



## 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](mailto:landuse@warnernh.gov)

### ***Planning Board Meeting / Work Session*** **AGENDA**

Monday, August 5, 2024  
Town Hall Lower Meeting Room  
7:00 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/87061407427> Meeting ID: 870 6140 7427 Passcode: 1234

- I. **OPEN MEETING** and ROLL CALL
- II. **PUBLIC COMMENT**
- III. **MINUTES:** July 1 and July 15, 2024.
- IV. **NEW BUSINESS**

#### **A. Conceptual Consultation**

**Applicant:** Ryan Fredette  
**Owners:** Pleasant Valley Living Trust  
Trustees: Ryan Fredette and Katy-Lynne Magoon Fredette  
**Agent:** Steven Lugar – Land Surveyor  
**Address:** 285 Pleasant Pond, Hopkinton, NH 03229  
**Map/Lot:** Map 3, Lot 22  
**District:** OR-1  
**Description:** Adjust lot line to transfer parcel to Russell Nolan – 233 Pleasant Pond Road, Hopkinton, NH 03229

#### **B. Conceptual Consultation**

**Applicant:** Richard Antoine  
**Owners:** Richard & Heidi Antoine  
**Agent:** Richard or Heidi Antoine  
**Address:** 576 Kearsarge Mountain Road, Warner NH 03278  
**Map/Lot:** Map 18, Lot 039  
**District:** R3  
**Description:** Subdivide 12.5 acre lot into two lots. One lot will be 8.5 acres and the second lot will be 4 acres.

#### **C. Lot Line Adjustment Application**

**Applicant:** Romeo Dubreuil and Holly Holmes  
**Owners:** Two parcels, one owned by Romeo and Tammy Dubreuil, the other owned by Nate and Holly Holmes  
**Agent:** Romeo Dubreuil and Holly Holmes  
**Address:** Dubreuil - 116 Route 103 East  
Holmes - 118 Route 103 East, Warner, NH 03278  
**Map/Lot:** Dubreuil - Map 10, Lot 74, Holmes – Map 6, Lot 57-1  
**District:** Dubreuil - R3, Holmes – R-2

**Description:** Proposed Lot Line adjustment between Dubreuil Map 10, Lot 74 and Holmes – Map 6, Lot 57-1.

**D. Minor Subdivision Application**

**Applicant:** Mark W. Xenakis

**Owners:** Mark and Susan Xenakis

**Agent:** J.E. Belanger Land Surveying, PLLC.

**Address:** 93 Dimond Lane, Warner, NH 03278

**Map/Lot:** Map 3, Lot 29

**District:** R-2 and OC-1

**Description:** Subdividing a 11.16 acre lot into two residential lots. There will be an existing house on one lot and a single-family residential home will be built on the newly created lot. An existing lane will be extended so the newly created lot will have road frontage (this has been approved by the Town of Warner Selectboard).

**E. Notices**

**V. UNFINISHED BUSINESS**

**A. Subdivision Application - Continued**

**Applicant:** Sydney Elizabeth Boyer

**Owners:** Sydney Elizabeth Boyer

**Agent:** Jon Rokeh – Rokeh Consulting, LLC.

**Address:** Kearsarge Mountain Road, Warner, NH 03278

**Map/Lot:** Map 33, Lot 18

**District:** R2

**Description:** An existing 10.60 acre lot is proposed to be subdivided into four lots with a new subdivision road connecting to Kearsarge Mtn. Road.

**Action taken:** The hearing was continued to August 5 pending review of new plans and updated drainage report from Aries Engineering.

**VI. REPORTS**

**A. Chair's Report** – Chair, Karen Coyne (CIP)

**B. Select Board** – Harry Seidel

**C. Regional Planning Commission** – Derek Narducci, Ben Frost

**D. Economic Development Advisory Committee** –

**E. Agricultural Commission** – James Gaffney

**F. Groundwater Protection Committee** – Andy Bodnarik

**G. Housing Advisory Committee** – Ian Rogers

**H. Regional Transportation Advisory Committee** –

**VII. COMMUNICATIONS**

**A.** Discussion on 91-A requirements. Discussion on collaboration outside of a Planning Board meeting.

**VIII. PUBLIC COMMENT**

**IX. ADJOURN**



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***Planning Board Meeting / Work Session***

Monday, July 1, 2024  
Town Hall Lower Meeting Room  
7:00 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/87061407427> Meeting ID: 870 6140 7427 Passcode: 1234

**I. OPEN MEETING at 7:00 PM and ROLL CALL**

**ROLL CALL:**

Board Member	Present	Absent
David Bates	✓	
Karen Coyne (Chair)	✓	
Pier D'Aprile	✓	
James Gaffney	✓	
Barak Greene	✓	
John Leavitt - Alternate	✓	
Ian Rogers	✓	
Harry Seidel – Selectboard	✓	
James Sherman – Alternate	✓	

**In Attendance:** Janice Loz – Land Use Administration

**II. MEETING CANCELLED DUE AGENDA BEING POSTED ON JULY 1, 2024.** The agenda was requested to be posted 24 hours before the meeting, it was posted the day of the meeting. Due to this unfortunate situation the meeting was cancelled.

**III. ADJOURN** – Closed at 7:08 PM



## TOWN OF WARNER

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Land Use Office: (603)456-2298 ex. 7  
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### ***Planning Board Meeting / Work Session***

Monday, July 15, 2024  
Town Hall Lower Meeting Room  
7:00 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/87061407427> Meeting ID: 870 6140 7427 Passcode: 1234

**I. OPEN MEETING** at 7:00 PM and ROLL CALL

**ROLL CALL:**

Board Member	Present	Absent
David Bates	✓	
Karen Coyne (Chair)	✓	
Pier D'Aprile	✓	
James Gaffney	✓	
Barak Greene	✓	
John Leavitt - Alternate	✓	
Ian Rogers	✓	
Harry Seidel – Selectboard	✓	
James Sherman – Alternate	✓	

**In Attendance:** Janice Loz – Land Use Administration

**II. PUBLIC COMMENT - None**

**III. REVIEW OF MINUTES:** April 15, May 6, June 3 and June 24, 2024.

The board began by reviewing the minutes from previous meetings. Minutes from April 15, May 6, June 3, and June 17 were discussed. The only missing minutes was the May 15 work session, the Chair was going to complete the minutes of that session.

April 15 Minutes

**David Bates made a motion to approve the minutes of April 15, 2024 as amended. Ian Rogers seconded the motion. Discussion:** None. **Voice Vote Tally:** 7 to 0, the minutes were approved as amended.

May 6 Minutes

**David Bates made a motion to approve the minutes of May 6, 2024 as amended. Ian Rogers seconded the motion. Discussion:** None. **Voice Vote Tally:** 7 to 0, the minutes were approved as amended.

June 3 Minutes

**David Bates made a motion to approve the minutes as approved. Ian Rogers seconded the motion. Discussion:** None. **Voice Vote Tally:** 7 to 0, the minutes were approved as amended.

June 17 Minutes

**David Bates made a motion to approve the minutes as approved. Ian Rogers seconded the motion. Discussion:** None. **Voice Vote Tally:** 7 to 0, the minutes were approved as amended.

