



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/j/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: 2024-01
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 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: 2024-02
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 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. [Variance](#), [Special Exception](#), [Equitable Waiver](#), [Appeal from an Administrative Decision](#).

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



religious institution

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, Ill.*)

■ **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*)

■ **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.*)

■ **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 development*) A facility dedicated to the 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 con-

duct 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 off-street 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.*)

Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, consulting services, protective services, equipment rental, leasing, and financial services. (*Mequon, Wisc.*)

■ **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*)

parking area and upon which a sign may be located. (*Lake Elsinore, Calif.*)

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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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■ **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.)



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 ser-

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,

but excludes dismantling or salvage. (Austin, 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 establishment

■ **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 upholstery service. Above stated is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight. (Eagan, Minn.)

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



automobile repair services establishment

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

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.)

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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 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: <i>Pavl Fasoi</i>		Date: <i>1-29-24</i>	
Applicant Mailing Address: <i>130 Couchtown Rd</i>			
Town: <i>Warner</i>	State: <i>NH</i>	Zip: <i>03278</i>	
Telephone Primary: <i>774-266-0541</i>	Alternate:		
Owner of Property Information			
Name of Owner: <i>Same as above</i>		Date:	
Owner Mailing Address:			
Town:	State:	Zip:	
Telephone Primary:	Alternate:		
Location and Description of Property			
Map #: <i>11</i>	Lot #: <i>40</i>	Zoning District: <i>R-3</i>	
Address: <i>130 Couchtown Rd Warner NH 03278</i>			
Proposed Use:			
<i>Business - Truck w/fitter, Tow Truck assembly</i>			
Details of Request: Please feel free to include additional information on separate attached pages. Be sure to put the name of applicant and date on each sheet. (indicate number of sheets attached _____)			
<i>I recieve Trucks as a cab + chassis and install Tow Truck body including all hydraulics/wiring/frame attachment, I work with business and am not open to Public and currently only owner operator with no employees</i>			

Applicant's Checklist

Have you included		Item	Land Use Office finds	
Yes	No		Yes	No
✓		Complete and sign, the proper application for the type of appeal (request).	✓	
✓		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.	✓	
✓		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)	N/A	
✓		Plans shall include: <ul style="list-style-type: none"> Clearly indicate where the site is located (locus map) and what is proposed drawn to scale. 	✓	
✓		<ul style="list-style-type: none"> Show for the "lot of record" the boundary lines with footage on all sides. 	✓	
✓		<ul style="list-style-type: none"> A copy of the lot's deed (to verify Owner). 	✓	
✓		<ul style="list-style-type: none"> Name of the road the lot fronts on. 	✓	
✓		<ul style="list-style-type: none"> Include all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from abutting property line, drawn to scale. 	✓	
✓		<ul style="list-style-type: none"> For a proposed structure, include all of the above a floor plan with dimensions, (length, width, and <u>height</u>). 	✓ no height	
		The applicant has paid fees (see application for specific fees). Check made out to the Town of Warner .	✓	
✓		Application must be received 15 days prior to the next ZBA meeting.	✓	
✓		All property owners must sign the application.	✓	
N/A		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable)	N/A	

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

The undersigned hereby requests a SPECIAL EXCEPTION to the terms of:

Article: Retail and Services, Section: #15 Misc business repair 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 must 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 in nature but no auto repair will be performed (ex. engine rebuilds) This use is strictly assembling of new Trucks

B. The requested use is essential or desirable to the public convenience or welfare: I will be providing new Trucks for the community businesses to potentially 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 open to the public so there is no foot traffic or vehicle traffic added, all business activities will be performed inside the proposed structure, I only work on 1 truck at 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

Authorization from Owner(s):

1. I (We) hereby designate Paul Fusoli to serve as my (our) agent and to appear and present said application before the Warner Zoning Board of Adjustment [Zoning Board].
2. 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.

Signature of Owner(s): Paul Fusoli
Cassandra Fusoli

Date: 1-29-24
 Date: 1/29/2024

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

Date: _____
 Date: _____

Printed name of person(s) who signed above:

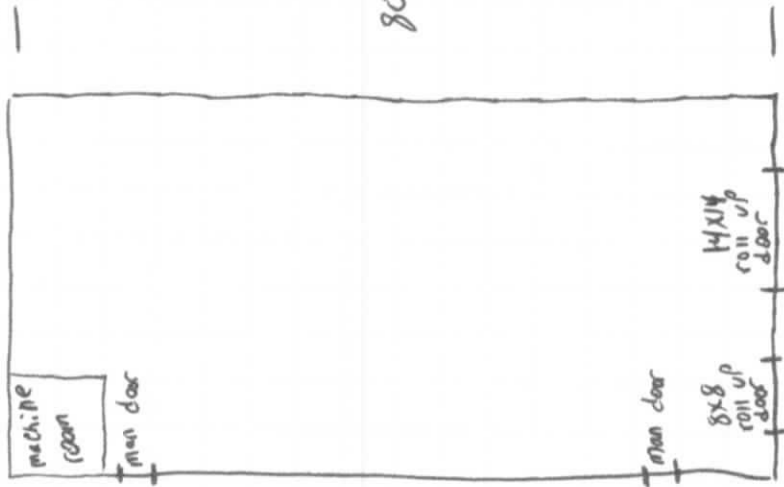
Paul Fusoli
Cassandra Fusoli

For Zoning Board of Adjustment Use Only		
Assigned Case #: <u>2024-01</u>		
Date Received at Land Use Office: <u>Jan 30, 2024</u>		
Received by: <u>Judy Rogers</u>		
Fees Submitted:		
Amount:	Cash:	Check #: _____ Other: _____
Abutters' List Received:		<input checked="" type="radio"/> Yes <input type="radio"/> No
Date of Review: <u>2/14/24</u>	Date of Hearing: <u>2/14/24</u>	Date Approved: _____



Proposed Structure

18' walls
25' peak



1/4" = 5'

