

TOWN OF WARNER

P.O. Box 265, 5 East Main Street Warner, New Hampshire 03278-0059 Land Use Office: (603)456-2298 ex. 7 Email: landuse@warnernh.gov

Zoning Board of Adjustment AGENDA

Wednesday, February 14, 2024 Town Hall Lower Meeting Room 7:00 PM

Join Zoom Meeting: https://us02web.zoom.us/i/84102051310 Meeting ID: 841 0205 1310 Passcode: 1234

I. OPEN MEETING and ROLL CALL

II. NEW BUSINESS

The board will determine which type of appeal, as defined in TABLE 1 Use Regulations of the ordinances, best fits a truck upfitter/tow truck assembly business.

A. Application for a Special Exception

Case:2024-01Applicant:Paul FasoliAgent:Paul FasoliProperty Owner:Paul and Cassandra FusoliAddress:130 Couchtown RoadMap/Lot:Map 11, Lot 40District:R3Description:Truck upfitter and tow truck assembly. Seeking a Special Exception to TABLE 1 Retailand Services, Section 15, Miscellaneous Business Repair Services of the Warner ZoningOrdinance. As recommended by the Planning Board.

B. Application for a Variance

Case: 2024-02 Applicant: Paul Fasoli Agent: Paul Fasoli Property Owner: Paul and Cassandra Fusoli Address: 130 Couchtown Road Map/Lot: Map 11, Lot 40 District: R3 Description: Truck upfitter and tow truck asse

Description: Truck upfitter and tow truck assembly. Seeking a Variance to the terms of TABLE 1 Retail and Services, Section 14 Auto Repair, Auto Service Station or Garage of the Warner Zoning Ordinance. As recommended by the Land Use Office.

C. UNFINISHED BUSINESS

- **A.** Consider application additions and checklist changes. <u>Variance</u>, <u>Special Exception</u>, <u>Equitable</u> <u>Waiver</u>, <u>Appeal from an Administrative Decision</u>.
- D. REVIEW OF MINUTES OF PREVIOUS MEETING January 10, 2024 (partial)

E. COMMUNICATIONS AND MISCELLANEOUS

- A. Court Decision McLennand vs. Town of Warner
- B. Complaint to Superior Court Gaffney and DeFabrizio vs. Town of Warner

F. ADJOURNMENT (Motion, Second, Vote)

Note: Zoning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.

All interested parties are invited to attend. Correspondence must be received by Noon on the day of the meeting.

Paul Fasoli

Map 11, Lot 40

130 Couchtown Road

Special Exception and Variance Application

Board to determine which use best defines

the business and which application is

acceptable.

Hi Janice,

At the request of the chair I'm writing to summarize the Planning Board's reasoning regarding its referral to the ZBA of Paul Fasoli's application for 130 Couchtown Rd.

After a discussion with Mr. Fasoli about the nature of his proposed use, we determined that the best fit in the ordinance was #15 in the Retail and Services section of the use table, titled Miscellaneous business repair services.

In coming to this conclusion we passed over alternative fits we didn't feel were quite appropriate to the self-contained, minimally obtrusive nature of his business.

While his proposal is automotive work, unlike in #14 of the same section (Automotive repair, automobile service station or garage), Mr. Fasoli's business does not envision multiple vehicles being parked outdoors, nor would customers be coming and going from the property so their vehicles can be serviced.

While his proposal could potentially be considered under #9 under the Wholesale, Transportation and Industrial use table (Light Industrial Firms . . . etc.), we felt that because no employees would be coming and going, nor would industrial shipping pickups and deliveries be involved, this was not analogous.

David Bates



exclusively for residential, educational, recreational or other uses not normally associated with worship. Includes churches, chapels, cathedrals, temples, and similar designations. (*Concord, Pa.*)

religious retreat (See retreat, religious)

relocate To move to another portion of a lot or to a different lot. (*Wood River, III.*)

relocation (See also structure, moved) Any repositioning of a building on its site or moving it to another site. (Champaign, Ill.)

remediation (See also mitigation) The action or measures taken, or to be taken, to lessen, clean-up, remove, or mitigate the existence of hazardous materials existing on the property to such standards, specifications, or requirements as may be established or required by federal, state, or county statute, rule, or regulation. (Jefferson County, Colo.)

■ remodel (See also addition; alteration; maintenance; rehabilitation; repair) Any improvement to the exterior or interior of a building that requires an electrical, plumbing, or HVAC permit and that is not a structural alteration, new construction, or enlargement. (Champaign, Ill.)

As used in historic preservation, making over or rebuilding all or part of an historic structure in a way that does not necessarily preserve its historical, architectural, and cultural features and character. (*California Planning Roundtable*)

renovation (See rehabilitation)

religious institution

rent (See also lease) Any payment in whole or part cash made in exchange for the human habitation or occupation of a building or dwelling unit. (Woodside, Calif.)

rent, fair-market (See fair-market rent)

■ rentable unit A separate room or rooms for sleeping accommodations let, rented, or leased as a unit by the room or suite, except that in the case of sleeping accommodations let or rented by the bed, a rentable unit shall be two beds. (*Hawaii County, Hawaii*)

repair (See also rehabilitation; remodel) Any change that does not require a building permit, that is not construction, relocation, or alteration. (Champaign, Ill.)

■ repair, major The repair or replacement of nonbearing walls, fixtures, wiring, roof, or plumbing which exceeds 20 percent of the replacement value of the building or structure. (*Champaign, Ill.*)

repair, minor The repair or replacement of nonbearing walls, fixtures, wiring, roof, or plumbing to an extent not exceeding 20 percent of the replacement value of the building or structure. (Champaign, Ill.)

E repair services Establishments primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types. Typical uses include appliance repair shops, shoe repair, watch or jewelry repair shops, or repair of musical instruments. (*Blacksburg, Va.*) ■ replacement value The current construction cost for replacement of an existing building, structure, or portion thereof, including accessory facilities and other parts of an established use. (*Santa Clara County, Calif.*)

■ replat (See also plat definitions) The act of platting the lots, parcels, and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision. (Deschutes County, Ore.)

■ replat, major The reconfiguring of lots in a recorded subdivision plat that results in either the creation of four or more additional lots, deletion of four or more lots, or reconfiguring of four or more lots. (Sandy, Ore.)

■ replat, minor The reconfiguring of a portion of the lots in a recorded subdivision or partition plat that results in three or fewer lots being created, deletion of three or fewer lots, or reconfiguring of three or fewer lots. (*Sandy*, *Ore.*)

■ request for proposal (RFP) A document describing a project or services and soliciting bids for a consultant's or contractor's performance. (Wisconsin Department of Natural Resources)

■ request for qualifications (RFQ) A statement of qualifications prepared by a consultant and submitted to a community seeking assistance in a project. The RFQ should contain: contract information; a description of the form of the organization; resumes of key personnel; statement of qualifications; availability; a list of projects completed by the firm; and references (*Zephyrhills, Fla..*)

■ research activity The conduct of research, development, and testing in various fields of science, such as but not limited to chemistry, pharmacy, medicine, electricity, transportation and engineering. (*Glen Ellyn*, *Ill.*)

research and development business A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. (*San Juan Capistrano*, *Calif.*) parking area and upon which a sign may be located. (Lake Elsinore, Calif.)

That portion of a building frontage occupied by a single business tenant having a public entrance within the building frontage. (*Truckee, Calif.*)

business improvement district (See also special district) An organizing and financing mechanism used by property owners and merchants to use the city's tax collection powers to create a source of funds for economic development. (Saratoga Springs, New York)

A special district established to provide services to a business district that extend beyond the level of services provided by the local government. These services include extra maintenance, improved street lighting or beautification, promotional activities and special events. (*Grand Rapids, Mich.*)

A special assessment district in which property owners agree to have an additional charge placed on their tax bill in order to fund special activities such as capital improvements or business promotion. (*Milwaukee, Wis.*)

business incubator (See also economic A facility dedicated to the development) start-up and growth of small businesses, accomplished through management and facility support systems. For purposes of this definition, management support systems include access to professional advice, information on small business regulations, management, advertising, promotion, marketing, sales, inventory, employees, labor relations, and financial counseling. Facility support systems include clerical and reception staff, cleaning and building security, and access to copy and facsimile machines, computers, faxes, and other electronic equipment. (Galesburg, Ill.)

Retail or industrial space that is affordable to new, low-margin businesses. (California Planning Roundtable)

An area designated for the cultivation and enhancement of future businesses or business oriented developments. (Polk County, Fla.)

business license A certificate issued by the city authorizing the holder to conduct specified business activity within the city. (*Dodge City, Kans.*)

business park (See office park)

business premises The land, site, or lot at which, or from which, a business is principally conducted, including offstreet satellite parking areas or vehicle storage areas which are approved by the city as an accessory use for the business. (*Loveland*, *Colo.*)

business support services (See also commercial service) An establishment intended for the conduct or service or administration by a commercial enterprise, or offices for the conduct of professional or business service. (North Liberty, Iowa)

Services rendered to a business establishment or individual on a fee or contract basis including actuarial, advertising, credit reporting, janitorial, office or business equipment rental or leasing, photofinishing, telecommunications, window cleaning, blueprinting and photocopying, and other such services. (*Rock Hall*, *Md*.)

An establishment providing services to business establishments on a fee or contract basis, including but not limited to advertising services, business equipment and furniture sales or rental, or protective services. This term includes but is not limited to an employment agency, photocopy center, commercial photography studio, or mailing service. This term does not include maintenance, repair and office uses such as accounting, advertising, architectural design, city planning, environmental analysis, insurance, interior design, investment, landscape design, law, management consulting, title research, and real estate. (Milwaukee, Wisc.)

A subcategory of commercial land use that permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services. (California Planning Roundtable) Establishments or places of business engaged in the sale, rental, or repair of office equipment, supplies, and materials, or the provision of services used by office, professional, and service establishments.Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, as well as temporary labor services. (*Blacksburg, Va.*)

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buspool (See also carpool; vanpool) A vehicle carrying 16 or more passengers commuting on a regular basis to and from work with a fixed route, according to a fixed schedule. (Hermosa Beach, Calif.)

■ butcher shop (See also retail sales establishment, specialty) A retail store supplying meat and poultry products where meat processing is limited to making cuts of meat from pre processed carcasses. (Steamboat, Colo.)

by right (See also permitted use) Refers to uses requiring a permit with no public hearing required. (Pomfret Township, N.Y.)