**IV. NEW BUSINESS**

**A. Subdivision Application**

**Applicant:** Peter Bean

**Owners:** Peter Bean

**Agent:** Jon Buschbaum

**Address:** 306 Newmarket Road, Warner, NH 03278

**Map/Lot:** Map 12, Lot 21

**District:** R3 – OC-1

**Description:** Minor subdivision into two residential lots, a 43.6295 acre lot and a 44.91 acre lot.

Jon Buschbaum, the surveyor representing Peter Bean, introduced himself. Bean was also present via the Zoom. The Chair confirmed that all fees had been paid, documentation received, and proper notice given, except for a missed posting at the post office, which was discussed but deemed an oversight. Jon Buschbaum provided an overview of the Subdivision plan. Peter Bean owns an 88.5-acre parcel on Newmarket Road, which is being subdivided into two lots. The new lot is 43.6 acres and intended for residential use. Mr. Buschbaum highlighted key features of the land, including buildable areas, floodplains, and road frontage. He shared his screen to display detailed plans and explained the topography using New Hampshire's LiDAR system. Mr. Buschbaum continued, explaining the buildable areas and potential issues related to the floodplain and road setbacks, which might require future variances for development.

During the application review, the group split up to examine the plans and the Subdivision Checklist. The group discussed the application process for a property case, highlighting incomplete documents and missing details. They mentioned missing sections such as boundary markers and lot numbers on the maps. Various trustees and properties are being reviewed for proper notification and inclusion in the documents. Specific missing items include percolation test results and state-grade coordinate ties. They are working through each page of the application to ensure all necessary information is accounted for and discussing possible waivers for missing details. The Board discussed the lack of certain features on the map, such as monuments and references to specific lots, such as 1338 Twin Brooks. It was mentioned that certain lots are not identified on the subdivision map, which may require an additional condition for their inclusion.

The meeting continued with the Board members examining various aspects of the property subdivision. They addressed the lack of corner pins in an old land survey and issues related to a shed obstructing a property corner. They noted missing details on a map, such as a property not marked correctly, and agreed to update it. They also discussed deed references and the need for a copy of the deed for the existing lot. Additionally, there was mention of a waiver related to soil boundaries and a percolation test for septic systems. The application was accepted as complete with conditions to address the missing details.

The Board discussed changes in floodplain maps that could affect the property. The discussion revolved around the impact of development projects on natural areas and protected species. It

highlighted the importance of conducting a natural heritage inventory to assess the environmental consequences of construction projects, especially in large areas like the ones in question. Once a specific development site is identified, measures such as natural heritage inventory and environmental consultations must be implemented. The hearing also addresses the requirements for stormwater pollution protection and the need to comply with environmental regulations, such as the presence of watercourses that impose buffer zones. Finally, the decisions on construction and access to the discussed lands are examined for their ecological impact and the way former work sites have left compacted, unvegetated soils.

**David Bates made a motion to approve the application for a subdivision with the following conditions. Michael Smith seconded the motion. Voice Vote Tally: 7 to 0, the subdivision for Peter Bean, Map 12, Lot 21 was approved.**

Conditions:

1. Supplying the missing Title and Deed for the property to the Land Use office.
2. Add the missing abutter, Twin Brooks, Map 13, Lot 38, to the Plot Plan Map
3. Notify the NHDES that the property is being subdivided.

## **B. Conceptual Consultation Application**

**Applicant:** Poverty Plains Solar, LLC., Encore Renewable Energy

**Owners:** Fred Hill

**Agent:** Eric Grande (VHB, Director of Land Development)

**Address:** No address. 242 acres abutting I-89 on the west and Poverty Plains Road to the east. Warner, NH 03278

**Map/Lot:** Map 7, Lot 64

**District:** R25 & OC-1

**Description:** A 5+/- MW Solar Array to be primarily located within a portion of the parcel that was previously excavated and utilized as a gravel pit. The landowner will retain a portion of the property to continue gravel pit operations.

Fred Hill detailed the proposal of a five-megawatt solar farm on his property on Poverty Plains utilizing 20-25 acres of land that was previously a gravel pit. The land, which has been in the Hill family for generations, was reclaimed from agricultural use to a forest and then to a sand pit. They are partnering with Encore Renewable Energy, a company that plans to develop, own, and operate the project long-term, and are working through environmental assessments to address potential impacts on local wildlife. The solar farm aims to generate tax revenue for the town without straining local infrastructure and will be subject to further review and potential site visits before final approval. The land, previously used for gravel extraction, is located on a reclaimed area and has been in the Hill family for generations. The project, managed by Encore Renewable Energy, aims to install about 12,000 solar panels and is intended to generate tax revenue without impacting local infrastructure. Environmental considerations are being addressed, including potential impacts on local endangered species like the northern black racer snake and wood turtle. The project seeks to meet zoning regulations and provide a long-term renewable energy solution while contributing to local tax revenue.

The Board examines the impacts of development projects on natural areas and protected species, emphasizing the importance of conducting environmental assessments to understand the ecological consequences. The second part of the conversation describes how the site has been used for material extraction since the 1960s and how it is being considered for conversion into a solar project to generate tax revenue without affecting local infrastructure. The solar project, led by a company from Vermont, aims to install approximately 12,000 solar panels on the site while adhering to environmental regulations to protect local endangered species.

So far, the dialogue revolves around a proposed solar array project in New Hampshire, which involves a few key components: potential taxation and payment in lieu of taxes, a power purchase agreement with the Community Power Coalition of New Hampshire to offer lower electricity rates, and a \$20,000 donation to the town. The project's site plan will include detailed elements such as setbacks, tree clearing, and stormwater management. Concerns about solar glare and the project's impact on the land and power lines were addressed, including the commitment to restore the land post-project. The Board also mentioned ongoing negotiations and regulatory considerations related to the project's power lines and potential battery storage.

The project involves navigating various permitting processes, including the state's AoT (Alteration of Terrain) regulations, which have recently changed to emphasize the impact of underlying soils and stormwater management. The site, a former gravel pit, is considered relatively flat, which may simplify stormwater management. Concerns about environmental impacts, such as stormwater runoff and land reclamation, are addressed, with assurances provided about the durability of solar panels and transformer oil containment. The project aims to balance operational needs with environmental and community considerations, including potential donations to the town and managing aesthetic impacts.

## **V. UNFINISHED BUSINESS**

### **A. Subdivision Application - Continued**

**Applicant:** Sydney Elizabeth Boyer

**Owners:** Sydney Elizabeth Boyer

**Agent:** Jon Rokeh – Rokeh Consulting, LLC.

**Address:** Kearsarge Mountain Road, Warner, NH 03278

**Map/Lot:** Map 33, Lot 18

**District:** R2

**Description:** An existing 10.60 acre lot is proposed to be subdivided into four lots with a new subdivision road connecting to Kearsarge Mtn. Road.

**Action taken:** The hearing was continued to July 1, pending establishment of an escrow account. The account has been established. Waiting report from Aries Engineering.

Aries Engineering came back with a couple of issues. Jon Rokeh, the project's engineer, introduced himself and detailed the recent modifications to the subdivision plan. He adjusted lot lines to address issues with the buildable areas, including enlarging lot four and correcting the impact on lots three and one due to a power line easement. He also noted that these adjustments met the necessary buildable area requirements. In the meeting, Jon Rokeh from Rokeh Consulting, the project's engineer, discussed recent adjustments to the subdivision plan, including changes to lot lines and buildable areas. He explained that minor modifications were made to accommodate a slight twist in the road and to address issues related to lot sizes and drainage. There was also discussion about concerns from Aries regarding drainage, roundabout size, and driveway grades. The Board considered whether a waiver could be requested for roundabout dimensions and if adjustments to the plan could address these issues, including the possibility of using R1 zoning requirements due to the subdivision's proximity to an R1 district. Jon Rokeh discussed zoning regulations and the requirements for open space development, noting that the lot size was too small for mandatory open space requirements. He explained minor adjustments to the road and lot lines, ensuring they did not impact the drainage calculations or overall design. Concerns were raised about the road's right-of-way width and the adequacy of the drainage plan, prompting a need for updated maps and further review by the relevant authorities. There was also a dispute over the adequacy of funds for reviewing drainage plans, highlighting a need for clarification and resolution. Continuing the discussion regarding the review and approval of a development project. The Planning Board emphasized the need for updated maps, Aries' review of these maps, and input from the road agent and fire department. There is concern about the



costs associated with additional work and reviews, as well as the preferences for swales in the project.