Your Steel Supermarket

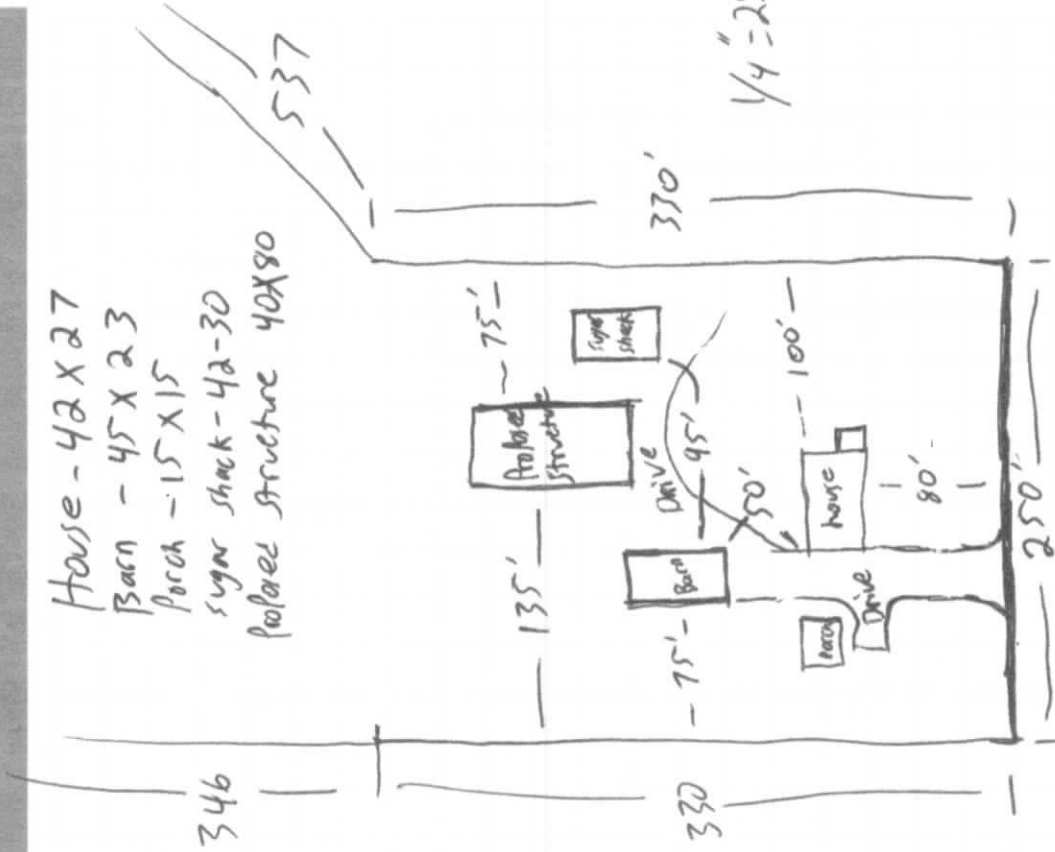
10 BASIN STREET, CONCORD, NH 03301
603-225-2047 / FAX 603-226-3397

TOLL FREE 1-800-225-6643 / FAX 1-800-225-3397

www.cohensteel.com



House - 42 X 27
Barn - 45 X 23
Porch - 15 X 15
sugar shack - 42-30
Proposed Structure 40 X 80



~~10 Basin Street~~
Couchtown Rd

10 BASIN STREET, CONCORD, NH 03301
603-225-2047 / FAX 603-226-3397

TOLL FREE 1-800-225-6643 / FAX 1-800-225-3397

www.cohensteel.com

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.

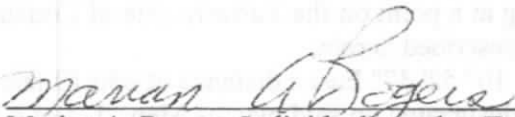
Also meaning and intending to describe and convey hereby all and the same prem-ises conveyed to the said Philip A. Rogers and Marian A. Rogers by Warranty Deed of Philip A. Rogers and Marian A. Rogers dated June 25, 2002 and recorded in the Merrimack County Registry of Deeds at Book 2384, Page 712. The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

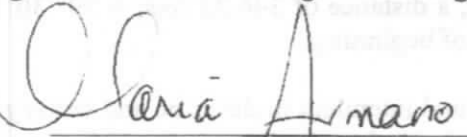

Marian A. Rogers, Individually and as Trustee of
the Marian A. Rogers Living Trust

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.




Notary Public/Justice of the Peace
Commission expiration: April 7, 2026



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 <https://warner.nh.us> 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, February 14, 2024*, 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: 2024-01
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 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: 2024-02
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 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.

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.

See attached abutters list

Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 15-059

Parent Parcel Number

Property Address COUCHTOWN ROAD 160

Neighborhood 19 NEIGHBORHOOD #19

Property Class 101 One Family

TAKING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH Area 219

Routing Number 2015

OWNERSHIP

IVERSON, BARBARA L. 160 COUCHTOWN ROAD WARNER, NH 03278

Tax ID 000152

TRANSFER OF OWNERSHIP

Date

10/28/2004 SWAN, WOODBURY D. & BARBARA L. Bk/Pg: 2715, 1473

Printed 01/29/2024 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2015 PRELIM, 2015 Reval, CU Rate Adj, 2020 Prelim, 2020 Reval. Rows include VALUATION, Market, and Assessed/Use.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Actual Effective Frontage, Table Effective Depth, Prod. Factor, Depth Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes Zoning, R3-Low Density Res, and various site descriptions.

CU: Current Use
PUI6: 2016 PICK-UP N.O.A.H. TO VERIFY KITCHEN REMO'D.
CHECK 2017 FOR UPDATE.
PUI7: 2017 PICKUP-KITCHEN UPDATE-DONE, N/C TO VALUE.
PUI20: 2020 PICKUP-ADD 840 SF ADDITION. EST 10%UC ON DML. ADD 1/2 BATH.
PUI22: 2022 PICKUP-DWL 100% COMPLETE. REMOVE NOTES ON SKETCH.