A use permitted or allowed in the district involved, without review by the review board, and complies with the provisions of these zoning regulations and other applicable ordinances and regulations. (*Montrose*, Colo.)

bylaws Rules adopted by a board which govern its procedures. (*New York Planning Federation*)

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bylaws Rules adopted by a board which govern its procedures. (*New York Planning Federation*)

■ automobile parts/supply retail establishment The use of any land area for the display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles. (*Plano*, *Tex*.)

Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation. . . . Does not include tire recapping establishments. . . . or businesses dealing exclusively in used parts. . . .(*Truckee, Calif.*)

vice and sales, or installation of CB radios, car alarms, stereo equipment, or cellular telephones. (*Santa Monica*, *Calif*.)

The use of a site for the repair of automobiles, noncommercial trucks, motorcycles, motorhomes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities,



automobile parts /supply retail establishment

Stores selling new automobile parts, tires, and accessories. Does not include tire recapping establishments. (*Rancho Mirage*, *Calif.*)

automobile rental/leasing establishment Leasing or renting of automobiles, motorcycles, and light load vehicles. (*Plano, Tex.*)

Rental of automobiles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. Typical uses include auto rental agencies and taxicab dispatch areas. (*Blacksburg, Va.*)

automobile repair services establishment (See also automobile body shop; motor vehicle, general repair and service establishment) Any building, structure, improvements, or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including but not limited to body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire serbut excludes dismantling or salvage. (*Auslin, Tex.*)

A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting. (*Santa Rosa, Calif.*) automobile repair services, major (See also motor vehicle repair and services establishment, major) General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including body work, framework, welding, and major painting service. (Eagan, Minn.)

General repair, rebuilding, or reconditioning of engines, motor vehicles, trailers, including body work, frame work, welding, and major painting service. (*Hopkins*, *Minn*.)

General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, collision service, including body, frame, or fender straightening or repair, overall painting or paint job, vehicle steam cleaning. (*Robbinsdale, Minn.*)

An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building. (North Liberty, Iowa)

automobile repair services, minor

(See also motor vehicle repair and services establishment, minor) The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. Above stated is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight. (Eagan, Minn.)



automobile repair services establishment

The replacement of any part or repair of any part which does not require the removal of the engine head or pan, engine, transmission, or differential; incidental body and fender work; [and] minor painting and upholstering service when said service above stated is applied to passenger automobiles, motorcycles, snowmobiles, small engines, and trucks not exceeding 9,000 pounds rated capacity. (Hopkins, Minn.)

Minor repairs, incidental body and fender work, painting and upholstering replacement of parts and motor services to passenger automobiles and trucks not exceeding three-quarter-ton capacity. . . .(Robbinsdale, Minn.)

An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, provided it is conducted within a completely enclosed building. (North Liberty, Iowa)

■ automobile sales Storage and display for sale of more than two motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the new or used vehicle sales. Motor vehicles sales includes motor vehicle retail or wholesale sales. (*Cecil County, Md.*)

The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a zoning lot, and any warranty repair work and other repair service conducted as an accessory use. (*Schaumburg*, *Ill.*)

■ automobile sales lot Premises on which new or used passenger automobiles, trailers, mobile homes, or trucks in operating condition are displayed in the open for sale or trade. (*Belmont, Calif.*)

Any such lot where vehicles are sold. Vehicles on these lots must be able to pass state vehicle inspection requirements. (*Pine Bluff, Ark.*)

automobile service station (See also gas station; oil change facility) That portion

of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Accessory activities may include automotive repair and maintenance, car wash service, and food sales. (North Liberty, Iowa)

An establishment where gasoline and other petroleum products are sold as the principal use of the property. Light maintenance activities such as engine tune-ups, lubrication, and minor repairs may also be provided if incidental to such principal use. Service stations do not include premises where retail sales space exceeds 25 percent of the total building area or 500 square feet of gross floor area, whichever is less. Service stations do not include premises where heavy automobile maintenance activities, such as engine overhauls, automobile painting, and body work, are conducted. (Richfield, Minn.)

Any commercial building or structure, premises or other place used to supply motor fuels (including alternative fuels such as natural gas or hydrogen), lubricants, tires, batteries, and other small accessories to motor vehicles, and where repair work is not done. Automobile maintenance is permitted in conjunction with a service station. (*Clark County*, *Nev.*)

Any building, structure or land used primarily for the dispersal, sale, or offering for sale of automotive fuels, oils automobile repair services establishment

automobiles and replacement or installation of minor parts and accessories, but not including major repair work, such as motor replacement or rebuilding, body and fender repair, or painting. (Danville, N.Y.)

Any place where motor vehicle fuel is sold and dispensed as either a principal or incidental activity or where car washing services are sold. Where the sale and dispensing of vehicle fuel is the principal activity, accessory activities may include the retail sale of lubricants, tires, batteries, motor vehicle accessories and supplies, including minor installation services or repairs customarily incidental thereto. (*Santa Rosa, Calif.*)

automobile services establishment apron A hard surface work area in front of an automotive service station or automotive repair facility, which extends one vehicle length from the interior service bay, or an area equivalent to the total area of the interior service bays, immediately adjacent to the front of the establishment. (*Sedona, Ariz.*)

■ automobile wrecking yard (See also wrecking yard) The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts. (Santa Rosa, Calif.)

The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts. The



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	on Fee	Notification Fee	
Residential	\$50.00	Abutter Notification x	\$8.00
Commercial	\$100.00	Newspaper Notification	\$60.00

* 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: Paul Fasol.		Date: 1-29-24
Applicant Mailing Address: 130 Couchtown Ad		
Town: Warner	State: NH	Zip: 03278
Telephone Primary: 774-266-05-41	Alternate:	
Owner of Property Information		
Name of Owner: Same as above		Date:
Owner Mailing Address:		
Town:	State:	Zip:
Telephone Primary:	Alternate:	
Location and Description of Property		
Map #: // Lot #: 40 Zoning Dist	trict: R-3	
Address: 130 Couchtown Rd Warner	NH 032	78
Proposed Use:		
Business - Truck upfitter, Tow Truck as	ssembly	
Details of Request: Please feel free to include additional info the name of applicant and date on each sheet. (indicate numb	per of sheets attach	ed)
I recieve Trucks as a cab + Chassis and,	T work will	Track body including the business and am not
I recieve Trucks as a cab + Chassis and, all hydraulics/wiring/frame attachment open to Public and currently only owner	oferntor wit	h no employess

Applicant's Checklist

Have	-	Item		e Office ds
Yes	No		Yes	No
\checkmark		Complete and sign, the proper application for the type of appeal (request).	V	
\checkmark		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.	\checkmark	
\checkmark		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)	NA	
\checkmark		 Plans shall include: Clearly indicate where the site is located (locus map) and what is proposed drawn to scale. 	\checkmark	
\checkmark		 Show for the "lot of record" the boundary lines with footage on all sides. 	V	
\checkmark		 A copy of the lot's deed (to verify Owner). 	V	
\checkmark		Name of the road the lot fronts on.	\checkmark	
\checkmark		 Include all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from abutting property line, drawn to scale. 	\checkmark	
\checkmark		• For a proposed structure, include all of the above a floor plan with dimensions, (length, width, and height).	v no hetd	ht
		The applicant has paid fees (see application for specific fees). Check made out to the Town of Warner .	V	
\checkmark		Application must be received 15 days prior to the next ZBA meeting.	V	
\checkmark		All property owners must sign the application.	V	
NA		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable)	nla	

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

The undersigned hereby requests a SPECIAL EXCEPTION to the terms of:
Article: Retail are Services, Section: #15 Misc business refair of the Warner Zoning Ordinance Table 1 Services
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 <u>must</u> 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: The use is Mechanical M nature but no Auto relair will be performed Cex. angine rebuilds) This we is strictly assembling of new Trucks
B. The requested use is essential or desirable to the public convenience or welfare: I will be frowing new Trucks for the Community businesses to fotentially buy to use for the Public services. I can support local businesses that offer similar services as a subcontractor
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: IM NOT offen to the fublic so there is no foot traffice or VE hicle Traffic added, all business achivities will be performed in side the proposed structure, I only work on I Truck of a time so no storage of multiple trucks outside
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:

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

Au	thorization from Owner(s):		
1.	I (We) hereby designate par I Fusoli appear and present said application before the Wa	rner Zoning Board of A	to serve as my (our) agent and to Adjustment [Zoning Board].
2.	By submitting this application I (We) hereby author without further notice. I (We) further understand the schedule a Site Visit, which will be duly posted.		
3.	I (We) understand that the Zoning Board will review for review. The applicant shall pay for such a review		and/or may send the application/plan out
	To the best of my (our) knowledge, the information of Warner Zoning Ordinance and other land use re regulations which may apply. gnature of Owner(s): Van Merce Camandra Farah	provided herein is acc egulations of the Tow	n and other applicable state and federal
_	Camanden Finali		Date: 1/29/2024
_	gnature of Applicant(s), if different from Owner:		Date: Date:
_	Paul Fasoli information Ensolition		
_(assandra Fasoli		
	For Zoning Board	of Adjustment Use 0	Dnly
A	ssigned Case #: 2024-01		
Da	ate Received at Land Use Office: Jan 30, o	2024	
	eceived by: Judy Hogers		
Ar	nount: Cash:	Check #:	Other:
At	outters' List Received:	Yes	No
Da	te of Review: 2/14/24 Date of Hearing:	2114/24	Date Approved:

Ϊ

SK= H/ 227 TOLL FREE 1-800-225-6643 / FAX 1-800-225-3397 370' 10 BASIN STREET, CONCORD, NH 03301 values Aruchue 40%80 House - 42×27 Barn - 45×23 Porch - 15×15 603-225-2047 / FAX 603-226-3397 100/ 151 Couch town B d sign shack-42-30 Sheek Ø www.cohensteel.com Pro los Onive ,ost house 80 Bar MEN STEEL -,56 Parton 945 022 18' walts 25' Peak <= H TOLL FREE 1-800-225-6643 / FAX 1-800-225-3397 10 BASIN STREET, CONCORD, NH 03301 80 603-225-2047 / FAX 603-226-3397 Your Steel Supermarket Proposed Structure www.cohensteel.com HXH CON UP Ch HEN STEEL 8×8 P machine man down man down 8 COON 1