The changes to the road and driveway elevations along with any reworked drainage plans will be forward to Aries for further review. The Land Use office informed the Board that would be an additional charge for the next review.

## **VI. VOTING FOR VACANT VICE CHAIR POSITION**

- A. Vice Chair position** – Members state their desire to be Vice Chair. Nomination(s). Second(s). If multiple members are nominated and seconded, vote on each nomination separately. Show of hands vote. Tally.

The board discussed the role of the Vice Chair, clarifying that the Vice Chair acts in the absence or resignation of the chair, with full powers during such times. David Bates indicated he was interested as serving as the Vice Chair. **Michael Smith made a motion to nominate David Bates as Vice Chair., Barak Greene seconded the motion. Discussion:** Conversation was supportive of his nomination and highlighted his communication skills and cooperative nature. **Voice Vote Tally:** 7 to 0. David Bates was voted in as Vice Chair of the Planning Board until the Annual Meeting in April of 2025.

## **VII. REPORTS**

- A. Chair's Report** – Chair, Karen Coyne – No updates  
**B. Select Board** – Harry Seidel – No updates  
**C. Regional Planning Commission** – Derek Narducci, Ben Frost - None  
**D. Economic Development Advisory Committee** –

The Regional Planning Economic Development Advisory Committee discussed possible changes, including shifting responsibilities to the Warner Community Center and publishing survey results. Concerns were raised about the lack of a chair for this committee, with debates over procedural issues and missed meetings

- E. Agricultural Commission** – James Gaffney – No updates  
**F. Groundwater Protection Committee** – Andy Bodnarik

The Groundwater Protection Committee's dissolution was noted as an ongoing issue.

- G. Housing Advisory Committee** – Ian Rogers

Ian mentioned how the committee is on the homestretch. Central Regional has told us that they are in a good spot in terms of where we are, community engagement, ideas, conversation, generated materials. They're just looking for a few more specifics for us in terms of what they want to see once we finish the job. The Housing Committee is nearing completion of its work, with mention of a transition in leadership at Central Regional.

- H. Regional Transportation Advisory Committee** – No updates

## **VIII. COMMUNICATIONS**

The Board discussed a potential for the need of a CIP committee to streamline the budgeting process, with suggestions for involving both public members and Planning Board members to improve efficiency and accuracy.

## **IX. PUBLIC COMMENT** - None





TOWN OF WARNER PLANNING BOARD

P.O. Box 265
Warner, New Hampshire 03278-0059
Telephone: (603) 456-2298, ext. 7
Fax: (603) 456-2297

APPLICATION FOR CONCEPTUAL CONSULTATION

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES NO [checked]

TODAY'S DATE: 7/23/24

NAME OF APPLICANT: Ryan Fredette

ADDRESS: 285 Pleasant Pond Rd, Hopkinton, NH 03229

PHONE # 1: 603 817-2999 PHONE # 2: E-MAIL: rfredette@protonmail.com

OWNER(S) OF PROPERTY: Pleasant Valley Living Trust (Trustees: Ryan Fredette + Katylyne Magcon Fredette)

ADDRESS: 285 Pleasant Pond Rd, Hopkinton, NH 03229

PHONE # 1: 603 817-2999 PHONE # 2: E-MAIL: rfredette@protonmail.com

AGENT NAME:

ADDRESS:

PHONE # 1: PHONE # 2: E-MAIL:

STREET ADDRESS & DESCRIPTION OF PROPERTY:

MAP # 3 LOT # 22 ZONING DISTRICT: ORI NUMBER OF LOTS/UNITS: 2

FRONTAGE ON WHAT STREET(S): Pleasant Pond Rd Contoocook

DEVELOPMENT AREAS: acres/sq.ft. BUILDING/ADDITION: sq. ft.

PROPOSED USE:

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.

Adjust lot line to transfer parcel to Russell Nolan - 233 Pleasant Pond Rd, Hopkinton, NH 03229

Authorization/Certification from Property Owner(s)

I (We) hereby designate Steven Luger to serve as my agent and to appear and present said application before the Warner Planning Board

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice.

Signature of Property Owner(s): [Signature] (Trustees Pleasant Valley Living Trust)  
Date: 7/23/24  
(Need signatures of all owner's listed on deed)

Print Names Ryan Fredette, Katy-Lynne Magoon-Fredette (Trustees)

Signature of Applicant(s) if different from Owner:  
Date: \_\_\_\_\_

Print Names \_\_\_\_\_

**For Planning Board Use Only**

Date Received at Town Office: \_\_\_\_\_

Received By: \_\_\_\_\_

Date of Review: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_

MAP 3 LOT 6

S 89°38'39" W  
SBF 385.57'

S 89°26'21" W  
DHF 255.84' IPF

N 89°25'19" W  
880.07'

SBF

M2

S 03°35'21" E  
710.00'

N 09°16'48" W  
735.51'

MAP 3 LOT 21

M2

HEMLOCK

N 00°02'31" W  
338.92'

PLEASANT VALLEY LIVING TRUST

MAP 3 LOT 22 ORIG  
4,244,777.9± SQ. FT.  
97.45± ACRES

MAP 3 LOT 22 NEW  
4,056,545.4± SQ. FT.  
93.13± ACRES

N 00°28'35" W  
484.17'

N 01°58'15" W  
SBF 204.19' IPF

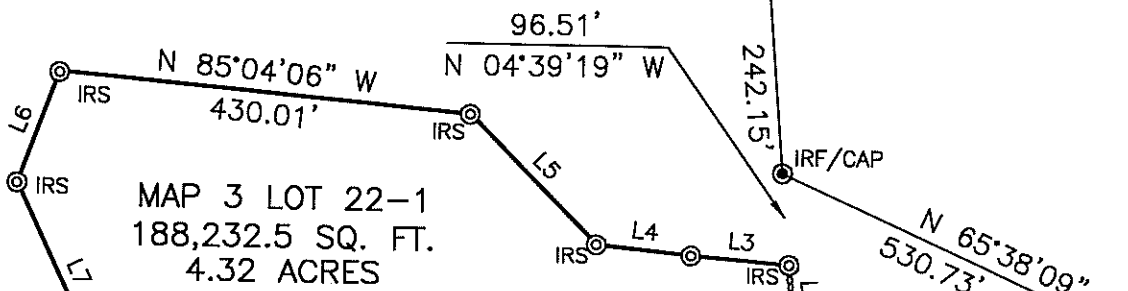
MAP 3 LOT 23

N 04°47'06" W  
424.14'

666.62'

242.15'

IRF/CAP



MAP 3 LOT 22-1  
188,232.5 SQ. FT.  
4.32 ACRES

WARNER

N 89°28'02" E

835.82'

IRF DHF/HELD

N 89°29'52" E

721.53'

N 89°21'46" E

462.10'

HOPKINTON

NOLAN, RUSSELL T.  
MAP 206 LOT 22

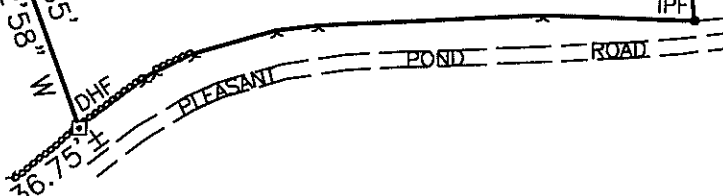
MAP 206 LOT 21

MAP 204 LOT 19.1

MAP 204  
LOT 19.2

MAP 206 LOT 23

MAP 206  
LOT 20



N 20°52'58" W  
288.65'  
36.75'

PLEASANT POND ROAD



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APPLICATION FOR CONCEPTUAL CONSULTATION

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES \_\_\_\_\_ NO \_\_\_\_\_

TODAY'S DATE: 7-26-2024

NAME OF APPLICANT: Richard Antoine

ADDRESS: 576 Kearsarge mtn. Rd.