Supplemental Cards MEASURED ACREAGE 26.9700

Supplemental Cards TRUE TAX VALUE 100080

Supplemental Cards TOTAL LAND VALUE 68750

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 15-059-1
Parent Parcel Number
Property Address COUCHTOWN ROAD 148
Neighborhood 19 NEIGHBORHOOD #19
Property Class 101 One Family
TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

KUCHARSKI, BRIAN H
PARKER, KRISTIN
148 COUCHTOWN ROAD
WARNER, NH 03278
11/23/2021 KUCHARSKI, BRIAN H.
10/08/2021 KUCHARSKI &, BRIAN H

TRANSFER OF OWNERSHIP

Printed 01/29/2024 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 06 PICK-UPS, 2010 Reval, 2015 PRELIM, 2015 Reval, 2020 Prelim, 2020 Reval, Value. Includes rows for VALUATION, Market, and Assessed/Use.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Soil ID, Acreage, Depth Factor, Actual Effective, Effective, Depth, Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Zoning: R3-Low Density Res
Legal Acres: 5.0300
Supplemental Cards: MEASURED ACREAGE 5.0300

G: GENERAL
O: OBS
PRIOR TO 2015 = WET BSMT, FOUNDATION ISSUES. ADJ
STILL UNFINISHED FLOORING IN 2 BDRMS & SOME TRIM
WORK, CHECK FOR RAILINGS ON 8X12 DECK
S021: 2021 SALE=INVALID, QUIT-CLAIM DEED.

Supplemental Cards
TOTAL LAND VALUE 79550

ADMINISTRATIVE INFORMATION

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

Tax ID 000153

TRANSFER OF OWNERSHIP

Printed 01/29/2024 Card No. 1 of 1

PARCEL NUMBER
15-060

Parent Parcel Number

Property Address
COUCHTOWN ROAD 133

Neighborhood

19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	04/01/2015	04/01/2018	04/01/2020	04/01/2020	Worksheet
Reason for Change	2015 PRELIM	2015 Reval	CU Rate Adj	2020 Prelim	2020 Reval	
VALUATION	L 92750	92750	164450	159950	159950	159950
Market	B 223490	223490	223490	236840	236840	236840
	T 316240	316240	387940	396790	396790	396790
VALUATION	L 55740	55720	59240	61950	61950	61950
Assessed/Use	B 223490	223490	223490	236840	236840	236840
	T 279230	279210	282730	298790	298790	298790

Site Description

Topography:
Rolling

Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved

Neighborhood:

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Frontage	Effective	Depth	Square Feet	Rate	Value	Factor	
Actual	Effective	Effective	Depth	Square Feet	Rate	Value	Factor	
1	Homesite Improved	1.0000		1.00	70000.00	70000.00	-10% a	56700
2	Homesite Improved	1.0000		0.00	5000.00	5000.00		5000
3	Pine No Stewardship	1.0000		1.00	157.00	157.00	160 R	120
4	Excess Frontage	12.0000		1.00	2500.00	2500.00	30000 I	27000
5	Pine No Stewardship	12.0000		1.00	157.00	157.00	1880 R	1410
6	EXCESS REAR	2.5000		1.00	1500.00	1500.00	3750	3750
7	Pine No Stewardship	2.5000		1.00	157.00	157.00	390 R	290
8	EXCESS REAR	30.0000		1.00	1500.00	1500.00	45000 I	36000
9	Hardwood No Stewardship	30.0000		1.00	76.00	76.00	2280	2280
10	EXCESS REAR	17.0000		1.00	1500.00	1500.00	25500	25500
11	Other Forest No Stewardship	17.0000		1.00	51.00	51.00	870	870
12	EXCESS WASTE	12.0000		1.00	500.00	500.00	6000	6000
13	CU Unproductive	12.0000		1.00	23.00	23.00	280	280

B: BUILDING = HEATS W/ WOOD ONLY, HRDW ON 1ST EXCEPT FOR KITCHEN, SMALL LOFT AREA UPSTAIRS DID NOT COUNT AS ROOM

CU: Current Use

FLD: FLOODPLAIN

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 NO. 20160000362 RECORDED IN MCRD.

P110: 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

Supplemental Cards

TRUE TAX VALUE 159950

Supplemental Cards

TOTAL LAND VALUE 61950

ADMINISTRATIVE INFORMATION

OWNERSHIP
COURSER JR FAMILY TRUST FRED W
374 SCHOODAC ROAD
Warner, NH 03278

Tax ID 000328
TRANSFER OF OWNERSHIP

Printed 01/29/2024 Card No. 1 of 1

Parent Parcel Number

Property Address
SCHOODAC ROAD

Neighborhood
17 NEIGHBORHOOD #17

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219

Routing Number 2015

04/30/2008 COURSER JR MARITAL TRUST, F. W
Bk/Pg: 3062, 1048

\$0

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2015 PRELIM, 2015 Reval, CU Rate Adj, CU Rate Adj, 2020 Prelim, 2020 Reval, Worksheet. Rows include VALUATION, Market, VALUATION, Assessed/Use.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Frontage, Actual Effective Frontage, Table Effective Depth, Prod. Factor, Depth Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows include Zoning, Legal Acres, and various site descriptions like '1 Homesite Vacant', '2 Pine No Stewardship', etc.

FLD: FLOODPLAIN
IS08: 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 CATEGORIES

Supplemental Cards
MEASURED ACREAGE 201.0000

Supplemental Cards
TRUE TAX VALUE 267500

Supplemental Cards
TOTAL LAND VALUE 15970

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 11-041
Parent Parcel Number
Property Address COUCHTOWN ROAD 108
Neighborhood 19 NEIGHBORHOOD #19
Property Class 101 One Family
TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

WAMSER, SHAWN C
SHANNON WAMSER
108 COUCHTOWN ROAD
WARNER, NH 03278

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Bk/Pg, Value. Includes entries for DAVIS, CHRISTOPHER EDWARD and WEHR, ZACHARY B.

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2010 Reval, 2015 PRELIM, 2015 Reval, 2020 Prelim, 2020 Reval. Shows valuation history from 2010 to 2020.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Soil ID, Acrage, Depth, Effective, Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Land Type, Value.