EFiled 202100024542 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register BK: 3759 PG: 2964, 9/22/2021 12:16 PM LCHIP \$25.00 TRANSFER TAX \$5,625.00 RECORDING \$14.00 SURCHARGE \$2.00

> Return to: Cassandra Fasoli and Paul Fasoli, III 130 Couchtown Road Warner, NH 03278

TT: \$5,625.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Marian A. Rogers, A widow, Trustee of the Marian A. Rogers Living Trust, of 130 Couchtown Road, Warner, NH 03278, for consideration paid grant(s) to Cassandra Fasoli and Paul Fasoli, III, Wife and Husband, of 438 Williams Street, Mansfield, MA 02048, As Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land situated in the Town of Warner, County of Merrimack and State of New Hampshire, shown on a plan entitled "Lot Line Adjustment Plan prepared for Philip and Marion Rogers, Couch-town Road, Warner, New Hampshire" prepared by Jeffrey A. Evans, Land Consult-ant, dated October 2001, and recorded in the Merrimack County Registry of Deeds as Plan No. 15690 and designated as a "Portion of Tax Map 11, Lot 42-5 to be con-veyed from Marion Rogers to Tax Map 11 Lot 40, Philip & Marion Rogers," and as "Map 11 Lot 40" said lots to be merged and described as follows, to wit:

Beginning at a point on the Easterly side of Couchtown Road, being the northwest corner of the property described herein;

Thence S 10° 52' 37" East a distance of 250.19 feet to a stone wall at the north-west corner of the property designated on said plan as Map 11, Lot 42-5 now of Keith M. Rogers; thence N 79° 29' 15" East, a distance of 330.00 feet; Thence S 42° 08' 54" East, a distance of 537.61 feet; Thence S 07° 01' 31" East, a distance of 174 .43 feet; Thence running along land now or formerly of Jeffrey R. Laberge N 48° 29' 15" East, a distance of 1,291.84 feet; Thence N 12° 15' 00" West, a distance of 250.00 feet; Thence turning and running in a southwesterly direction the following courses and distances:

S 77° 22' 15" West, a distance of 889.15 feet; S 82° 40' 00" West, a distance of 24.42 feet; S 75° 09' 00" West, a distance of 13.34 feet; S 79° 07' 00" West, a distance of 102.23 feet; S 79° 28' 00" West, a distance of 346.22 feet; S 79° 30' 00" West, a distance of 327 feet, more or less, to the point of beginning.

Meaning and intending to describe and convey hereby a portion of the same prem-ises conveyed to the said Marian A. Rogers by Fiduciary Deed of Marian Rogers and Sarah Colby, co-executrices of the Estate of Gladys Mock dated January 16, 1987 and recorded in the Merrimack County Registry of Deeds at Book 1624, Page 25 and all and the same premises conveyed to the

RE: 2021-1329

said Philip A. Rogers and Mar-ion A. Rogers by Warranty Deed of Kirk W. Mock and Gladys A. Mock recorded at Book 1095, Page 231.

The two parcels of land referred to in the above description and in the foregoing ti-tle reference paragraph are merged into one lot pursuant to order of the Town of Warner Planning Board.

Also meaning and intending to describe and convey hereby all and the same prem-ises conveyed to the said Philip A. Rogers and Marian A. Rogers by Warranty Deed of Philip A. Rogers and Marian A. Rogers dated June 25, 2002 and recorded in the Merrimack County Registry of Deeds at Book 2384, Page 712. The said Marian A. Rogers derives sole title in the premises having survived Philip A. Rogers.

Marian A. Rogers, A widow, Trustee of the Marian A. Rogers Living Trust, Duly authorized and executed trustee's Certificate containing language set forth in NH RSA 564-A:7 and showing that the Marian A. Rogers Living Trust is in full force and effect and has not been amended, terminated, revoked or expired, and identifying all of the present Trustees thereof and establishing that the Trustee(s) are duly authorized by the beneficiaries and in accordance with the terms of said Trust to sell the proposed insured premises to the proposed purchaser.

Meaning and intending to describe and convey the same premises conveyed to Marian A. Rogers, Trustee of the Marian A. Rogers Living Trust by virtue of a deed dated January 11, 2019 and recorded with the Merrimack County Registry of Deeds on January 11, 2019 at Book 3619, Page 2873.. Recorded: 01/11/2019

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 21st day of September, 2021.

Preden

Marian A. Rogers, Individually and as Trustee of the Marian A. Rogers Living Trust

State of New Hampshire County of Rockingham

September 21, 2021

Then personally appeared before me on this 21st day of September, 2021, the said Marian A. Rogers, Trustee of the Marian A. Rogers Living Trust and acknowledged the foregoing to be his/her/their voluntary act and deed......

ARTIA B. ARMAN manz HIRE Notary Public/Justice of the Peace C S OF NEW HAMPIN Commission expiration: NEW HR

RE: 2021-1329



TOWN OF WARNER

P.O. Box 265, 5 East Main Street Warner, New Hampshire 03278-0059 Land Use Office: (603)456-2298 ex. 7 Email: landuse@warnernh.gov

ABUTTER'S NOTICE OF PUBLIC HEARING

Zoning Board of Adjustment Meeting

Town Hall Lower Meeting Room and via Zoom February 14, 2024 7:00 PM

Join Zoom Meeting: https://us02web.zoom.us/j/84102051310

Meeting ID: 84102051310 Passcode: 1234

The Town of Warner Zoning Board of Adjustment has received an application. The ZBA will hold a Public Hearing on the request in accordance with NH RSA 675:7. Notification of this hearing is being made to abutters as defined in the application. The hearing will give you the opportunity to look at the proposal, ask questions and make comments. The application will be available the Thursday before the meeting, online at <u>https://warner.nh.us</u> on the Planning Board web page, accessible under the "Cases" icon.

Written comments will be made a part of the record of the meeting and must be received by 12:00 PM noon on the day of the meeting Wednesday, <u>February 14, 2024</u>, mailed, emailed or delivered to the address above.

The board will determine which type of appeal, as defined in TABLE 1 Use Regulations of the ordinances, best fits a truck upfitter/tow truck assembly business.

A. Application for a Special Exception

Case:2024-01Applicant:Paul FasoliAgent:Paul FasoliProperty Owner:Paul and Cassandra FusoliAddress:130 Couchtown RoadMap/Lot:Map 11, Lot 40District:R3Description:Truck upfitter and tow truck assert

Description: Truck upfitter and tow truck assembly. Seeking a Special Exception to TABLE 1 Retail and Services, Section 15, Miscellaneous Business Repair Services of the Warner Zoning Ordinance. As recommended by the Planning Board.

B. Application for a Variance

Case:2024-02Applicant:Paul FasoliAgent:Paul FasoliProperty Owner:Paul and Cassandra FusoliAddress:130 Couchtown RoadMap/Lot:Map 11, Lot 40District:R3

Description: Truck upfitter and tow truck assembly. Seeking a Variance to the terms of TABLE 1 Retail and Services, Section 14 Auto Repair, Auto Service Station or Garage of the Warner Zoning Ordinance. As recommended by the Land Use Office.

Note: Zoning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.

Town of Warner Abutter's Notice Page - 1

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.

Мар	Name:
Lot	Address:
Мар	Name:
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see attaches abuttas list

15-059 IVEI administrative information parcel number 15-059	IVERSON, BARBARA FORMATION OWNERSHIP IVERSON, BARE 160 COUCHTOWN MARNER, NH 02	ARBARA L. ownership iverson, barbara l. 160 couchtown road marner, nh 03278	L.	COUCHTO Tax ID 000152	COUCHTOWN ROAD 160 Tax ID 000152 Date	AD 160 of ownership	Printed 01/29	Printed 01/29/2024 card No. 1	of 1	101
Parent Parcel Number Property Address COUCHTOWN ROAD 160 Neighborhood #19 19 NEIGHBORHOOD #19					10/28/2004	D04 SWAN, WOODBURY D Bk/Pg: 2715,	BURY D. & BARBARA 2715, 1473	ARA L.	\$	
Property Class 101 One Family TAXING DISTRICT INFORMATION JULISGICLION 219 WARN	VTION WARNER, NH	RE	RESIDENTIA	TIAL	VALITATION	RECORD				
ing Number		Assessment Year	04/01/2015	04/01/2015		04/01/2019	04/01/2020	04/01/2020	04/01/2020	
		Reason for Change	je 2015 PRELIM	2015 Reval	CU Rate Adj	CU Rate Adj	2020 Prelim	2020 Reval		
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)59-1 KU administrative information 059-1	Parent Parcel Number Property Address COUCHTOWN ROAD 148 Neighborhood 19 NEIGHBORHOOD #19	Property Class 101 One Family TAXING DISTRICT INFORMATION Jurisdiction 219 WARNI	Routing Number 2015			Site Description pography: [ling	Public Utilities:	br Road:	Zoning: R3-Low Density Res 1 Homesite Im Legal Acres: 5.0300 5.0300 GeneRAL Ge	
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Supplemental Cards TOTAL LAND VALUE

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15-060

ADMINISTRATIVE INFORMATION PARCEL NUMBER

Parent Parcel Number 15-060

WARNER, NH TAXING DISTRICT INFORMATION 19 NEIGHBORHOOD #19 Jurisdiction 219 Property Address COUCHTOWN ROAD 133 Property Class 101 One Family Neighborhood

Routing Number 2015

219

Area

COURTNEY J. ROGERS 133 COUCHTOWN ROAD WARNER, NH 03278 ROGERS, KALVIN OWNERSHIP

TRANSFER OF OWNERSHIP COUCHTOWN ROAD 133 Tax ID 000153

l jo Printed 01/29/2024 card No. 1

Date

20	JOSEPH BOURKE & DEBORAH CALLAS	\$47400
	860	
	ROGERS, KALVIN	\$ 0
	Bk/Pg: 3273, 141	

RESIDENTIAL

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-or- Depth Factor	Rt	ating il ID	Measured Acreage		Prod. Factor -or-					
			-10-							

Public Utilities: Water, Sewer, Electric

Street or Road: Paved

Site Description

Topography:

Rolling

Land Type	Frontage	Actual Effective Frontage Frontage	EITECTIVE Depth 2	-or- Square Feet	Base Rate	Adjusted Rate	Value		Influence Factor	Value
1 Homesite Improved		1.0000		1.00	70000.00				-10% a -10%	
2 Homesite Improved	4	1.0000		0.00	5000.00					SV
3 Pine No Stewardship	4	1.0000		1.00	157.00			160 R	-25%	
4 Excess Frontage	4	12.0000		1.00	2500.00			1 0000	-10%	
5 Pine No Stewardship	4	12.0000		1.00	157.00			1880 R	-25%	
6 EXCESS REAR	4	2.5000		1.00	1500.00			3750		
7 Pine No Stewardship	4	2,5000		1.00	157.00			390 R	-25%	
8 EXCESS REAR	4	30,0000		1.00	1500.00			5000 1	-20%	
9 Hardwood No Stewardship	4	30.0000		1.00	76.00			2280		
10 EXCESS REAR		17.0000		1.00	1500.00			5500		
11 Other Forest No Stewardship	4	17.0000		1.00	51.00			870		
12 EXCESS WASTE		12.0000		1.00	500.00	500.00		6000		
13 CU Unproductive	4	12.0000		1.00	23.00			280		

B: BUILDING = HEATS W/ WOOD ONLY, HRDW ON 1ST EXCEPT FOR KITCHEN, SMALL LOFT AREA UPSTAIRS DID NOT COUNT AS ROOM L: LAND = LONG DRIVEWAY RIGHT OF WAY GRANTED TO PHIL AND MARIAN ROGERS MCRD BOOK 3192 PAGE 1220 FOR MAP 15 LOT 33 LOT LINE ADJUSTMENT WITH BOURKE 11/17/2015 PLAN FLOODPLAIN CU: Current Use FLD:

NO. 20160000362 RECORDED IN MCRD. PUID: ADDED 30X32 NEW ADDITION = ATTACHED GARAGE ADJ DWL TO 95% COMP, ADJ THE BATHRM & BEDRM COUNTS 4/6/10 RE

Supplemental Cards MEASURED ACREAGE

75.5000

159950

Supplemental Cards TRUE TAX VALUE Supplemental Cards TOTAL LAND VALUE

61950

11-051 COL ADMINISTRATIVE INFORMATION PARCEL NUMBER 11-051	COURSER JR FAMILY TRUST FR INFORMATION OWNERSHIP COURSER JR FAMILY TRUST FRED 1 374 SCHOODAC ROAD WATNEY, NH 03278	R FAMILY TRUST FF ownership courser jr family trust fred 374 schoodac road matney, nh 03278	RUST FRED W	Tax ID 000	SCHOOD, 28 Transfer	SCHOODAC ROAD 328 Transfer of ownership date	Printed 01/29	Printed 01/29/2024 Card No. 1	I jo	100
Property Address SchoodAC RoAD					04/30/2008		COURSER JR MARITAL TRUST, Bk/Pg: 3062, 1048	, F. W	0	
NEIGHBORHOOD #17 17 NEIGHBORHOOD #17 Property Class 100 Res Vacant Lot TAXING DISTRICT INFORMATION	17 MATTION	RF	RESIDENT	ITIAI						
Jurisdiction 219 Area 219	WARNER, NH		4		VALUATION	RECORD				
ing Number		Assessment Year	04/01/2015	04/01/2015	04/01/2018	04/01/2019	04/01/2020	04/01/2020	tion when he we the	
		Reason for Change	je 2015 PRELIM	2015 Reval	CU Rate Adj	CU Rate Adj	2020 Prelim	2020 Reval	MOLASHEEL	
		VALUATION	L 231500	231500	231500	231500	267500	267500	267500	
		101101	23150	231500	231500	231500	267500	267500	267500	
Site Description		VALUATION	1426	14180	16810	17030	15970	15970	15970	
Topography: Rolling		Assessed/ use	в 0 Т 14260	0 14180	16810	17030	15970	015970	15970	
Public Utilities:				LIAND	D DATA AND	CALCULATIONS	r0			
Street or Road:		Rating Soil ID	Measured Table	Prod. Factor						
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Zonina:	3	STOILOTT	rontage	oduate re	NALE			ractor		
zoning: R3-Low Density Res Legal Acres:	1 Homesite Vacant 2 Pine No Stewardship 3 Evress Frontane		2.0000 2.0000	1.00	25000.03 157.00 2500.00	25000.03 157.00 2500.00	50000 310 R -	-25%	201	50000 230 22500
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	EXCESS WASTE			1.00	500.00	500.00	4	-	395	39500
	10 Hardwood No Stewardship 11 EXCESS REAR			1.00	1500.00	72.00	5690 R -	-25%	42	4270
				1.00	44.00	44.00	ы	-25%		330
	13 EXCESS WASTE 14 CU Unproductive		11.0000	1.00	23.00	23.00	2500 250 R -	-25%	5	5500 190
FLD: FLOODPLAIN ISO8: 2008 Invalid Sale / TRUST	/ TRUST		Supplemen	Supplemental Cards			Sup	Supplemental Cards		
L: LAND / FF=7050' CONSERVATION EASEMENT BOOK 2785 PAGE	OOK 2785 PAGE		MEASURED ACREAGE		201.0000		TRU	TRUE TAX VALUE	267500	000
1765 6/10/05 7/22/03 REC ADDED TO ALL CU CATERGORIES	L CU CATERGORIES									

FLD: FLOOPPLAIN ISO8: 2008 Invalid Sale / TRUST L: LAND / FF=7050' CONSERVATION EASEMENT BOOK 2785 PAGE 1765 6/10/05 7/22/03 REC ADDED TO ALL CU CATERGORIES

Supplemental Cards TOTAL LAND VALUE

11-041 WAMSER, SHAWN C Administrative information ownership parcel number 11-041 108 COUCHTO	HAWN C ownership wamser, shawn c shannon wamser 108 couchtown road		COUCHTOV Tax ID 000965	COUCHTOWN ROAD 108 Tax ID 000965 TRANSFER OF OWNER Date	0 108 ^e ownership	Printed 01/29/	Printed 01/29/2024 card No. 1	101 ^{of} 1
Parent Parcel Number Property Address COUCHTOWN ROAD 108 Neighborhood 19 NEIGHBORHOOD #19	WARNER, NH 03278			06/23/2017 03/02/2012 04/24/2007	DAVIS, CHRISTOPHE BK/Pg: 3560, WEHR, ZACHARY B BK/Pg: 3300, HANWELL, &, WENDY HANWELL, &, WENDY	CHRISTOPHER EDWARD Pg: 3560, 808 ACHARY B Pg: 3300, 1186 & & WENDY Pg: 3200, 226 Pg: 2382, 226		\$211000 \$211000 \$240000
Property Class 101 One Family TAXING DISTRICT INFORMATION Jurisdiction 219 WARNER, NH	RESI	IDENTIA	TAL	04/12/2001	LAPLACA, EMMY E BK/Pg: 2254	MY E 2254, 1234		\$126000
219				VALUATION RE	RECORD			
Routing Number 2015	Assessment Year	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	04/01/2020	Worksheet
	Reason for Change	2010 Reval	2015 PRELIM	2015 Reval		2020 Prelim	2020 Reval	
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		211410	218030	218030	218610	226650	226650	226650
Site Description	VALUATION L Assessed/Use B	58350 153060	63350 154680	63350 154680	63350	73350	73350	73350
Topography: Rolling		211410	218030	218030	218610	226650	226650	226650
			LAND	DATA AND	CALCULATIONS			
Mater, Sewer, Stectifs Street or Road:	5u	Measured Table	Prod. Factor					
Paved Net ethorhood -	SOLL ID AC- -OF- Actual Ef-	Acreage -or- Effective Effective	-or- Depth Factor				Inner	
Nerginotiout:	Frontage	Frontage Depth	Squa	Rate Rate	te Value		Factor	Value
Zoning: R3-Low Density Res 1 Homesite Improved Legal Acres: 1.6700		1.6700	1.00	43922.16 439	43922,16	73350		7350
		Supplemental Car MEASURED ACREAGE	Supplemental Cards MEASURED ACREAGE	1.6700		Supp) TRUE	Supplemental Cards TRUE TAX VALUE	73350
SCREEN PORCH COMPLETE SCREEN PORCH COMPLETE RE20: 2020 REVALUATION:ADD 8X8 SHED. ADJ DWL FLI S01: 2001 Sale	ADJ DWL FLR CVR TYPE.							
SVI2: 2012 VALID SALE: MLS# 4071080. ORIG AP=\$240K. SOLD 226 DOM.								
The second						IQUS TOT	Supplemental Cards TOTAL LAND VALUE	73350

101												78380 2550		80930	
l jo	\$29000			Worksheet		80930 225720	306650	80930 225720 306650			Value	2 8		80	80930
Printed 01/29/2024 card No. 1				04/01/2020	2020 Reval	80930 225720	306650	80930 225720 306650			Influence Factor	5%	Supplemental Cards	TRUE TAX VALUE	Supplemental Cards TOTAL LAND VALUE
Printed 01/29/	3476, 529			04/01/2020	2020 Prelim	80930 225720	306650	80930 225720 306650				2550 0 1	đďns	TRUE	Sup TOT
N ROAD 120 Transfer of ownership Date	15 ROGERS, KEITH M BK/Pg: 3476		RECORD	04/01/2017	PICK UPS	70480 224860	295340	70480 224860 295340	CALCULATIONS		Adjusted Extended Rate Value	1500.00			
5	04/29/2015		VALUATION RECORD	04/01/2015	2015 Reval	70480 220150	290630	70480 220150 290630	LAND DATA AND		Base Rate	37500.00		3.7020	
COUCHTOW Tax ID 001371		ENTIAL		04/01/2010	2015 PRELIM	70480 220150	290630	70480 220150 290630	LP	Prod. Fact -or- Depth Fact		1.00	Supplemental Cards	MEASURED ACREAGE	
		IDEN'		04/01/2010	2010 Reval	59550 228160	287710	59550 228160 287710		Measured Table Acreage -or-	Effective Effective Frontage Depth	2.0000	Suppleme	MEASUREI	
ENDA J ownership howell, kenda j gordon j howell 120 couchtown road warner, nh 03278		RESIDI		Assessment Year	Reason for Change	VALUATION L Market B		VALUATION L Assessed/Use B T		Rating Me Soil ID A -or-	- 1				
11-042-5 HOWELL, KENDA J ADMINISTRATIVE INFORMATION OWNERSHI PARCEL NUMBER 11-042-5 Parent Parcel Number MARNER, NH	Property Address COUCHTOWN ROAD 120 Neighborhood 19 NEIGHBORHOOD #19	Property Class 101 One Family TAXING DISTRICT INFORMATION Jurisdiction 219 WARNER, NH	Area 219	Routing Number 2015				Site Description Topography:	Public Utilities:	Water, Sewer, Electric Street or Road: Paved	Neighborhood: Land Type	Zoning: R3-Low Density Res 1 Homesite Improved Legal Acres: 3.7020	G: GENERAL 2007:ADDED ADDITION AND EFP TO SKETCH	2009:ADDED GAR AND "BREEZEMAY" & SHD 2010:ADJ THE DWL TO 100%. 2015: 9/10/14 NTRN. ACTIVE ON MKT W/CONTRACT FOR \$319K PER MLSH 4364847. 200 AMP ELECTR, WELL, SEPTIC. L: LAND ADJ FOR SHAPE & SIZE L: LAND ADJ FOR SHAPE & SIZE PU17: 2017 Pickup=ADD 15'RADIUS AGP & FRONT DECK	