PHONE # 1: 603-396-0011 PHONE # 2: \_\_\_\_\_ E-MAIL: rantoine1012@gmail.com

OWNER(S) OF PROPERTY: Richard & Heidi Antoine

ADDRESS: 576 Kearsarge mtn. Rd.

PHONE # 1: 603-396-0011 PHONE # 2: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

AGENT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE # 1: \_\_\_\_\_ PHONE # 2: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

STREET ADDRESS & DESCRIPTION OF PROPERTY: \_\_\_\_\_

MAP # 18 LOT # 039 ZONING DISTRICT: R3C NUMBER OF LOTS/UNITS: \_\_\_\_\_

FRONTAGE ON WHAT STREET(S): Kearsarge mountain Road

DEVELOPMENT AREAS: \_\_\_\_\_ acres/sq.ft. BUILDING/ADDITION: \_\_\_\_\_ sq. ft.

PROPOSED USE: \_\_\_\_\_

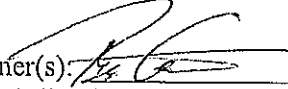
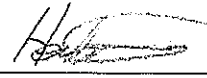
DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.

would like to subdivide my 12.5 acre lot, to two lots one 8.5 and one 4 acres. I want to give my daughter the 4 acres to build a home on.

**Authorization/Certification from Property Owner(s)**

I (We) hereby designate \_\_\_\_\_ to serve as my agent and to appear and present said application before the Warner Planning Board

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice.

Signature of Property Owner(s):   Date: 7-26-2024  
(Need signatures of all owner's listed on deed)

Print Names Richard Antoine Heidi Antoine

Signature of Applicant(s) if different from Owner:

\_\_\_\_\_  
Date: \_\_\_\_\_

Print Names \_\_\_\_\_

**For Planning Board Use Only**

Date Received at Town Office: \_\_\_\_\_

Received By: \_\_\_\_\_

Date of Review: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_







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Fax: (603) 456-2297

Check 10/21
\$380.00
PAID

APPLICATION FOR LOT LINE ADJUSTMENT

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES NO [checked]

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES NO [checked]

TODAY'S DATE: July 15 2024

NAME OF APPLICANT James Dubrovnik & Tammy Dubrovnik

ADDRESS Route 2 106 East 116

PHONE #1 603-491-3965 PHONE #2 E-MAIL

OWNER(S) OF PROPERTY same as above and

ADDRESS Nate & Holly Holmes 118 Rt 103 East, Warner NH 03278

PHONE #1 603-387-0103 PHONE #2 603-491-1867 E-MAIL nhholly7@gmail.com

AGENT NAME

ADDRESS

PHONE #1 PHONE #2 E-MAIL

LICENSED LAND SURVEYOR: Steve Nigam

LICENSED PROFESSIONAL ENGINEER: n/a

CERTIFIED SOIL SCIENTIST: n/a

CERTIFIED WETLAND SCIENTIST: n/a

OTHER PROFESSIONAL(S): n/a

STREET ADDRESS & DESCRIPTION OF PROPERTY 116 Route 103 East and 118 Rt 103 East

MAP # 6 LOT # 57-1 ZONING DISTRICT R2 NUMBER OF LOTS: 1

FRONTAGE ON WHAT STREET(S): RT 103 EAST

DEVELOPMENT AREAS: N/A acres/sq.ft.

DEED REFERENCE(S): Book 2960 Page 1468 Please include a copy of the Deed.

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.

Proposed lot line adjustment between 4 plots 6/57-1 and 10/74 as described per survey (see survey)



**Authorization/Certification from Property Owner(s)**

I (We) hereby designate \_\_\_\_\_ to serve as my agent and to appear and present said application before the Warner Planning Board

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s): Romco Dubreuil Date: July 15 2024  
(Need signatures of all owner's listed on deed) Dubreuil 7/15/24

Print Names Romco Dubreuil Tammy Dubreuil

Signature of Applicant(s) if different from Owner:

Holly Holmes Date: 7/15/24  
[Signature] 7/15/24

Print Names Nate and Holly Holmes

**For Planning Board Use Only**

Date Received at Town Office: \_\_\_\_\_

Received By: \_\_\_\_\_

Fees Submitted: Amount: \_\_\_\_\_ Cash: \_\_\_\_\_ Check # \_\_\_\_\_ Other: \_\_\_\_\_

Abutter's List Received: Yes \_\_\_\_\_ No \_\_\_\_\_

Date of Review: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_ Date Approved: \_\_\_\_\_



**TOWN OF WARNER  
Land Use Office**

P.O. Box 265  
Warner, New Hampshire 03278-0059  
Telephone: (603) 456-2298, ext. 7  
Fax: (603) 456-2297  
E-Mail: [landuse@warner.nh.us](mailto:landuse@warner.nh.us)

**Planning Board - Application Fees**

Name of Applicant Romeo Dobrevic + Holly Holmes Project Location: Route 103 EAST  
Received By \_\_\_\_\_ Date Fee Received \_\_\_\_\_

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

\_\_\_ Conceptual Consultation (submit application with no plans to copy) **\$ No Fee**

___ Subdivision	\$250 Base Fee (Final Application or Design Dev.)	\$ _____
	\$50 per lot # of lots _____ x \$50 =	\$ _____
	\$15 per notification # notices _____ x \$15 =	\$ _____
	\$25 minimum compliance inspect, additional per Board	\$ _____
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 <sup>rd</sup> party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording fee – separate check charged below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check – charged below	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Site Plan Review	\$400 Base Fee (Final Application or Design Development)	\$ _____
	\$15 per notification # notices _____ x \$15 =	\$ _____
	\$25 minimum compliance inspect, additional per Board	\$ _____
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 <sup>rd</sup> party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required)	\$ _____
	If a Hearing is required add \$15 per notification	\$ _____
	If a Hearing add \$25 for compliance inspection	\$ _____
	Legal Notice in Publication due prior to Hearing	\$ <u>invoiced</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

✓ Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ 150
? \$15 per notification – if requested by abutter(s)		\$ 180
\$25 minimum compliance inspection		<del>\$ 25</del>
✓ Legal Notice Publication -due prior to Hearing	\$50.00	\$ invoiced
MCRD** recording fee – separate check per rate below		\$ separate**
LCHIP*** – separate \$25 check		\$ separate***
	Subtotal	\$ 380.00 *
		(Check made out to "Town of Warner")

_____ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ separate**
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

\* = Subtotals above due with application. Please make check payable to "TOWN OF WARNER" for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.  
**Re-notifications:** .Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification.