Zoning: R3-Low Density Res 1 Homesite Improved 1.6700

Legal Acres: 1.6700

G: GENERAL
2015: 9/10/14 NTRM.
200 AMP ELECTR, 1000 GAL SEPTIC, DRILLED WELL.
364 SQ FT BSMT FIN PER MLS.
P004: 2004 Pick-up
SCREEN PORCH COMPLETE
RE20: 2020 REVALUATION:ADD 8X8 SHED. ADJ DWL FLR CVR TYPE.
S01: 2001 Sale
SV12: 2012 VALID SALE.
MLS# 4071080. ORIG AP=\$240K. SOLD 226 DOM.

Supplemental Cards
MEASURED ACREAGE 1.6700

Supplemental Cards
TRUE TAX VALUE 73350

Supplemental Cards
TOTAL LAND VALUE 73350

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 11-042-5
Parent Parcel Number
Property Address COUCHTOWN ROAD 120
Neighborhood 19 NEIGHBORHOOD #19

OWNERSHIP

HOWELL, KENDA J
GORDON J HOWELL
120 COUCHTOWN ROAD
WARNER, NH 03278

Tax ID 001371

TRANSFER OF OWNERSHIP

Date 04/29/2015 ROGERS, KEITH M
Bk/Pg: 3476, 529
\$290000

Printed 01/29/2024 Card No. 1 of 1

RESIDENTIAL

TAKING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2010 Reval, 2015 PRELIM, 2015 Reval, PICK UPS, 2020 Prelim, 2020 Reval, 2020 Reval. Includes rows for VALUATION, Market, and Assessed/Use.

LAND DATA AND CALCULATIONS

Rating Measured Table Prod. Factor
Soil ID Acreage -or- Depth Factor
Actual Effective -or- Depth Square Feet
Frontage Frontage Effective Depth

Table with columns: Land Type, Zoning, Legal Acres, Measured Acreage, Measured Frontage, Effective Depth, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for R3-Low Density Res and EXCESS REAR.

G: GENERAL
2007: ADDED ADDITION AND EFF TO SKETCH
2009: ADDED GAR AND "BREEZEWAY" & SHD
2010: ADJ THE DNL TO 100%.
2015: 9/10/14 NTRM.
ACTIVE ON MKT W/CONTRACT FOR \$319K PER M.L.S#
4364847. 200 AMP ELECTR, WELL, SEPTIC.
L: LAND ADJ FOR SHAPE & SIZE
PUL17: 2017 Pickup-ADD 15'RADIUS AGP & FRONT DECK

Supplemental Cards
MEASURED ACREAGE 3.7020

Supplemental Cards
TRUE TAX VALUE 80930

Supplemental Cards
TOTAL LAND VALUE 80930

ADMINISTRATIVE INFORMATION

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

Tax ID 001971

Printed 01/29/2024 Card No. 1

of 1

TRANSFER OF OWNERSHIP

Date

Property Address
COUCHTOWN ROAD 092

Neighborhood
19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	04/01/2016	04/01/2017	04/01/2020	04/01/2020	Worksheet
Reason for Change	2015 PRELIM	PICK UPS	PICK UPS	2020 Prelim	2020 Reval	
VALUATION	L 67280	67280	67280	77280	77280	77280
Market	B 126210	126210	131460	163030	163030	163030
	T 193490	193490	198740	240310	240310	240310
VALUATION	L 67280	67280	67280	77280	77280	77280
Assessed/Use	B 126210	126210	131460	163030	163030	163030
	T 193490	193490	198740	240310	240310	240310

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	-or-	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Depth	Square Feet	Rate	Value		
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value		
2.0000	2.0000	1.00	1.00	37500.00	37500.00	75000		75000
1.5180	1.5180	1.00	1.00	1500.00	1500.00	2280		2280

Zoning: 1 Homesite Improved
R3-Low Density Res 2 EXCESS REAR
Legal Acres: 3.5180

B: BUILDING
PRIMARY HEATS WITH WOOD
G: GENERAL
2004: 2 CAR GARAGE W/LOFT.
2015: 9/10/14 NTRM. CORRECT WDK SIZE ON SIDE DWL.
PUI6: 2016 PICK-UP
DWL=ADD OFF, AND WOOD DECK AREA. PU-COMPLETE.
PUI7: 2017 Pickup=REMOVE 1&UC FROM DET. GARAGE.

Supplemental Cards
MEASURED ACREAGE 3.5180

Supplemental Cards
TRUE TAX VALUE 77280

Supplemental Cards
TOTAL LAND VALUE 77280



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.

Application Fee		Notification Fee	
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: <i>Paul Fason</i>		Date: <i>1-29-24</i>	
Applicant Mailing Address: <i>130 Couchtown Rd</i>			
Town: <i>Warner</i>	State: <i>NH</i>	Zip: <i>03278</i>	
Telephone Primary: <i>774-266-0541</i>	Alternate:		
Owner of Property Information			
Name of Owner: <i>Same as above</i>		Date:	
Owner Mailing Address:			
Town:	State:	Zip:	
Telephone Primary:	Alternate:		
Location and Description of Property			
Map #: <i>11</i>	Lot #: <i>40</i>	Zoning District: <i>A-3</i>	
Address:			
Will a Site Plan Review approval be required by the Planning Board?		Yes	No
Proposed Use: <i>Business - Truck upfitter, Tow Truck assembly</i>			
Details of Request: Please feel free to include additional information on separate attached pages. Be sure to put the name of applicant and date on each sheet. (indicate number of sheets attached _____)			
<i>I receive Trucks as a cab + chassis and install Tow Truck bodies including all hydraulics/wiring/frame attachment, I work with businesses and am not open to public and currently an owner operator with no employees</i>			