11-042-5-1 HAVEY &, ROBERT Administrative information Manership parcel Number 11-042-5-1 Parent Parcel Number Parent Parcel Number Parent Parcel Number	ROBERT ownership havey &, robert havey, kristine 92 couchtown road warner, nh 03278	COUCHTO Tax ID 001971	1	N ROAD 092 TRANSFER OF OWNERSHIP Date	Printed 01/29/2024 Card No.	2024 Card No.]	of 1	101
Property Address COUCHTOWN ROAD 092 Neighborhood 19 NEIGHBORHOOD #19								
Property class 101 One Family TAXING DISTRICT INFORMATION	RESIDE	ENTIAL						
219			VALUATION RE	RECORD				
Routing Number 2015	Assessment Year 04/01/2015	.5 04/01/2015	04/01/2016	04/01/2017	04/01/2020	04/01/2020	Workshoot	
	Reason for Change 2015 PRELIM	M 2015 Reval	PICK UPS	PICK DPS	2020 Prelim	2020 Reval	TOMICSICON	
		120	67280 131320			77280 163030	77280 163030	
Site Description	-		DOOCLA	05/051	77000	015042	012042	
	Assessed/Use B 126210 T 193490	0 126210 0 193490	131320 198600	131460	163030 240310	240310	163030 240310	
4		LAND	DATA AND	CALCULATIONS				
water, sewer, siectric Street or Road:		Table Prod. Factor						
Paved Neighborhood: Static Land Type	Frontage	Effective Depth Factor Depth Square Feet	Base Adju Rate Ra	Adjusted Extended Rate Value		Influence Factor	Value	
Zoning: R3-Low Density Res 2 provoce para	2.0000	1.00	37500.00 37	37500.00	75000		75000	00
	DOTC'T	00.1		00,000	0877		877	C) R
B: BUILDING PRIMARY HEATS WITH WOOD	láns	Supplemental Cards			Suppl	Supplemental Cards		
G: GENERAL 2004:2 CAR GARAGE W/LOFT. 2015: 9/10/14 NTEM. CORRECT WDK SIZE ON SIDE DWL. PUL6: 2016 FICK-UP		MEASURED ACREAGE	3.5180		TRUB	TAX VALUE	77280	0
PULT: 2017 Pickup=REMOVE 14UC FROM DET. GARAGE.								

Supplemental Cards TOTAL LAND VALUE



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 VARIANCE

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

Applicat	ion Fee	Notification Fee	e
Residential	\$50.00	Abutter Notification	x \$8.00
Commercial	\$100.00	Applicant Notification	\$60.00

* 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: faul Fason	Date: 1-29-24
Applicant Mailing Address: 130 Couch town	Rd
Town: Warn er	State: NH Zip: 03278
Telephone Primary: 774-266-054	
Owner of Property Information	
Name of Owner: Same as above	Date:
Owner Mailing Address:	
Town:	State: Zip:
Telephone Primary:	Alternate:
Location and Description of Property	
Map #: // Lot #: 40 z	Coning District: $R - 3$
Address:	
Will a Site Plan Review approval be required by the	he Planning Board? Yes No
Proposed Use:	
Business - Truck UP Fitter, 7	ow Truck assembly
Details of Request: Please feel free to include addit	ional information on separate attached pages. Be sure to put
the name of applicant and date on each sheet. (indic	ate number of sheets attached)
I recieve Trucks as a cub	t Charsi's and install TOW Truck bodies in me attachment. I work with public and currently an owner operator
including all Ascraulics/wring/f	a lise and acceptly an owner aboutor
with no employees	pullic are containing and out of any

Applicant's Checklist

Have inclu		ltem	Land Us fin	
Yes	No		Yes	- No
		Complete and sign, the proper application for the type of appeal (request).	V	
(A		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.	eisthe	ve¥6-r
\checkmark		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.	for the under	
\checkmark		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)	n/A	
\checkmark		 Plans shall include: Clearly indicate where the site is located (locus map) and what is proposed drawn to scale. 	V	
\checkmark		 Show for the "lot of record" the boundary lines with footage on all sides. 	1	
/		 A copy of the lot's deed (to verify Owner). 	Ċ	
/		Name of the road the lot fronts on.	V	
\checkmark		 Include all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from abutting property line, drawn to scale. 	\checkmark	
\checkmark		 For a proposed structure, include all of the above a floor plan with dimensions, (length, width, and height). 	noheig	n)-
		The applicant has paid fees (see application for specific fees). Check made out to the Town of Warner .	V	
\checkmark		Application must be received 15 days prior to the next ZBA meeting.	V	
/		All property owners must sign the application.	V	
/A		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable)	NA	

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

The undersigned hereby requests a VARIANCE to the terms of:

Article: retail and services, Section: 14 service station or gauge of the Warner Zoning Ordinance

For a Variance to be granted, the following five conditions must be met:

(For more information reference the Warner Zoning Ordinance Article XVII and RSA 674:33.)

Please explain in writing how your project meets each of the five (5) conditions, in the space provided on the following pages. If you do not use the space provided refer to attached pages.

The applicant seeking a variance <u>must</u> be prepared to prove these conditions at the Public Hearing. In order for the public hearing to proceed there needs to be responses to all five conditions.

The five conditions are:

- 1. Granting the variance will not be contrary to the public interest because:
- 2. By granting the variance, the spirit of the ordinance is observed because:
- 3. By granting the variance substantial justice is done because:
- 4. Granting the variance will not diminish the values of surrounding properties because:
- 5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
 - A. Meaning that owing to <u>special conditions</u> of the property that <u>distinguish it from other properties in the</u> <u>area:</u>
 - i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision on the property; **and**

ii. The proposed use is a reasonable one.

[Explain what is unique about the property that makes the specific zoning restriction unfair and unrelated to the purpose of the provision, and that it is a reasonable use]

B. Or, if the criteria in 'A' are not established, then owing to <u>special conditions</u> of the property <u>that distinguish</u> it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.

[Explain what is unique about the property that makes the specific zoning restriction unreasonable]

1. Granting the variance will not be contrary to the public interest because: This business will have little to no effect on public and little to no disturbence to the neighborhood. All business activities will be performed inside a garage. These wont be any outside storge a vehicles or parts

2. By granting the variance, the spirit of the ordinance is observed because: This is essentially a glorified Home occulation, meeting Most critiera of home occulation and sufforts the economic growth of the community with small businesses
2. Due promition the undiance substantial institution is done to
3. By granting the variance substantial justice is done because: I will be able to work from home and be clover to family as well as spent more time with family and less time commuting. I will save money not only on commuting but real estate rental costs as well
4. Granting the variance will not diminish the values of surrounding properties because:
The proposed structure is 200' from road wax making it hardly visible, all processes will be lerformed inside 50 as to not add any noise or visible disturbance

Answer - 5.A.i. and 5.A.ii. - or 5.B.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

A. Meaning that owing to <u>special conditions</u> of the property that <u>distinguish it from other properties in the area</u>:
 i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision on the property;

and the specific application of that provision on the property; I am having a hard time finding a building of structure to wark out of in the area that fits my needs and budget Jeolardizing the future of my business

and

ii. The proposed use is a reasonable one.

[Explain what is unique about the property that makes the specific zoning restriction unfair and unrelated to the purpose of the provision, and that it is a reasonable use]

I believe this is a reasonable used due to the low impret it will have on the community. The property has substantial land to rupport the structure and enought natural habitat to blend in with surrounding structures and public sights and not to diminish the character of the neighbor hood

Or, if the criteria in 'A' are not established

B. Owing to <u>special conditions</u> of the property <u>that distinguish it from other properties in the area</u>, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.

[Explain what is unique about the property that makes the specific zoning restriction unreasonable]

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].
- 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.