<b>TWO Separate Checks (Upon completion / approval):</b>		
_____	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ _____ **
_____	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack Country Registry of Deeds"	\$ _____ ***

\*\* = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"

\*\*\* = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Check payable to "Merrimack County Registry of Deeds"

## Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:

“**Abutter**” as defined in RSA 672:3: also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage. *[Amended March 2020]*

The abutters list must be obtained from the Town of Warner’s Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners’ agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner’s Assessors records on:

July 15, 2024 \_\_\_\_\_ (date)

Signature *Romeo Dubreuil* *Holly Holmes*

Print Name Romeo Dubreuil Holly Holmes

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map 10 Lot 74-1

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map 10 Lot 74-2

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**Town of Warner Planning Board Abutter(s) List (continued)**

Map 6 Lot 32

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map 6 Lot 18

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map 10 Lot 71

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map 10 Lot 67-2

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map 10 Lot 67-3

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_



# 200 feet Abutters List Report

Warner, NH  
July 15, 2024

10

## Subject Property:

Parcel Number: 10-74  
CAMA Number: 10-74  
Property Address: 116 ROUTE 103 EAST

Mailing Address: DUBREUIL, TAMMY A DUBREUIL,  
ROMEO R  
PO BOX 575  
WARNER, NH 03278

---

## Abutters:

Parcel Number: 10-67-2  
CAMA Number: 10-67-2  
Property Address: 57 PARADE GROUND CEMETE

Mailing Address: MCLELLAN IV, EDWARD C ESTLIN,  
ELIZABETH LOPARTO  
57 PARADE GROUND CEMETARY RD  
WARNER, NH 03278

Parcel Number: 10-67-3  
CAMA Number: 10-67-3  
Property Address: PARADE GROUND CEMETE

Mailing Address: HUBERT, MARK A HUBERT, WENDI K  
PO BOX 372  
WARNER, NH 03278

Parcel Number: 10-71  
CAMA Number: 10-71  
Property Address: 76 ROUTE 103 EAST

Mailing Address: PIROSO, ALAN R PIROSO, FAITH K  
76 RT 103 EAST  
WARNER, NH 03278

Parcel Number: 10-74-1  
CAMA Number: 10-74-1  
Property Address: 112 ROUTE 103 EAST

Mailing Address: STEVENS, JOHN R 1998 TRUST  
STEVENS, JOHN TTEE  
112 ROUTE 103 EAST  
WARNER, NH 03278

~~Parcel Number: 10-74-2  
CAMA Number: 10-74-2  
Property Address: 114 ROUTE 103 EAST~~

~~Mailing Address: BIENVENUE, SARAH J TINGLEY, JACOB  
127 WEST JOPPA ROAD  
WARNER, NH 03278~~

Parcel Number: 10-76  
CAMA Number: 10-76  
Property Address: 111 ROUTE 103 EAST

Mailing Address: GREENLAW, ALLEN  
PO BOX 40  
WARNER, NH 03278

Parcel Number: 6-18  
CAMA Number: 6-18  
Property Address: KELLY HILL ROAD

Mailing Address: SAMMIS, JEFFREY H  
117 GLENWOOD AVENUE  
LEONIA, NJ 07605

~~Parcel Number: 6-32  
CAMA Number: 6-32  
Property Address: OFF EAST JOPPA ROAD~~

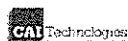
~~Mailing Address: STROUT, PERLEY R REVOC TRUST  
STROUT, PERLEY R TRUSTEE  
2 BARKER ROAD  
BRADFORD, NH 03221~~

~~Parcel Number: 6-55  
CAMA Number: 6-55  
Property Address: ROUTE 103 EAST~~

~~Mailing Address: LANE, JANETTE E  
7 GOVENORS WAY  
CONCORD, NH 03303~~

~~Parcel Number: 6-57  
CAMA Number: 6-57  
Property Address: 126 ROUTE 103 EAST~~

~~Mailing Address: KEOUGH, JEREMY MARCUS, ROBERT H  
126 ROUTE 103 EAST  
WARNER, NH 03278~~



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

7/15/2024

Page 1 of 2



# 200 feet Abutters List Report

Warner, NH  
July 15, 2024

## Subject Property:

Parcel Number: 6-57-1  
CAMA Number: 6-57-1  
Property Address: 118 ROUTE 103 EAST

Mailing Address: HOLMES, HOLLY HOLMES, NATHAN T  
PO BOX 531  
CONTOOCOOK, NH 03229

## Abutters:

~~Parcel Number: 10-74  
CAMA Number: 10-74  
Property Address: 116 ROUTE 103 EAST~~

*Step*

~~Mailing Address: DUBREUIL, TAMMY A DUBREUIL,  
ROMEO B  
PO BOX 575  
WARNER, NH 03278~~

Parcel Number: 10-74-2  
CAMA Number: 10-74-2  
Property Address: 114 ROUTE 103 EAST

Mailing Address: BIENVENUE, SARAH J TINGLEY, JACOB  
127 WEST JOPPA ROAD  
WARNER, NH 03278

~~Parcel Number: 10-76  
CAMA Number: 10-76  
Property Address: 111 ROUTE 103 EAST~~

~~Mailing Address: GREENLAW, ALLEN  
PO BOX 40  
WARNER, NH 03278~~

Parcel Number: 6-32  
CAMA Number: 6-32  
Property Address: OFF EAST JOPPA ROAD

Mailing Address: STROUT, PERLEY R REVOC TRUST  
STROUT, PERLEY R TRUSTEE  
2 BARKER ROAD  
BRADFORD, NH 03221

Parcel Number: 6-55  
CAMA Number: 6-55  
Property Address: ROUTE 103 EAST

Mailing Address: LANE, JEANETTE E  
7 GOVENORS WAY  
CONCORD, NH 03303

Parcel Number: 6-56  
CAMA Number: 6-56  
Property Address: 134 ROUTE 103 EAST

Mailing Address: BUSBY, ROSWELL BUSBY, DIANA  
PO BOX 3666065  
BONITA SPRINGS, FL 34135

Parcel Number: 6-57  
CAMA Number: 6-57  
Property Address: 126 ROUTE 103 EAST

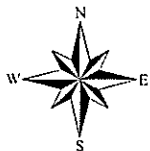
Mailing Address: KEOUGH, JEREMY MARCUS, ROBERT H  
126 ROUTE 103 EAST  
WARNER, NH 03278



