



TOWN OF WARNER

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Planning Board Notice of Decision

Date of Decision: Monday, March 1, 2021

Applicants and Property Owners: Comet LLC

Agent: Benjamin C. Osgood, Jr., PE

Property Location: Route 103 West (adjacent to the Annis Roundabout), Warner, NH

Map/Lot: Map 35, Lots 4-1 and 4-2

Zoning: C-1 and INT

Description: 7,000 sf retail building and drive through donut shop

You are hereby notified that at its meeting on March 1, 2021, the Warner Planning Board approved the above-cited application. Specifically, the Planning Board approved the site plan application for a 7,000 sq.ft. retail building on Lot 4-1 and a separate drive-through donut shop on Lot 4-2, more particularly depicted in plans prepared by Ranger Engineering Group, Inc. and stamped by Benjamin C. Osgood, Jr., PE, plan revision dated 02/10/2021. All materials submitted as part of the application are made a condition of this approval. Other specific conditions are included as follows:

Conditions Precedent

1. Change Sheet 2 to accurately reflect the uses addressed in the Zoning Ordinance's Table of Uses; add all current owners' names on abutting properties.
2. Modify Sheet 3 showing the boundary of the Warner River to identify specifically what aspect of the river is intended to be depicted (e.g. "top of bank," "seasonal high water," etc.).
3. Modify Sheet 4 to state that the cross easement between lots 4-2 and 4-3 is for vehicular and pedestrian access and utilities.
4. Correct Sheet 14 labels of landscaping and snow storage shown at the front of the lots.
5. Modify Sheet 17, Erosion Control note 18 to read "Any sediments removed from erosion control devices, catch basins, and stormwater structures shall be disposed of in accordance with state regulations and best management practices."
6. Add a new sheet containing the conditions of the SWPP and drainage systems maintenance.
7. Permits for access by NHDOT and Alteration of Terrain by NHDES are to be submitted to the Land Use Office and all conditions of such permits are to be incorporated herein. Substantial changes to the plans required by such permits shall require plan modifications presented to the Planning Board for further approval.
8. Written confirmation from the Warner Village Precinct regarding adequacy of water supply.

9. Written approval from the Warner Fire Department regarding revised truck turning plans.

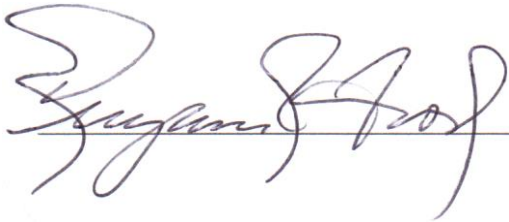
Construction Conditions

10. Construction truck traffic will be limited to Monday through Friday 7am to 5pm; Saturday 7am to 2pm; none on Sunday.
11. No water is to be drawn from the river during construction.
12. Sign designs are to be submitted to the Planning Board for approval prior to submitting a sign permit application to the Board of Selectmen

Ongoing Conditions

13. The Owner of lot 4-2 will be responsible for filing reports to the state regarding the Alteration of Terrain Permit, with copies to be submitted to the Warner Land Use Office.
14. Any storage of hazardous materials on either lot shall be done in accordance with federal, state, and local laws.
15. There will be no bulk storage of hazardous materials for on-site use on either lot.
16. Future changes of use on either lot will require approval by the Planning Board.
17. If traffic for lot 4-3 accesses over lot 4-2, review traffic circulation on lot 4-2.

Pursuant to NH-RSA 677:15, any person aggrieved by this decision of the Planning Board may, within 30 days of the decision, submit an appeal of this decision to Superior Court.



Benjamin D. Frost
Planning Board Chairman