Date: 1-29-24 Date: 1/29/2024 film Signature of Owner(s): 1 and anandre

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

Date:

Date:

Printed name of person(s) who signed above:

Paul Fasoli Cossandra Fasoli

F	or Zoning Board of A	djustment Use O	nly
Assigned Case #: 2024	1-02		
Date Received at Land Use Office:	Jan 30,2	2024	
Received by: Judef	Rogers		
Fees Submitted:	× 0		
Amount: Cash:		Check #:	Other:
Abutters' List Received:	Yes		No
Date of Review: 2/14/24	Date of Hearing:	114/24	Date Approved:

14 =25 237 TOLL FREE 1-800-225-6643 / FAX 1-800-225-3397 370' 10 BASIN STREET, CONCORD, NH 03301 values structure 40%80 Hause - 43×37 Barn - 45×23 603-225-2047 / FAX 603-226-3397 15% 1001 sign shack-42-30 super www.cohensteel.com Porch - 15×15 Couch to wa Rober Onive ,osc porto 08 Bart HEN STEEL -156-Party 945 022 18' walls 25' Peak 14 2 TOLL FREE 1-800-225-6643 / FAX 1-800-225-3397 10 BASIN STREET, CONCORD, NH 03301 20 603-225-2047 / FAX 603-226-3397 Your Steel Supermarket www.cohensteel.com pallosed structure HXIN CON UP Ch HEN STEEL 8×8 roll up machine man door Man dar COON

EFiled 202100024542 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register BK: 3759 PG: 2964, 9/22/2021 12:16 PM LCHIP \$25.00 TRANSFER TAX \$5,625.00 RECORDING \$14.00 SURCHARGE \$2.00

> Return to: Cassandra Fasoli and Paul Fasoli, III 130 Couchtown Road Warner, NH 03278

TT: \$5,625.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Marian A. Rogers, A widow, Trustee of the Marian A. Rogers Living Trust, of 130 Couchtown Road, Warner, NH 03278, for consideration paid grant(s) to Cassandra Fasoli and Paul Fasoli, III, Wife and Husband, of 438 Williams Street, Mansfield, MA 02048, As Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land situated in the Town of Warner, County of Merrimack and State of New Hampshire, shown on a plan entitled "Lot Line Adjustment Plan prepared for Philip and Marion Rogers, Couch-town Road, Warner, New Hampshire" prepared by Jeffrey A. Evans, Land Consult-ant, dated October 2001, and recorded in the Merrimack County Registry of Deeds as Plan No. 15690 and designated as a "Portion of Tax Map 11, Lot 42-5 to be con-veyed from Marion Rogers to Tax Map 11 Lot 40, Philip & Marion Rogers," and as "Map 11 Lot 40" said lots to be merged and described as follows, to wit:

Beginning at a point on the Easterly side of Couchtown Road, being the northwest corner of the property described herein;

Thence S 10° 52' 37" East a distance of 250.19 feet to a stone wall at the north-west corner of the property designated on said plan as Map 11, Lot 42-5 now of Keith M. Rogers; thence N 79° 29' 15" East, a distance of 330.00 feet; Thence S 42° 08' 54" East, a distance of 537.61 feet; Thence S 07° 01' 31" East, a distance of 174 .43 feet; Thence running along land now or formerly of Jeffrey R. Laberge N 48° 29' 15" East, a distance of 1,291.84 feet; Thence N 12° 15' 00" West, a distance of 250.00 feet; Thence turning and running in a southwesterly direction the following courses and distances:

S 77° 22' 15" West, a distance of 889.15 feet; S 82° 40' 00" West, a distance of 24.42 feet; S 75° 09' 00" West, a distance of 13.34 feet; S 79° 07' 00" West, a distance of 102.23 feet; S 79° 28' 00" West, a distance of 346.22 feet; S 79° 30' 00" West, a distance of 327 feet, more or less, to the point of beginning.

Meaning and intending to describe and convey hereby a portion of the same prem-ises conveyed to the said Marian A. Rogers by Fiduciary Deed of Marian Rogers and Sarah Colby, co-executrices of the Estate of Gladys Mock dated January 16, 1987 and recorded in the Merrimack County Registry of Deeds at Book 1624, Page 25 and all and the same premises conveyed to the

said Philip A. Rogers and Mar-ion A. Rogers by Warranty Deed of Kirk W. Mock and Gladys A. Mock recorded at Book 1095, Page 231.

The two parcels of land referred to in the above description and in the foregoing ti-tle reference paragraph are merged into one lot pursuant to order of the Town of Warner Planning Board.

Also meaning and intending to describe and convey hereby all and the same prem-ises conveyed to the said Philip A. Rogers and Marian A. Rogers by Warranty Deed of Philip A. Rogers and Marian A. Rogers dated June 25, 2002 and recorded in the Merrimack County Registry of Deeds at Book 2384, Page 712. The said Marian A. Rogers derives sole title in the premises having survived Philip A. Rogers.

Marian A. Rogers, A widow, Trustee of the Marian A. Rogers Living Trust, Duly authorized and executed trustee's Certificate containing language set forth in NH RSA 564-A:7 and showing that the Marian A. Rogers Living Trust is in full force and effect and has not been amended, terminated, revoked or expired, and identifying all of the present Trustees thereof and establishing that the Trustee(s) are duly authorized by the beneficiaries and in accordance with the terms of said Trust to sell the proposed insured premises to the proposed purchaser.

Meaning and intending to describe and convey the same premises conveyed to Marian A. Rogers, Trustee of the Marian A. Rogers Living Trust by virtue of a deed dated January 11, 2019 and recorded with the Merrimack County Registry of Deeds on January 11, 2019 at Book 3619, Page 2873.. Recorded: 01/11/2019

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

Executed this 21st day of September, 2021.

Preden

Marian A. Rogers, Individually and as Trustee of the Marian A. Rogers Living Trust

State of New Hampshire County of Rockingham

September 21, 2021

Then personally appeared before me on this 21st day of September, 2021, the said Marian A. Rogers, Trustee of the Marian A. Rogers Living Trust and acknowledged the foregoing to be his/her/their voluntary act and deed......

ARTIA B. ARMAN manz HIRE Notary Public/Justice of the Peace C S OF NEW HAMPIN Commission expiration: NEW HR

RE: 2021-1329



TOWN OF WARNER

P.O. Box 265, 5 East Main Street Warner, New Hampshire 03278-0059 Land Use Office: (603)456-2298 ex. 7 Email: landuse@warnernh.gov

ABUTTER'S NOTICE OF PUBLIC HEARING

Zoning Board of Adjustment Meeting

Town Hall Lower Meeting Room and via Zoom February 14, 2024 7:00 PM

Join Zoom Meeting: https://us02web.zoom.us/j/84102051310

Meeting ID: 84102051310 Passcode: 1234

The Town of Warner Zoning Board of Adjustment has received an application. The ZBA will hold a Public Hearing on the request in accordance with NH RSA 675:7. Notification of this hearing is being made to abutters as defined in the application. The hearing will give you the opportunity to look at the proposal, ask questions and make comments. The application will be available the Thursday before the meeting, online at <u>https://warner.nh.us</u> on the Planning Board web page, accessible under the "Cases" icon.

Written comments will be made a part of the record of the meeting and must be received by 12:00 PM noon on the day of the meeting Wednesday, <u>February 14, 2024</u>, mailed, emailed or delivered to the address above.

The board will determine which type of appeal, as defined in TABLE 1 Use Regulations of the ordinances, best fits a truck upfitter/tow truck assembly business.

A. Application for a Special Exception

Case:2024-01Applicant:Paul FasoliAgent:Paul FasoliProperty Owner:Paul and Cassandra FusoliAddress:130 Couchtown RoadMap/Lot:Map 11, Lot 40District:R3Description:Truck upfitter and tow truck assert

Description: Truck upfitter and tow truck assembly. Seeking a Special Exception to TABLE 1 Retail and Services, Section 15, Miscellaneous Business Repair Services of the Warner Zoning Ordinance. As recommended by the Planning Board.

B. Application for a Variance

Case:2024-02Applicant:Paul FasoliAgent:Paul FasoliProperty Owner:Paul and Cassandra FusoliAddress:130 Couchtown RoadMap/Lot:Map 11, Lot 40District:R3

Description: Truck upfitter and tow truck assembly. Seeking a Variance to the terms of TABLE 1 Retail and Services, Section 14 Auto Repair, Auto Service Station or Garage of the Warner Zoning Ordinance. As recommended by the Land Use Office.

Note: Zoning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.

Town of Warner Abutter's Notice Page - 1

15-059 IVEI administrative information parcel number 15-059	IVERSON, BARBARA I IVERSON, BARBARA I OWNERSHIP IVERSON, BARBI 160 COUCHTOWN MARNER, NH 033	ARBARA L. ownership iverson, barbara l. 160 couchtown roadd warner, nh 03278	A.L.		COUCHTOWN ROAD 160 Tax ID 000152 Date	DWN RO	AD 160 of ownership	Printed 01/2	Printed 01/29/2024 Card No.	1 of 1	101
Parent Parcel Number Property Address COUCHTOWN ROAD 160 Neighborhood 19 NEIGHBORHOOD #19	61					10/28/2004	SWAN	, WOODBURY D. & BARI Bk/Pg: 2715, 1473	BARBARA L. 13	0 \$7	
Property Class 101 One Family TAXING DISTRICT INFORMATION Jurisdiction 219 WARN	VATION WARNER NH	RE	RESIDENTIAI	L	IAL						
						VALUATION	RECORD				
Routing Number 2015		Assessment Year	04/01/2	015	04/01/2015	04/01/2018	04/01/2019	04/01/2020	04/01/2020	04/01/2020	
		Reason for Change	ie 2015 PRELIM		2015 Reval C	CU Rate Adi	CU Rate Adi	2020 Prelim	2020 Reval		
		VALUATION Market	L 94110 B 211330 T 305440			94110 211330 305440	94110 211330 305440	100080 246600 346680	100080 246600 346680	100080 293120 393200	1
Site Description Topography:		VALUATION Assessed/Use		62010 11330	62010 211330 273340	62370 211330 273700	62400 211330 273730	68750 246600 315350	68750 246600 315350	68750 293120 361870	
g Utilit:			1		LAND	Ц	CAL				
Water, Sewer, Electric Street or Road: Paved Neidhborhood:	D	Rating Soil ID -or- Actual	Measured Acreage -or- Effective	Table	Prod. Factor -or- Depth Factor -or-		Adjusted Extended		Influence		
í	Land Type	Frontage	Frontage	Depth	Square Feet	Rate			Factor	Value	1
Zoning: R3-Low Density Res Legal Acres: 26.9700	<pre>1 Homesite Improved 2 Homesite Improved 3 Pine No Stewardship 4 EXCESS REAR 5 Pine No Stewardship 6 EXCESS REAR 7 Hardwood No Stewardship 9 Hardwood No Stewardship</pre>		1.0000 4.1.0000 4.12.9700 4.12.9700 2.6.0300 2.6.0300 2.9700 2.9700 2.9700 2.9700 2.9700 2.9700		1.00 0.00 1.00 1.00 1.00 1.00	70000.00 5000.00 157.00 157.00 157.00 67.00 67.00	70000,00 5000.00 1507.00 157.00 157.00 500.00 67.00 67.00	70000 1 5000 160 R 19460 1 2040 R 9050 R 400 R 2990 R	-55 -255 -155 -255 -255 -255	⊳ S	66500 5000 16540 1530 9050 2990 2990
CU: Current Use PU16: 2016 PICK-UP			ŝ	Supplemental Cards	l Cards			Su	Supplemental Cards		
N.O.A.H. TO VERIFY KITCHEN REMO'D. CHECK 2017 FOR UPDATE. PU17: 2017 Pickup=KITCHEN UPDATE-I PU20: 2020 PICKUP=ADD 840 SF ADDIT PU22: 2022 PICKUP=DWL 100% COMPLET	H. TO VERIFY KITCHEN REMO'D. 2017 FOR UPDATE. 2017 FICKUP=KITCHEN UPDATE-DONE, N/C TO VALUE. 2020 PICKUP=ADD 840 SF ADDITION. EST 10%UC ON DWL. ADD 1/2 BATH. 2022 PICKUP=DWL 100% COMPLETE. REMOVE NOTES ON SKETCH.	ALUE. IC ON DWL. ADD 1/2 TES ON SKETCH.		MEASURED ACREAGE		26.9700		TR	TRUE TAX VALUE	1	100080