www.cai-tech.com

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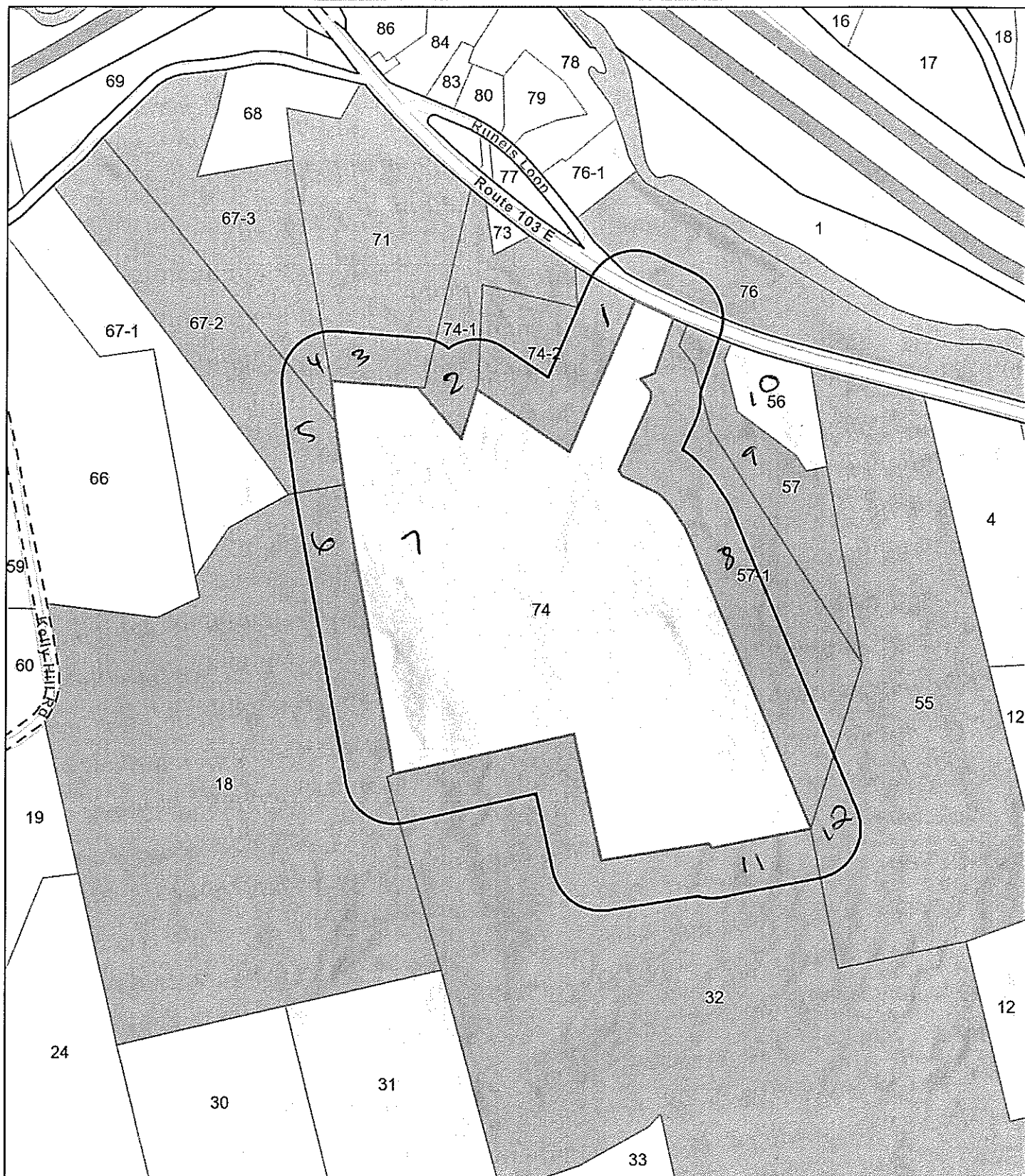
Warner, NH

1 inch = 549 Feet



www.cai-tech.com

July 15, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

TS \$

**QUITCLAIM DEED**

We, **Tammy A. Dubreuil** and **Romeo R. Dubreuil, Jr.** wife and husband, with a mailing address of 116 Route 103 East, Warner, New Hampshire 03278 for consideration paid grant to **Holly Holmes** and **Nathan T. Holmes**, wife and husband, with a mailing address of 116 Route 103 East, Warner, New Hampshire 03278 as joint tenants with rights of survivorship with quitclaim covenants:

A certain tract or parcel of land with any improvements thereon, situated in Warner, County of Merrimack, State of New Hampshire being shown as Proposed Map 6 Lot 57-1 623,702 Sq. Ft. or 14.32 acres on a plan of land entitled "PLAN FOR LOT LINE ADJUSTMENT MAP 10 LOT 74; MAP 6 LOTS 56 & 57 WARNER, N.H." approved by the Warner Planning Board on November 12, 2018 recorded in the Merrimack County Registry of Deeds as Plan #201800020828 to which plan reference is made for a more particular description of said lot.

Subject to possible right of way as described in deed at Book 3596, Page 2313 of the Merrimack County Registry of Deeds.

Subject to any notes and matters as recorded on said Plan #201800020828 recorded in said Registry.

Meaning and intending to describe and convey a portion of the premises conveyed to the above grantors by deed of Allen T. Greenlaw and Susan-Ann Greenlaw dated June 6, 2018 recorded in the Merrimack County Registry of Deeds at Book 3596, Page 2313.

This is a non-contractual transfer and is exempt from transfer tax pursuant to RSA 78-B:2 IX.

Executed this 29<sup>th</sup> day of January 2020.

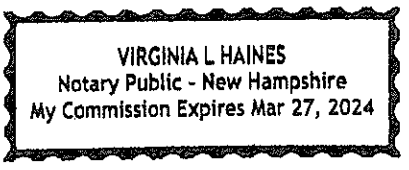
Tammy A. Dubreuil  
Tammy A. Dubreuil

Romeo R. Dubreuil, Jr.  
Romeo R. Dubreuil, Jr.

State of New Hampshire  
County of Merrimack

The foregoing instrument was acknowledged before me by Tammy A. Dubreuil and Romeo R. Dubreuil, Jr. this 29<sup>th</sup> day of January 2020.

Virginia L. Haines  
Notary Public/Justice of the Peace  
Print Name: Virginia L. Haines  
My Commission Expires: \_\_\_\_\_



Merrimack Title

MERRIMACK COUNTY RECORDS *Kathi L. Guay, CPO, Register*

14.46  
2-  
25.-

### QUITCLAIM DEED

I, **Tammy A. Dubreuil f/k/a Tammy A. Boisselle**, married, with a mailing address of 36 Isabella Street Laconia, New Hampshire 03246 for consideration paid grants to **Tammy A. Dubreuil and Romeo R. Dubreuil**, wife and husband, with a mailing address 36 Isabella Street Laconia, New Hampshire 03246 of as joint tenants with rights of survivorship with quitclaim covenants:

A certain tract or parcel of land with any improvements thereon, situated in the Town of Warner, Merrimack County, New Hampshire, bounded and described as follows:

A certain tract or parcel of land shown as Map 10, Lot 74 on a plan ("the Plan") entitled "Subdivision prepared for Josh & Rebekah Moulton, Property of Elmer & Nancy Story, NH Route 103, Warner, New Hampshire" Tax Map 10, Lot 74, Land Mark Land Services, Inc., PO Box 331, Charlestown, NH, Jeffrey A. Evans, LLS, dated September 2005, Scale 1"=100', approved by the Planning Board of Warner, NH 12 September 2005, recorded 04 November 2005 in the Merrimack County Registry of Deeds as Plan #17609.

Subject to and with the benefit of the conditions and restrictions set forth in the Affidavit as to Easement dated 14 October 2005 and recorded in the Merrimack County Registry of Deeds at Book 2839, Page 114, which Affidavit sets out an Easement Area and Shared Right of Way, along with the allocation of maintenance costs.

Map, Lot 74-2 shall have a right of way for men, vehicles, animals and utilities along said easement area. This easement shall burden Map 10, Lot 74. This right of way shall be shared, to the extent it applies, with the owners of Map 10, Lot 74 and Map 10 Lot 74-1.