Applicant's Checklist

Have you included		Item	Land Use Office finds	
Yes	No		Yes	No
✓		Complete and sign, the proper application for the type of appeal (request).	✓	
N/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. <i>land use PB referral for wrong use is the referral</i>	✓	
✓		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.	✓	<i>for the variance under a different use.</i>
✓		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	
✓		Plans shall include: <ul style="list-style-type: none"> Clearly indicate where the site is located (locus map) and what is proposed drawn to scale. 	✓	
✓		<ul style="list-style-type: none"> Show for the "lot of record" the boundary lines with footage on all sides. 	✓	
✓		<ul style="list-style-type: none"> A copy of the lot's deed (to verify Owner). 	✓	
✓		<ul style="list-style-type: none"> Name of the road the lot fronts on. 	✓	
✓		<ul style="list-style-type: none"> Include all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from abutting property line, drawn to scale. 	✓	
✓		<ul style="list-style-type: none"> For a proposed structure, include <u>all</u> of the above a floor plan with dimensions, (length, width, and height). 	✓	<i>no height</i>
		The applicant has paid fees (see application for specific fees). Check made out to the Town of Warner .	✓	
✓		Application must be received 15 days prior to the next ZBA meeting.	✓	
✓		All property owners must sign the application.	✓	
N/A		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable)	n/a	

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

The undersigned hereby requests a VARIANCE to the terms of:

Article: Table 1 retail and services, Section: 14 Auto repair, Auto service station or garage 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 must 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 special conditions of the property that distinguish it from other properties in the area:
 - 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 special conditions of the property that distinguish 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 disturbance to the neighborhood. All business activities will be performed inside a garage. There wont be any outside storage of vehicles or parts

2. By granting the variance, the spirit of the ordinance is observed because:

This is essentially a glorified Home occupation, meeting most criteria of home occupation and supports the economic growth of the community with small businesses

3. By granting the variance substantial justice is done because:

I will be able to work from home and be closer to family as well as spend 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 roadway making it hardly visible. all processes will be performed inside so as to not add any noise or visible disturbance

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

- A. Meaning that owing to special conditions of the property that distinguish it from other properties in the area:
- 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;

I am having a hard time finding a building or structure to work out of in the area that fits my needs and budget Jeopardizing 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 use due to the low impact it will have on the community. The property has substantial land to support the structure and enough natural habitat to blend in with surrounding structures and public sights and not to diminish the character of the neighborhood

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

- B. Owing to special conditions of the property that distinguish 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]

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].
2. 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.

Signature of Owner(s): Paul Fasoli
Cassandra Fasoli

Date: 1-29-24
 Date: 1/29/2024

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

Date: _____

Date: _____

Printed name of person(s) who signed above:

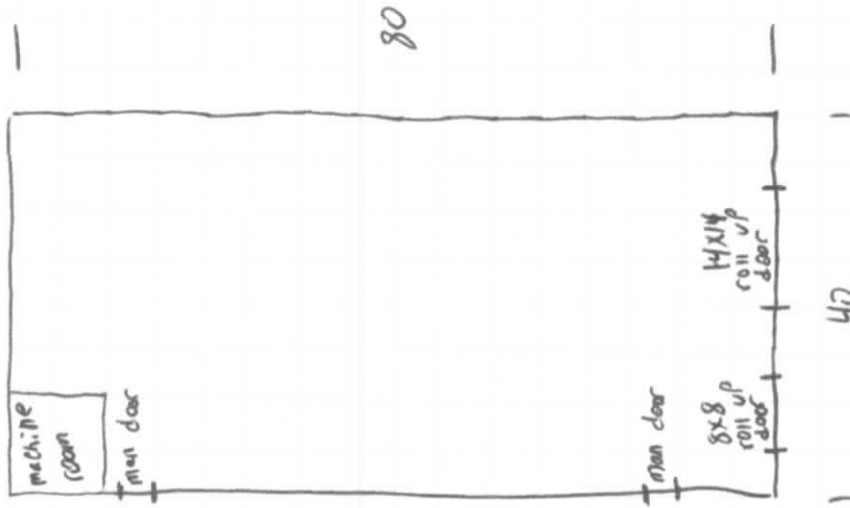
Paul Fasoli
Cassandra Fasoli

For Zoning Board of Adjustment Use Only			
Assigned Case #: <u>2024-02</u>			
Date Received at Land Use Office: <u>Jan 30, 2024</u>			
Received by: <u>Juday Rogers</u>			
Fees Submitted:			
Amount:	Cash:	Check #:	Other:
Abutters' List Received: <input checked="" type="radio"/> Yes <input type="radio"/> No			
Date of Review: <u>2/14/24</u>	Date of Hearing: <u>2/14/24</u>	Date Approved:	