Supplemental Cards TOTAL LAND VALUE

15-059-1 KUCHARSKI, BRIAN H Administrative information ownership Nuclarski, brian	(I, BRIAN H ownership kucharski, brian h	COUCHTOWN ROAD 148 Tax ID 002002 TRANSFER OF OWNERS!	OWN RO 2 transfer	AD 148 of ownership	Printed 01/29	Printed 01/29/2024 Card No. 1	of 1	101
15-059-1 Parent Parcel Number	PARKER, KRISTIN 148 COUCHTOWN ROAD WARNER, NH 03278		Date 11/23/2021	KUCHARSKI Bk/Pg	., BRIAN H. 3: 3771, 21		0\$	
Property Address COUCHTOWN ROAD 148 Neighborhood 19 NeIGHBORHOOD #19			10/08/2021	KUCHARSKI BK/Pg	k, BRIAN H 3762, 2266		0 %	
ORMP	RESIDENTIA	LIAL						
Jurisdiction 219 WARNER, NH Area 219			VALUATION 1	RECORD				
ing Number	Assessment Year 04/01/2006	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	04/01/2020	
	Reason for Change 06 PICK-UPS	2010 Reval 2	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval		
	818138		69550	69550 165840	79550	79550 175700	79550 201030	
	T 219	224470	235390	235390	255250	255250	280580	
Site Description	VALUATION L 81060 Assessed/Use B 138180	64550 159920	69550 165840	69550 165840	79550 175700	79550	79550 201030	
ropography: Rolling	219	224470		235390	255250	255250	280580	
Public Utilities: Water Sewer Blectric		LAND	DATA AND	CALCULATIONS				
street or Road:	Rating Measured Table Soil ID Acreade	Prod. Factor -or-						
Paved Neighborhood: Land Type	-or- Actual F Frontage	Dept	Base Ad Rate	Adjusted Extended Rate Value		Influence Factor	Value	
G: GENERAL G: 0300 G: GENERAL G: CENERAL G: CENERAL G: CENERAL C. 035 PRIOR TO 2015 = WET BSMT, FOUNDATION ISSUES. ADJ FD ROR 2015 5.	3.0300	1.00 Supplemental Cards MEASURED ACREAGE	1500.00	1500.00	4550 Supp	Supplemental Cards TRUE TAX VALUE	4550	
PUO4: 2004 Pick-up STILL UNFINISHED FLORING IN 2 BDRMS & SOME TRIM WORK, CHECK FOR RAILINGS ON 8X12 DECK PU22: 2022 PICKUP=REMOVE SHED SECT. ADD 24X38 GARAGE SECT. S021: 2021 SALE=INVALID, QUIT-CLAIM DEED.	IM SARAGE SECT.				Sur	Mamantal Cards		
					LOL	TOTAL LAND VALUE	79550	Ŀ

15-060 ROG Administrative information parcel number 15-060	ROGERS, KALVIN FORMATION OWNERS, ROGERS, ROGERS, 133 COUL	KAI KAI CHTC		COUCHTOWN ROAD 133 Tax ID 000153 Transfer of ow Date	N ROAD 3 transfer	0 133 of ownership	Printed 01/29/2024	9/2024 Card No.]	of 1	101
Parent Parcel Number Property Address COUCHTOWN ROAD 133 Neighborhood 19 NETGHBORHOOD #19		WARNER, NH 03278			04/06/2016 09/20/2011	<pre>116 JOSEPH BOURKE & BK/Pg: 3510 111 ROGERS, KALVIN BK/Pg: 3273</pre>	RKE & DEBORAH CALLAS 3510, 2860 LVIN 3273, 141	CALLAS	\$47400 \$0	1
ss amily ICT INFORMA	VTION MH NOTAT	RES	RESIDENTIA	FIAL						
219	TIM A VERNIGA			2	VALUATION	RECORD				
Routing Number 2015		Assessment Year	04/01/2015	04/01/2015	04/01/2016	04/01/2018	04/01/2020	04/01/2020	Worksheet	
		Reason for Change	2015 PRELIM	2015 Reval	lot line	CU Rate Adj	2020 Prelim	2020 Reval		
		VALUATION Market	L 92750 B 223490 T 316240	92750 223490 316240	164450 223490 387940	164450 223490 387940	159950 236840 396790	159950 236840 396790	159950 236840 396790	ć
Site Description Topography:		VALUATION Assessed/Use	L 55740 B 223490 T 278220	55720 223490	58300 223490	59240 223490	61950 236840	61950 236840	61950 236840 2368700	
Rolling Public Utilities:				CINE.I	F	CAL		2		
Water, Sewer, Electric Street or Road:		Rating	Measured Table	act						
	Land Type	Soil ID -or- Actual Frontage	Acreage -or- Effective Effective Frontage Depth	-or- Depth Factor ve -or- Square Feet	Base Ao Rate	Adjusted Extended Rate Value		Influence Factor	Value	-
<pre>2.01110 3.100 5.100 75.7000 7000</pre>	<pre>8 1 Homesite Improved 3 Pine No Stewardship 5 Pine No Stewardship 6 EXCESS REAR 7 Pine No Stewardship 6 EXCESS REAR 9 Hardwood No Stewardship 10 EXCESS REAR 11 Other Forest No Stewardship 12 EXCESS WASTE 13 CU Unproductive 13 CU Unproductive 14 COT 33 WrTH BOURKE 11/17/2015 PLAN 00RDED IN MCRD. W ADDITION = ATTACHED GARAGE W ADDITION = ATTACHED GARAGE W ADDITION = ATTACHED GARAGE W ADDITION = ATTACHED GARAGE 12 COT PATE BATTHM & BERRM</pre>	q1 dinsb1 qinsb1 dinsd1	1.0000 1.0000 12.0000 2.5000 30.0000 17.0000 17.0000 12.0000 12.0000 12.0000 12.0000 MEASURED ACREAGE MEASURED ACREAGE	ds ds ds ds ds ds ds ds ds ds ds ds ds d	75.5000 5000.00 157.00 157.00 1500.00 1500.00 510.00 51.00 51.00 51.00 51.00 51.00 51.00 51.00 51.00 51.00	70000.00 2500.00 157.00 1500.00 1500.00 1500.00 1500.00 500.00 531.00 533.00	70000 1 -10 160 R -25 30000 1 -10 3750 R -25 3750 R -25 45280 1 -20 22500 22500 6000 2870 6000 280 280 7RUE	<pre>% a -10% % % % % % % % membral (TAX VALUE)</pre>	55 27 36 36 25 25 25 25 25 159 159	56700 5000 1410 3750 36000 25500 25500 25500 5870 6000 2870 59950
COUNTS 4/6/10 RE							DL S	Supplemental Cards TOTAL LAND VALUE	61950	

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.

Мар	Name:
Lot	Address:
Мар	Name:
Lot	Address:
Мар	Name:
Lot	Address:
Мар	Name:
Lot	Address:
Мар	Name:
Lot	Address:
Мар	Name:
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Мар	Name:
Lot	Address:
Мар	Name:
Lot	Address:
Мар	Name:
Lot	Address:
Мар	Name:
Lot	Address:

INFORM	RSER JF	COURSER JR FAMILY TR AATION OWNERSHIP COURSER JR FAMILY 374 SCHOODAC ROAD WATNEY, NH 03278	TRUST FRED W	RED W	Tax ID 0003	SCHOOD, 28 Transfer Date	SCHOODAC ROAD 528 Transfer of ownership date		inted 01/29/.	Printed 01/29/2024 Card No. 1	0
Parent Parcel Number Property Address SCHOODAC ROAD Neighborhood 17 NEIGHBORHOOD #17						04/30/2008	2008 COURSER JR Bk/Pg:	ER JR MARJ k/Pg: 3062	MARITAL TRUST, 3062, 1048	м. н	
Property Class 100 Res Vacant Lot TAXING DISTRICT INFORMATION Juvisdirrion 219 MADMER NH		RE	SIDENTIA	INE	IAL						
219						VALUATION	RECORD				
Routing Number 2015		Assessment Year		04/01/2015 (04/01/2015	04/01/2018	04/01/2019		04/01/2020	04/01/2020	Works
		Reason for Change	2015	PRELIM	2015 Reval	CU Rate Adi	CU Rate Adi	11 2020	0 Prelim	2020 Reval	
		VALUATION			150	23150	23150				26
		Marker		0 231500	0 231500	231500	0 231500	0 0	0 267500	0 267500	26
Site Description		VALUATION Assessed/Use	L I	14260	14180	16810	17030	0	15970	15970	1
Topography: Rolling				4260	0 14180	16810	17030	0 0	0 15970	0 15970	Ч
Public Utilities: Electric					LAND	ID DATA AND	D CALCULATIONS	IONS			
Street or Road: Daved		Rating Soil ID	Measured Acreage	Table	Prod. Factor -or-						
Neighborhood: Declining	Land Type	-or- Actual Frontage	FT	Effective Depth	Depth Factor -or- Square Feet	Base / Rate	Adjusted Ex Rate	Extended	Inf. Fa	Influence	Va1
		0.000	-		4	ъ		anter	10	ICLOL	Val
Density Res 1 Homesite 2 Pine No cres: 3 Excess F	Vacant Stewardship Tontage	444,	2.0000		1.00	25000.03 157.00 2500.00	25000.03 157.00 2500.00	n N	ы	ala	
	wardship wardship	र प प			1.00			11	1410 R -25% 118500 12400 P 25%	ار میں	
	Stewardshi				1.00			1		r de	
	E Stewardshi				1.00	500	500.0072.00	m	R	o)@	
11 EXCESS REAR 12 Other Forest 13 EVENES MARGINE	Forest No Stewardship				1.00	1500	1500.00 44.00	1	В	alta	
	tive		11.0000		1.00		23.00		550 R -25%	ala	
NIVIDODITA : GIIA											
ISO8: 2008 Invalid Sale / TRUST L: LAND / FF=7050' CONSERVATION EASEMENT BOOK 2785 PAGE 1765 6/10/05 7/22/03 REC ADDED TO ALL CU CATERGORIES	SE			Supplemental Cards MEASURED ACREAGE		201.0000			Suppl TRUE	Supplemental Cards TRUE TAX VALUE	
									TOTA	Supplemental Cards TOTAL LAND VALUE	