Also subject to a utility easement to TDS Telephone Company dba TDS Telecom dated April 10, 2006 and recorded at Book 2890, Page 698 and a utility easement to Merrimack Telephone Company dba TDS Telecom and PSNH dated November 10, 2006 at Book 2960, Page 1468 in the Merrimack County Registry of Deeds.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 06-057-1
Parent Parcel Number 06-057
Property Address Route 103 East 118
Neighborhood 17 NEIGHBORHOOD #17
Property Class 101 One Family
TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

Holmes, Holly
Holmes, Nathan T.
PO Box 25
Warner, NH 03278

Tax ID 2187

TRANSFER OF OWNERSHIP

Date 02/04/2020
Dubreuil, Tammy A & Romeo R Du
Bk/Eg: 3664, 2084
\$0

Printed 07/15/2024 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Subdivision, 2020 Prelim, 2020 Reval, PICK UPS, 04/01/2020, 04/01/2020, 04/01/2020, 04/01/2020. Rows include VALUATION Market and VALUATION Assessed/Use.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod., Factor, Soil ID, Acreage, Effective, Depth, Base, Adjusted, Extended, Influence, Land Type, Value. Includes rows for Zoning, Legal Acres, and various calculations.

Pu21: 2021 PICKUP-REMOVE 2-ACRES FROM CU FOR SITE, LONG, STEEP DRIVE. NO DWL AS OF 3/22/21. NEEDS LUCT. CK 2022 FOR DWL.
Pu22: 2022 PICKUP=CK FOR NEW DWL.CONSTRUCT FROM CARGO VAN EXTERIOR INTERIOR=OPEN STUD.
Pu23: 2023 PICKUP=ADD NEW DWL-EST 50% COMPLETE.
Pu24: 2024 Pick-up=CK DWL FOR COMPLETE
4/24 - NOHI DMPU several storage containers, PU minisplit, Est. House 100% complete, House is constructed out of storage containers with some board and batten placed over exterior.

Supplemental Cards 14.3200
MEASURED ACREAGE

Supplemental Cards 85980
TRUE TAX VALUE

Supplemental Cards 69480
TOTAL LAND VALUE

Printed 07/15/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Tax ID 001518

OWNERSHIP

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 10-074  
 Parent Parcel Number  
 Property Address ROUTE 103 EAST 116  
 Neighborhood 17 NEIGHBORHOOD #17  
 Property Class 101 One Family  
 TAXING DISTRICT INFORMATION  
 Jurisdiction 219 WARNER, NH  
 Area 219  
 Routing Number 2015

OWNERSHIP  
 DUBREUIL, TAMMY A  
 ROME R DUBREUIL  
 PO BOX 575  
 WARNER, NH 03278

TRANSFER OF OWNERSHIP  
 Date  
 09/15/2014 BOISSELLE, TAMMY A \$0  
 Bk/Eg: 3455, 334  
 03/28/2013 FRANKLIN SAVINGS BANK \$50000  
 Bk/Eg: 3376, 1013  
 08/25/2011 BRIGHAM, REBEKAH M \$15400  
 Bk/Eg: 3269, 941  
 03/03/2008 MOULTON, JOSHUA \$0  
 Bk/Eg: 3050, 1002  
 10/14/2005 STORY, ELMER & NANCY \$145000  
 Bk/Eg: 2831, 1962

# RESIDENTIAL

## VALUATION RECORD

Assessment Year	04/01/2017	04/01/2018	04/01/2019	04/01/2019	04/01/2020	04/01/2020	Worksheet
Reason for Change	PICK UPS	CU Rate Adj	CU Rate Adj	lot line	2020 Prelim	2020 Reval	
VALUATION	L 109870	109870	109870	111620	115690	115690	115690
Market	E 150830	150830	150830	150830	187400	187400	187400
	T 260700	260700	260700	262450	303090	303090	303090
VALUATION	L 62980	63290	63330	64080	66490	66490	66490
Assessed/Use	E 150830	150830	150830	150830	187400	187400	187400
	T 213810	214120	214160	214910	253890	253890	253890

## LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Area	Depth	-or-	Rate	Rate	Value	Factor	
-or-	-or-	Effective	Depth	Square Feet	Rate	Value		
Frontage	Frontage	Depth	Square Feet					
1 Homesite Improved	2.0000		1.00	37500.00	37500.00	75000.00	-5% I	64300
3 Excess Frontage	4.0000		1.00	2500.00	2500.00	10000.00	-10%	9000
4 Hardwood No Stewardship	5		1.00	81.00	81.00	320.00	R -25%	240
5 EXCESS REAR	4		1.00	1500.00	1500.00	6000.00		6000
6 Hardwood No Stewardship	5		1.00	81.00	81.00	320.00	R -25%	240
7 EXCESS REAR	4		1.00	1500.00	1500.00	32850.00	I -20%	26280
8 Other Forest No Stewardship	5		1.00	54.00	54.00	1180.00	R -25%	890
9 EXCESS WASTE	4		1.00	500.00	500.00	10110.00		10110
10 Other Forest No Stewardship	5		1.00	54.00	54.00	1090.00	R -25%	820

Zoning: R3-Low Density Res  
 Legal Acres: 52.1100  
 Neighborhood: 17  
 Street or Road: PAVED  
 Public Utilities: Electric  
 Topography: High  
 Site Description: Assessed/Use

Land Type: 1 Homesite Improved  
 3 Excess Frontage  
 4 Hardwood No Stewardship  
 5 EXCESS REAR  
 6 Hardwood No Stewardship  
 7 EXCESS REAR  
 8 Other Forest No Stewardship  
 9 EXCESS WASTE  
 10 Other Forest No Stewardship

Supplemental Cards  
 MEASURED ACREAGE 52.1100  
 Supplemental Cards  
 TRUE TAX VALUE 115690  
 Supplemental Cards  
 TOTAL LAND VALUE 66490

IS08: 2008 Invalid Sale / FAMILY  
 L: LAND  
 EASEMENT TO TDS TELECOM BOOK 2890 PAGE 698  
 EASEMENT TO TDS TELECOM BOOK 2960 PAGE 1468  
 subdivision plan no. 17609 11/05/05  
 Easement to TDS 10/22/2015 Book 3495 Page 1062  
 PUI6: 2016 PICK-UP  
 ADD DECK AND PORCH. MAIN DWL=EST. 80% COMPLETE..  
 LAND=ACC & SITE ADJ.  
 PUI7: 2017 Pickup:--NOAH--DWL APPEARS COMPL--REMOVE UC.  
 VS13: 2013 INVALID SALE  
 PURCH FROM BANK.  
 CLEARED SITE FOR DWL POST-SALE. DRIVEWAY & RETAINING WALLS.









# TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

## APPLICATION FOR SUBDIVISION

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

MAJOR SUBDIVISION (4+ LOTS) \_\_\_\_\_ MINOR SUBDIVISION (2-3 LOTS)  CONDO SUBDIVISION \_\_\_\_\_

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES \_\_\_\_\_ NO

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES  NO \_\_\_\_\_

TODAY'S DATE: June 27, 2024

NAME OF APPLICANT Mark W. Xenakis

ADDRESS 93 Dimond Lane- Warner, NH 03278

PHONE # 1 1 903 907-0456 PHONE # 2 \_\_\_\_\_ E-MAIL mxenakis22@gmail.com

OWNER(S) OF PROPERTY Mark W. & Susan M. Xenakis

ADDRESS Same as above

PHONE # 1 \_\_\_\_\_ PHONE # 2 \_\_\_\_\_ E-MAIL \_\_\_\_\_

AGENT NAME J.E. Belanger Land Surveying, PLLC

ADDRESS 61 Old Hopkinton Road - Dunbarton, NH 03046

PHONE # 1 603 774-3601 PHONE # 2 603 491-8732 E-MAIL jacques@belangersurvey.com

LICENSED LAND SURVEYOR: Jacques E. Belanger, LLS

LICENSED PROFESSIONAL ENGINEER: N/A

CERTIFIED SOIL SCIENTIST: N/A

CERTIFIED WETLAND SCIENTIST: N/A

OTHER PROFESSIONAL(S): N/A

STREET ADDRESS & DESCRIPTION OF PROPERTY 93 Dimond Lane located on the westerly side of Interstate 89, south of Warner River and East of Tom Pond with an existing house.