Proposed Structure

18' walls
25' peak

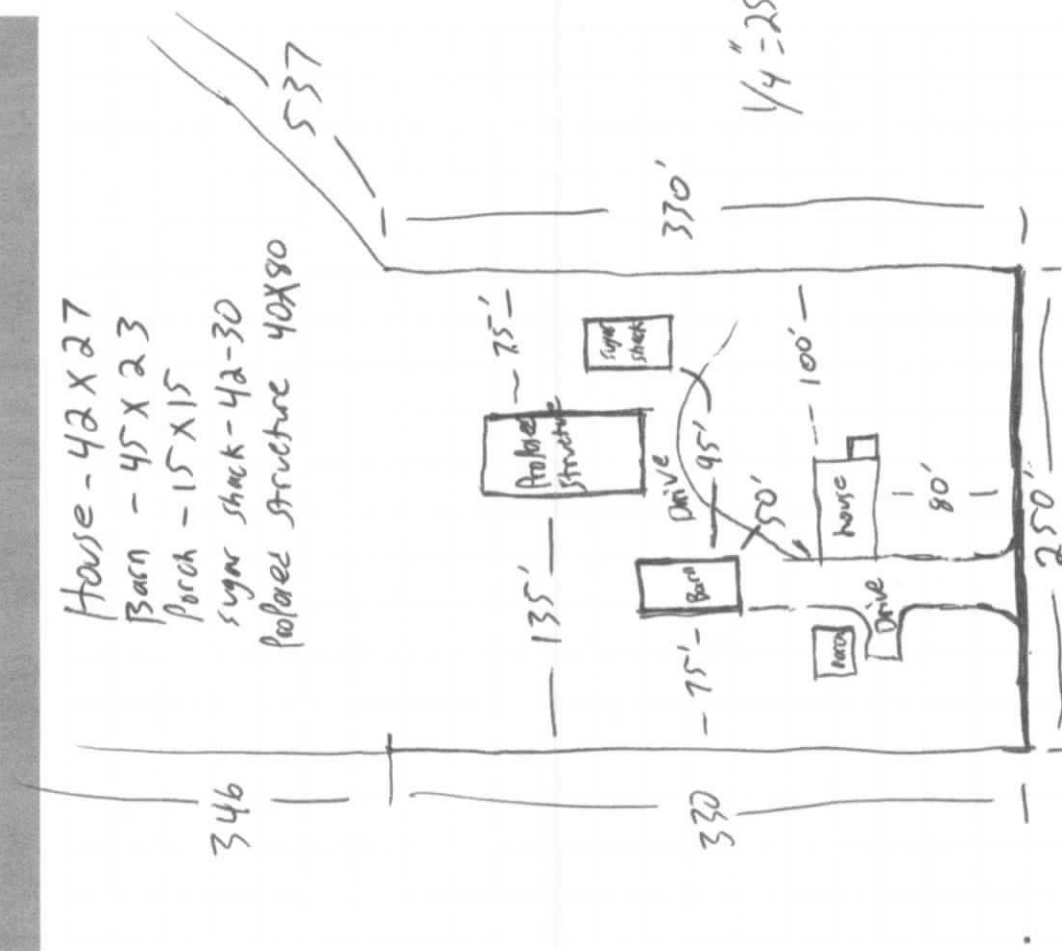


Your Steel Supermarket

10 BASIN STREET, CONCORD, NH 03301
 603-225-2047 / FAX 603-226-3397
TOLL FREE 1-800-225-6643 / FAX 1-800-225-3397
www.cohensteel.com



House - 42 X 27
 Barn - 45 X 23
 Porch - 15 X 15
 sugar shack - 42-30
 Popover structure 40 X 80



~~Proposed Structure~~
Cochtown Rd

10 BASIN STREET, CONCORD, NH 03301
 603-225-2047 / FAX 603-226-3397
TOLL FREE 1-800-225-6643 / FAX 1-800-225-3397
www.cohensteel.com

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.

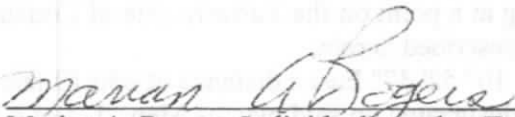
Also meaning and intending to describe and convey hereby all and the same prem-ises conveyed to the said Philip A. Rogers and Marian A. Rogers by Warranty Deed of Philip A. Rogers and Marian A. Rogers dated June 25, 2002 and recorded in the Merrimack County Registry of Deeds at Book 2384, Page 712. The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

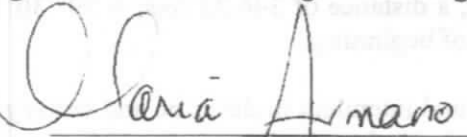

Marian A. Rogers, Individually and as Trustee of
the Marian A. Rogers Living Trust

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.




Notary Public/Justice of the Peace
Commission expiration: April 7, 2026



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 <https://warner.nh.us> 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, February 14, 2024*, 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: 2024-01
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 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: 2024-02
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 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.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 15-059
Parent Parcel Number

Property Address
COUCHTOWN ROAD 160

Neighborhood
19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP
TRANSFER OF OWNERSHIP

Date 10/28/2004 SWAN, WOODBURY D. & BARBARA L.
Bk/Pg: 2715, 1473 \$0

Printed 01/29/2024 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	04/01/2015	04/01/2015	04/01/2018	04/01/2019	04/01/2020	04/01/2020	04/01/2020
Reason for Change	2015 PRELIM	2015 Reval	CU Rate Adj	CU Rate Adj	CU Rate Adj	2020 Prelim	2020 Reval	
VALUATION	L 94110	94110	94110	94110	94110	100080	100080	100080
Market	B 211330	211330	211330	211330	211330	246600	246600	293120
	T 305440	305440	305440	305440	305440	346680	346680	393200
VALUATION	L 62010	62010	62370	62400	62400	68750	68750	68750
Assessed/Use	B 211330	211330	211330	211330	211330	246600	246600	293120
	T 273340	273340	273700	273730	273730	315350	315350	361870

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Acreage	Effective	Depth	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value		
1 Homesite Improved	1.0000	1.00	1.00	70000.00	70000.00	70000.00	-5%	66500
2 Homesite Improved	5	0.00	0.00	5000.00	5000.00	5000.00		5000
3 Pine No Stewardship	4	1.0000	1.00	157.00	157.00	160 R	-25%	120
4 EXCESS REAR	5	12.9700	1.00	1500.00	1500.00	19460 R	-15%	16540
5 Pine No Stewardship	4	12.9700	1.00	157.00	157.00	2040 R	-25%	1530
6 EXCESS REAR	4	6.0300	1.00	1500.00	1500.00	9050		9050
7 Hardwood No Stewardship	2	6.0300	1.00	67.00	67.00	400 R	-25%	300
8 EXCESS WASTE	4	5.9700	1.00	500.00	500.00	2990		2990
9 Hardwood No Stewardship	2	5.9700	1.00	67.00	67.00	400 R	-25%	300

CU: Current Use
FU16: 2016 PICK-UP
N.O.A.H. TO VERIFY KITCHEN REMO'D.
CHECK 2017 FOR UPDATE.
FU17: 2017 Pickup=KITCHEN UPDATE-DONE, N/C TO VALUE.
FU20: 2020 PICKUP=ADD 840 SF ADDITION. EST 10%UC ON DWL. ADD 1/2 BATH.
FU22: 2022 PICKUP=DWL 100% COMPLETE. REMOVE NOTES ON SKETCH.