ADMINISTRATIVE INFORMATION PARCEL NUMBER	INFORMATION OWNERSHIP WAMSER, SHA	OWNERSHIP WAMSER, SHAWN C			Tax ID 000965 Transfer of owner	65 TRANSFEI	TRANSFER OF OWNERSHIP		Printed 01/29/2024 Card No
11-041 Darent Darrel Number		108 COUCHTOWN ROAD	D.			Date	đ		
		WARNER, NH US2/8				06/23/2017	DAVI	CHRISTOPHER	EDWARD
Property Address COUCHTOWN ROAD 108						03/02/2012	WEHR	27 B 3300.	
Neighborhood 19 NEIGHBORHOOD #19	#19					04/24/2007	HANN	VENDY 2982,	
Property Class 101 One Family TAXING DISTRICT INFORMATION TAXING DISTRICT 200	F	RES	ESIDENTIAI	INT	IAL	04/12/2001	LAPI		
	MARINER, INT					VALUATION RECORD	RECORD		
Routing Number 2015		Assessment Year	04/01/2010		04/01/2015	04/01/2015	04/01/2020	04/01/2020	04/01/2020
		Reason for Change	2010 Reval		2015 PRELIM	2015 Reval		2020 Prelim	m 2020 Reval
		VALUATION Market	L 58 B 153 T 211	58350 153060 211410	63350 154680 218030	63350 154680 218030	63350 155260 218610	0 73350 0 153300 0 226650	0 73350 0 153300 0 25650
Site Description		VALUATION Assessed/Use		58350	63350	63350	63350		
Topography: Rolling			T 211	211410	218030	218030	218610		0 226650
Public Utilities:					LAND	DATA AND	CALCULATIONS	SNOT	
Mater, Sewer, Electric Street or Road:	LIC	Rating Soil ID	Measured Acreage	Table	Prod. Factor -or-				
Neighborhood:	Land Type		0	Effective Depth	Depth Factor -or- Square Feet	Base A Rate	Adjusted En Rate	Extended	Influence
Zoning: R3-Low Density Res	1 Homesite Improved		1.6700		1.00	43922.16	43922.16	73350	
Legal Acres: 1.6700									
G: GENERAL 2015: 9/10/14 NTRM. 2000 AMD DIECTED 1000 AMI GENERAL	THEN RELEASED IN		ŝ	Supplemental	ul Cards				Supplemental Cards
364 SQ FT BANT FIN PER 764 SQ FT BSMT FIN PER PU04: 2004 Pick-up SCREEN PORCH COMPLETE RE20: 2020 REVALUATION:	RMLS. 4:ADD 8X8 SHED. ADJ DWL FLR CVR	CVR TYPE.	M	MEASURED ACREAGE	REAGE	1.6700			TRUE TAX VALUE
S01: 2001 Sale SV12: 2012 VALID SALE: MLS# 4071080. ORIG AP=\$240K. SOLD 226 DOM.	-\$240K. SOLD 226 DOM.								
									Supplemental Card TOTAL LAND VALUE

11-042-5 HO ADMINISTRATIVE INFORMATION PARCEL NUMBER 11-042-5 Dated Dated Number	HOWELL, KENDA J INFORMATION OWNERL, KEI GORDON J HOWELL, KEI GORDON J HOWELL, KEI J I O COUCHTY I D COUCHTY	CENDAJ ownership Howelll, Kenda J Gordon J Howell 120 couchtrown Road	COUCHTOW Tax ID 001371	COUCHTOWN ROAD 120 Tax ID 001371 TRANSFER OF OWNERSHIP	Printed 01/29/2024 Card No.	ard No
Property Address COUCHTOWN ROAD 120 Neighborhood 19 NEIGHBORHOOD #19	#19			04/29/2015 ROGERS, KEITH M Bk/Pg: 3476.	3476, 529	
Property Class 101 One Family TAXING DISTRICT INFORMATION Jurisdiction 219 MARN Area 219	RMATION WARNER, NH	RESIDENTIA	ITIAL	VALUATION RECORD		
Routing Number 2015		nent	04/01/2010	04/01/2015 04/01/2017	04/01/2020 04/01/2020	/202
		Reason for Change 2010 Reval VALUATION L 59550 Market B 228160 T 2027160	2015 PRELIM 70480 220150	2015 Reval PICK UPS 70480 70480 220150 224860 206230 205340	2020 Prelim 2020 1 80930 80 225720 221 205550 221	20 Reval 80930 225720
Site Description Topography: Rolling			220150 290630			80930 225720 306650
Public Utilities:			LAND	D DATA AND CALCULATIONS		
water, sewer, bretter Street or Road: Paved Neighborhood:	Land Type	Rating Measured Table Soil ID Acreage -or- cor- Actual Effective Effective Frontage Frontage Depth	ole Prod. Factor -or- Depth Factor ctive -or- pth Square Feet	Base Adjusted Extended Rate Value	ed Influence e Factor	
Zoning: R3-Low Density Res Legal Acres: 3.7020	1 Homesite Improved 2 EXCESS REAR	2.0000 1.7020	1.00	37500.00 37500.00 1500.00 1500.00	75000 0 10% 4	د ب م
G: GENERAL 2007:ADDED ADDITION AND EFP TO SKETCH 2007:ADDED GAR AND "BREEZEWAY" & SHD 2010:ADJ THE DWL TO 100%. 2010:5:9/10/14 NTEM. ACTIVE ON MKT W/CONTRACT FOR \$319K PER MLS# 4364041. 200 AMP ELECTR, WELL, SEPTIC. 1: LAND ADJ FOR SHAPE & SIZE L: LAND ADJ FOR SHAPE & SIZE PUL7: 2017 PICKUP=ADD 15'RADIUS AGP & FRONT	G: GENERAL 2007;ADDED ADDITION AND EFP TO SKETCH 2007;ADDED GAR AND "BREEZEMAY" & SHD 2010:ADJ THE DML TO 100%. 2010:ADJ THE DML TO 100%. 2010:ADJ THE DML TO 100%. 2010/14 NTRM. ACTIVE ON MKT W/CONTRACT FOR \$319K PER MLS# 4364847. 200 AMP ELECTR, WELL, SEPTIC. 1: LAND ADJ FOR SHAPE & SIZE L: LAND ADJ FOR SHAPE & SIZE U: LAND ADJ FOR SHAPE & SIZE U: LAND ADJ FOR SHAPE & SIZE U: 1.2017 PickUP=ADD 15'RADIUS AGP & FRONT DECK		Supplemental Cards MEASURED ACREAGE	3.7020	Supplemental Cards TRUE TAX VALUE	LUE
					Supplemental Cards TOTAL LAND VALUE	VAL

HAVEY &, ROBERT 11-042-5-1

ADMINISTRATIVE INFORMATION

Tax ID 001971

COUCHTOWN ROAD 092

of Printed 01/29/2024 Card No. 1

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TRANSFER OF OWNERSHIP Date

RESIDENTIAL

Area 219					F	VALUATION RECORD	RECORD				
Routing Number 2015		Assessment Year	04/01/2015		04/01/2015	04/01/2016	04/01/2017		04/01/2020	04/01/2020	Worksheet
		Reason for Change	2015	PRELIM 2	2015 Reval	PICK UPS	PICK UPS	s 2020 Prelim	relim	2020 Reval	
		VALUATION	г 67	67280	67280	67280	67280		77280	77280	77280
		Market	в 126	26210	126210	131320	131460		163030	163030	163030
			T 193	93490	193490	198600	198740		240310	240310	240310
Site Description		VALUATION	т 67	67280	67280	67280	67280		77280	77280	77280
		Assessed/Use	B 126	26210	126210	131320	131460		163030	163030	163030
ropography: Rolling			T 193	93490	193490	198600	198740		240310	240310	240310
Public Utilities: Water, Sewer, Electric					LAND	DATA AND	CALCULATIONS	SNO			
Street or Road: Paved		Rating Soil ID	Rating Measured	Table	Prod. Factor -or- Darth Factor						
Neighborhood: Static	Land Type	- 100	Effective Frontage	Effective Depth	Square Feet	Base A Rate	Adjusted Ex Rate	Extended Value	Infl Fa	Influence Factor	Value
Zoning: R3-Low Density Res 2 1	1 Homesite Improved 2 EXCESS REAR		2.0000		1.00	37500.00	37500.00	75000	00		75000
Legal Acres: 3.5180						2 2 2 2 2 2 2 3		8	2		

G: GENERAL 2004:2 CAR GARAGE W/LOFT. 2015: 9/10/14 NTRM. CORRECT WDK SIZE ON SIDE DWL. 2016: 9/10/14 NTRM. CORRECT WDK SIZE ON SIDE DWL. 2016: P1014 NTRM. DML=ADD OFP, AND WOOD DECK AREA. PU-COMPLETE. PU17: 2017 Pickup=REMOVE 1%UC FROM DET. GARAGE. B: BUILDING PRIMARY HEATS WITH WOOD

Supplemental Cards MEASURED ACREAGE

3.5180

77280

Supplemental Cards TRUE TAX VALUE

77280

Supplemental Cards TOTAL LAND VALUE

101

HAVEY &, ROBERT HAVEY, KRISTINE 92 COUCHTOWN ROAD WARNER, NH 03278 OWNERSHIP

Parent Parcel Number

PARCEL NUMBER 11-042-5-1

WARNER, NH TAXING DISTRICT INFORMATION NEIGHBORHOOD #19 Jurisdiction 219 Property Address COUCHTOWN ROAD 092 Property Class 101 One Family Neighborhood 19

Are Rot