his property.

According to the Town of Warner's Zoning chart. C-1 needs a min. of 200' of road frontage. Lot 61 of Map 16 only has 121.91 of road frontage on Bagley Hill Rd., according to the documents filed on Aug 12 of 1991 at 11:45AM under the number of 12154, that Tyler plans to use for entry for his business. The rest of his frontage that is over 400' is on Route 103.

According to the Town of Warner in the Driveway Regulations. The Driveway has to be

about 50' or more away from any intersection and 25' or more from the abutters property. The rest is the inadequate drainage problems under his proposed driveway that will block runoff from the hill above. Then the FIRE regulations for his proposed driveway and storage of lawn chemicals and vehicles, including the 911 calls is not adequate for them either. There are not any fire hydrants in the area and becomes a hazard in the area because of the size of the building.

Please Note: His application is Wrong.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard S. Holmes", written in black ink. The signature is fluid and extends to the right with a long horizontal stroke.

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Richard S. Holmes