Supplemental Cards
MEASURED ACREAGE 26.9700
Supplemental Cards
TRUE TAX VALUE 100080

Supplemental Cards
TOTAL LAND VALUE 68750

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 15-059-1
Parent Parcel Number
Property Address COUCHTOWN ROAD 148
Neighborhood 19 NEIGHBORHOOD #19
Property Class 101 One Family

OWNERSHIP

KUCHARSKI, BRIAN H
PARKER, KRISTIN
148 COUCHTOWN ROAD
WARNER, NH 03278

TRANSFER OF OWNERSHIP

Date 11/23/2021 KUCHARSKI, BRIAN H. \$0
10/08/2021 KUCHARSKI &, BRIAN H \$0
Bk/Pg: 3771, 21
Bk/Pg: 3762, 2266

Printed 01/29/2024 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Market, VALUATION, Assessed/Use, 06 PICK-UPS, 2010 Reval, 2015 PRELIM, 2015 Reval, 2020 Prelim, 2020 Reval, 04/01/2010, 04/01/2015, 04/01/2020, 04/01/2020

LAND DATA AND CALCULATIONS

Topography: Rolling
Public Utilities: Water, Sewer, Electric
Street or Road: Paved
Neighborhood:
Rating Measured Table Prod. Factor
Soil ID Acreage -or- Depth Factor

Table with columns: Zoning, Land Type, Actual Frontage, Effective Depth, Effective Area, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value

G: GENERAL
2015: 4/15/15 DMRE. EXT REVIEW.
O: OBS
PRIOR TO 2015 = WET BSMT, FOUNDATION ISSUES. ADJ
FD FOR 2015 TO 5%.
PU04: 2004 Pick-up
STILL UNFINISHED FLOORING IN 2 BDRMS & SOME TRIM
WORK, CHECK FOR RAILINGS ON 8X12 DECK
PU22: 2022 PICKUP-REMOVE SHED SECT. ADD 24X38 GARAGE SECT.
SU21: 2021 SALE=INVALID, QUIT-CLAIM DEED.

Supplemental Cards
MEASURED ACREAGE 5.0300
Supplemental Cards
TRUE TAX VALUE 79550
Supplemental Cards
TOTAL LAND VALUE 79550

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 15-060
Parent Parcel Number
Property Address COUCHTOWN ROAD 133
Neighborhood 19 NEIGHBORHOOD #19
Property Class 101 One Family

OWNERSHIP

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

Tax ID 000153

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Bk/Pg, Value. Includes entries for 04/06/2016 and 09/20/2011.

Printed 01/29/2024 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2015 PRELIM, 2015 Reval, 2015 Reval, lot line, CU Rate Adj, 2020 Prelim, 2020 Reval. Includes VALUATION and Market rows.

LAND DATA AND CALCULATIONS

Table with columns: Zoning, Land Type, Rating, Measured Frontage, Actual Frontage, Effective Depth, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Homesite Improved, Pine No Stewardship, Excess Frontage, etc.

B: BUILDING = HEATS W/ WOOD ONLY, HRDM ON 1ST EXCEPT FOR KITCHEN, SMALL LOFT AREA UPSTAIRS DID NOT COUNT AS ROOM
CU: Current Use
FLD: FLOODPLAIN
L: LAND = LONG DRIVEWAY
RIGHT OF WAY GRANTED TO PHIL AND MARIAN ROGERS

Supplemental Cards
MEASURED ACREAGE 75.5000

Supplemental Cards
TRUE TAX VALUE 159950

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.

see attached list

Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	

11-051

COURSER JR FAMILY TRUST FRED W

SCHOODAC ROAD

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 11-051
Parent Parcel Number

Property Address
SCHOODAC ROAD

Neighborhood
17 NEIGHBORHOOD #17

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219

Routing Number 2015

Tax ID 000328
TRANSFER OF OWNERSHIP

Printed 01/29/2024 Card No. 1

04/30/2008 COURSER JR MARITAL TRUST, F. W
Bk/Pg: 3062, 1048

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	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 Adj	CU Rate Adj	CU Rate Adj	2020 Prelim	2020 Reval	
VALUATION	L 231500	231500	231500	231500	231500	267500	267500	26
Market	B 0	0	0	0	0	0	0	0
VALUATION	T 231500	231500	231500	231500	231500	267500	267500	26
Assessed/Use	L 14260	14180	16810	17030	17030	15970	15970	1
	B 0	0	0	0	0	0	0	0
	T 14260	14180	16810	17030	17030	15970	15970	1

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Val
Soil ID	-or- Acreage	Effective	Depth	Rate	Rate	Value	Factor	
Actual	-or- Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	
1 Homesite Vacant	4 2.0000	1.00	25000.03	25000.03	50000	50000		
2 Pine No Stewardship	4 2.0000	1.00	157.00	157.00	310 R	310 R	-25%	
3 Excess Frontage	4 9.0000	1.00	2500.00	2500.00	22500	22500		
4 Pine No Stewardship	4 9.0000	1.00	157.00	157.00	1410 R	1410 R	-25%	
5 EXCESS REAR	4 79.0000	1.00	1500.00	1500.00	118500	118500		
6 Pine No Stewardship	4 79.0000	1.00	157.00	157.00	12400 R	12400 R	-25%	
7 EXCESS REAR	3 11.0000	1.00	1500.00	1500.00	16500	16500		
8 Hardwood No Stewardship	3 11.0000	1.00	72.00	72.00	790 R	790 R	-25%	
9 EXCESS WASTE	3 79.0000	1.00	500.00	500.00	39500	39500		
10 Hardwood No Stewardship	3 79.0000	1.00	72.00	72.00	5690 R	5690 R	-25%	
11 EXCESS REAR	2 10.0000	1.00	1500.00	1500.00	15000	15000		
12 Other Forest No Stewardship	2 10.0000	1.00	44.00	44.00	440 R	440 R	-25%	
13 EXCESS WASTE	11.0000	1.00	500.00	500.00	5500	5500		
14 CU Unproductive	11.0000	1.00	23.00	23.00	250 R	250 R	-25%	

FLD: FLOODPLAIN
1508: 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 CATEGORIES

Supplemental Cards
MEASURED ACREAGE 201.0000

Supplemental Cards
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE

11-041

WAMSER, SHAWN C

COUCHTOWN ROAD 108

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 000965

TRANSFER OF OWNERSHIP

Printed 01/29/2024 Card No

PARCEL NUMBER
11-041

Parent Parcel Number

Property Address
COUCHTOWN ROAD 108

Neighborhood
19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219

Routing Number 2015

06/23/2017 DAVIS, CHRISTOPHER EDWARD
BK/Pg: 3560, 808
03/02/2012 WEHR, ZACHARY B
BK/Pg: 3300, 1186
04/24/2007 HANWELL & WENDY
BK/Pg: 2982, 226
04/12/2001 LAPLACA, EMMY E
BK/Pg: 2254, 1234

RESIDENTIAL

VALUATION RECORD

Reason for Change	Assessment Year	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	2020 Prelim	2020 Reval
VALUATION		58350	63350	63350	63350	63350	73350	73350
Market		153060	154680	154680	155260	155260	153300	153300
		211410	218030	218030	218610	218610	226650	226650
VALUATION		58350	63350	63350	63350	63350	73350	73350
Assessed/Use		153060	154680	154680	155260	155260	153300	153300
		211410	218030	218030	218610	218610	226650	226650

Site Description

Topography:
Rolling

Public Utilities:
Water, Sewer, Electric
Street or Road:
Paved

Neighborhood:

Zoning:
R3-Low Density Res
Legal Acres:
1.6700

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Land Type	Base Rate	Adjusted Rate	Extended Value	Influence Factor
Soil ID	-Or-	Effective	Depth	Square Feet	Rate	Rate	Value	
Actual Frontage	-Or-	Depth	Square Feet					
1.6700	1.6700	43922.16	43922.16	73350				

G: GENERAL

2015: 9/10/14 NTRM.
200 AMP ELECTR, 1000 GAL SEPTIC, DRILLED WELL.
364 SQ FT BSMT FIN PER MLS.
PU04: 2004 Pick-up
SCREEN PORCH COMPLETE
RE20: 2020 REVALUATION:ADD 8X8 SHED. ADJ DWL FLR CVR TYPE.
S01: 2001 Sale
SV12: 2012 VALID SALE:
MLS# 4071080. ORIG AP=\$240K. SOLD 226 DOM.

Supplemental Cards

MEASURED ACREAGE 1.6700

Supplemental Card

TRUE TAX VALUE

Supplemental Card
TOTAL LAND VALUE

11-042-5

HOWELL, KENDA J

COUCHTOWN ROAD 120

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001371

TRANSFER OF OWNERSHIP

Printed 01/29/2024 Card No.

PARCEL NUMBER
11-042-5

Parent Parcel Number

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

04/29/2015 ROGERS, KEITH M
Bk/Pg: 3476, 529

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2010	04/01/2010	04/01/2010	04/01/2015	04/01/2017	04/01/2020	04/01/2020
Reason for Change	2010 Reval	2015 PRELIM	2015 Reval	PICK UPS	2020 Prelim	2020 Reval	2020 Reval
VALUATION	L 59550	70480	70480	70480	80930	80930	80930
Market	B 228160	220150	220150	224860	225720	225720	225720
	T 287710	290630	290630	295340	306650	306650	306650
VALUATION	L 59550	70480	70480	70480	80930	80930	80930
Assessed/Use	B 228160	220150	220150	224860	225720	225720	225720
	T 287710	290630	290630	295340	306650	306650	306650

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence
Soil ID	Acreage	Effective	Depth	Rate	Rate	Value	Factor
-or-	-or-	-or-	Square Feet	Rate	Rate	Value	Factor
1	2.0000	2.0000	1.00	37500.00	37500.00	75000.00	10%
2	1.7020	1.7020	1.00	1500.00	1500.00	2550	4
							-5%

Site Description

Topography:
Rolling

Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved

Neighborhood:

Zoning:
R3-Low Density Res
2 EXCESS REAR

Legal Acres:
3.7020

G: GENERAL
 2007: ADDED ADDITION AND EFF TO SKETCH
 2009: ADDED GAR AND "BREEZEWAY" & SHD
 2010: ADJ THE DML TO 100%.
 2015: 9/10/14 NTRM.
 ACTIVE ON MKT W/CONTRACT FOR \$319K PER M.L.S#
 4364847. 200 AMP ELECTR, WELL, SEPTIC.
 L: LAND ADJ FOR SHAPE & SIZE
 PUL7: 2017 Pickup=ADD 15'RADIUS AGP & FRONT DECK

Supplemental Cards
MEASURED ACREAGE

3.7020

Supplemental Cards
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 001971

Printed 01/29/2024 Card No. 1

of 1

PARCEL NUMBER 11-042-5-1
Parent Parcel Number
Property Address COUCHTOWN ROAD 092
Neighborhood 19 NEIGHBORHOOD #19
Property Class 101 One Family
TAKING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

TRANSFER OF OWNERSHIP
Date

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2015 PRELIM, 2015 Reval, PICK UPS, 2020 Prelim, 2020 Reval, Worksheet. Rows include VALUATION, Market, and Assessed/Use.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Soil ID, Acreage, Depth, Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Zoning: R3-Low Density Res
Legal Acres: 3.5180

B: BUILDING PRIMARY HEATS WITH WOOD
G: GENERAL
2004:2 CAR GARAGE W/LOFT.
2015: 9/10/14 NTRM. CORRECT WDK SIZE ON SIDE DWL.
PUL6: 2016 PICK-UP DWL=ADD OFF, AND WOOD DECK AREA. PU-COMLETE.
PUL7: 2017 Pickup=REMOVE 1&UC FROM DET. GARAGE.

Supplemental Cards MEASURED ACREAGE 3.5180

Supplemental Cards TRUE TAX VALUE 77280

Supplemental Cards TOTAL LAND VALUE 77280