MAP # 3 LOT # 29 ZONING DISTRICT R-2 & OC-1 NUMBER OF LOTS/UNITS: 2 Lots

FRONTAGE ON WHAT STREET(S): Dimond Lane

DEVELOPMENT AREAS: 11.27/490,975 acres/sq.ft. BUILDING/ADDITION: N/A sq. ft.

DEED REFERENCE: Book 2083 Page 1421 Please include a copy of the Deed.

PROPOSED USE: Residential single family

DETAILS OF REQUEST: *Indicate number of separate pages attached, if necessary.*

See narrative letter submitted along with this application.

**Authorization/Certification from Property Owner(s)**

I (We) hereby designate J.E.Belanger Land Surveying, PLLC to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s): Mark W. Xenakis Date: 7-1-24  
(Need signatures of all owner's listed on deed)

Susan M. Xenakis 7-1-24

Print Names MARK W. XENAKIS Susan M. Xenakis

Signature of Applicant(s) if different from Owner:  
\_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

Print Names \_\_\_\_\_

**For Planning Board Use Only**

Date Received at Town Office: \_\_\_\_\_

Received By: \_\_\_\_\_

Fees Submitted: Amount: \_\_\_\_\_ Cash: \_\_\_\_\_ Check # \_\_\_\_\_ Other: \_\_\_\_\_

Abutter's List Received: Yes \_\_\_\_\_ No \_\_\_\_\_

Date of Review: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_ Date Approved: \_\_\_\_\_



## TOWN OF WARNER

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

# ABUTTER'S / NOTICE OF PUBLIC HEARING Planning Board Meeting

Town Hall Lower Meeting Room and via Zoom

**August 5, 2024**

7:00 PM

The Town of Warner Planning Board will hold a public hearing on August 5, 2024 on a propose Subdivision. Notification of this hearing is being made to the public and abutters as defined in the application. The hearing will give you the opportunity to look at the proposal, ask questions and make comments. If you would like to view the application please contact the Land Use office, the address and email are listed above.

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 Monday, August 5, 2024*, mailed, emailed or delivered to the address above.

### Minor Subdivision Application

**Applicant:** Mark W. Xenakis  
**Owners:** Mark and Susan Xenakis  
**Agent:** J.E. Belanger Land Surveying, PLLC.  
**Address:** 93 Dimond Lane, Warner, NH 03278  
**Map/Lot:** Map 3, Lot 29  
**District:** R-2 and OC-1  
**Description:** Subdividing a 11.16 acre lot into two residential lots. There will be an existing house on one lot and a single-family residential home will be built on the newly created lot. An existing lane will be extended so the newly created lot will have road frontage (this has been approved by the Town of Warner Selectboard).

**Join Zoom Meeting:** <https://us02web.zoom.us/j/87061407427>

**Meeting ID:** 870 6140 7427

**Passcode:** 1234

Note: Planning 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.

## Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:

“**Abutter**” as defined in RSA 672:3: also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage. [*Amended March 2020*]

The abutters list must be obtained from the Town of Warner’s Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners’ agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner’s Assessors records on:

\_\_\_\_\_ July 8, 2024 \_\_\_\_\_ (date)  
Signature Peter Weeks  
Print Name PETER WEEKS

Map: 3 Lot: 29

Name: Mark W. & Susan M. Xenakis

Address: 93 Dimond Lane  
Warner, NH 03278

Map: 28 Lot: 47

Name: Mark John & Doreen Katharina O'Neil

Address: 81 Dimond Lane  
Warner, NH 03278

Map: 28 Lot: 48

Name: Diane Sullivan

Address: 87 Dimond Lane  
Warner, NH 03278

**Town of Warner Planning Board Abutter(s) List (continued)**

Map: 28 Lot: 49

Name: Julie A. Orlando Gibson  
Address: 89 Dimond Lane  
Warner, NH 03278

Map: 7 Lot: 47, 48, & 49

Name: Town of Warner  
Address: PO Box 265  
Warner, NH 03278

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: J.E. Belanger Land Surveying, PLLC  
Address: 61 Old Hopkinton Road  
Dunbarton, NH 03046

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: State of New Hampshire Department of Highway Transportation  
Address: PO Box 483 - 7 Hazen Drive  
Concord, NH 03302

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_



**TOWN OF WARNER**  
**Land Use Office**  
 P.O. Box 265  
 Warner, New Hampshire 03278-0059  
 Telephone: (603) 456-2298, ext. 7  
 Fax: (603) 456-2297  
 E-Mail: [landuse@warner.nh.us](mailto:landuse@warner.nh.us)

## Planning Board - Application Fees

Name of Applicant Mark W. Xenakis Project Location: 93 Dimond Lane  
 Received By \_\_\_\_\_ Date Fee Received \_\_\_\_\_

Type of Application	Fee Schedule	Fee Calculation
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     Conceptual Consultation (submit application with no plans to copy) \$ No Fee

<input checked="" type="checkbox"/> Subdivision	\$250 Base Fee (Final Application or Design Dev.) \$50 per lot # of lots <u>2</u> x \$50 = \$15 per notification # notices <u>7</u> x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 <sup>rd</sup> party review or inspection – per Board MCRD** recording fee – separate check charged below LCHIP*** – separate \$25 check – charged below	\$ <u>250.00</u> \$ <u>100.00</u> \$ <u>105.00</u> \$ <u>25.00</u> \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u> \$ <u>separate***</u>  Subtotal \$ <u>480.00</u> * (Check made out to "Town of Warner")
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<u>    </u> Site Plan Review	\$400 Base Fee (Final Application or Design Development) \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing Escrow for 3 <sup>rd</sup> party review or inspection – per Board MCRD** recording decision – check per rate below	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> \$ <u>TBD by Board</u> \$ <u>separate**</u>  Subtotal \$ _____ * (Check made out to "Town of Warner")
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<u>    </u> Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required) If a Hearing is required add \$15 per notification If a Hearing add \$25 for compliance inspection Legal Notice in Publication due prior to Hearing	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u>  Subtotal \$ _____ * (Check made out to "Town of Warner")
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___ Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ invoiced
	MCRD** recording fee – separate check per rate below	\$ separate**
	LCHIP*** – separate \$25 check	\$ separate***
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ separate**
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

\* = Subtotals above **due with application**. Please make check payable to "TOWN OF WARNER" for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.

**Re-notifications:** .Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification.

<b>TWO Separate Checks (Upon completion / approval):</b>		
___	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ _____ **
___	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack Country Registry of Deeds"	\$ _____ ***

\*\* = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"

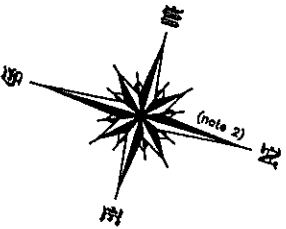
\*\*\* = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Check payable to "Merrimack County Registry of Deeds"

RESERVED FOR REGISTRY USE

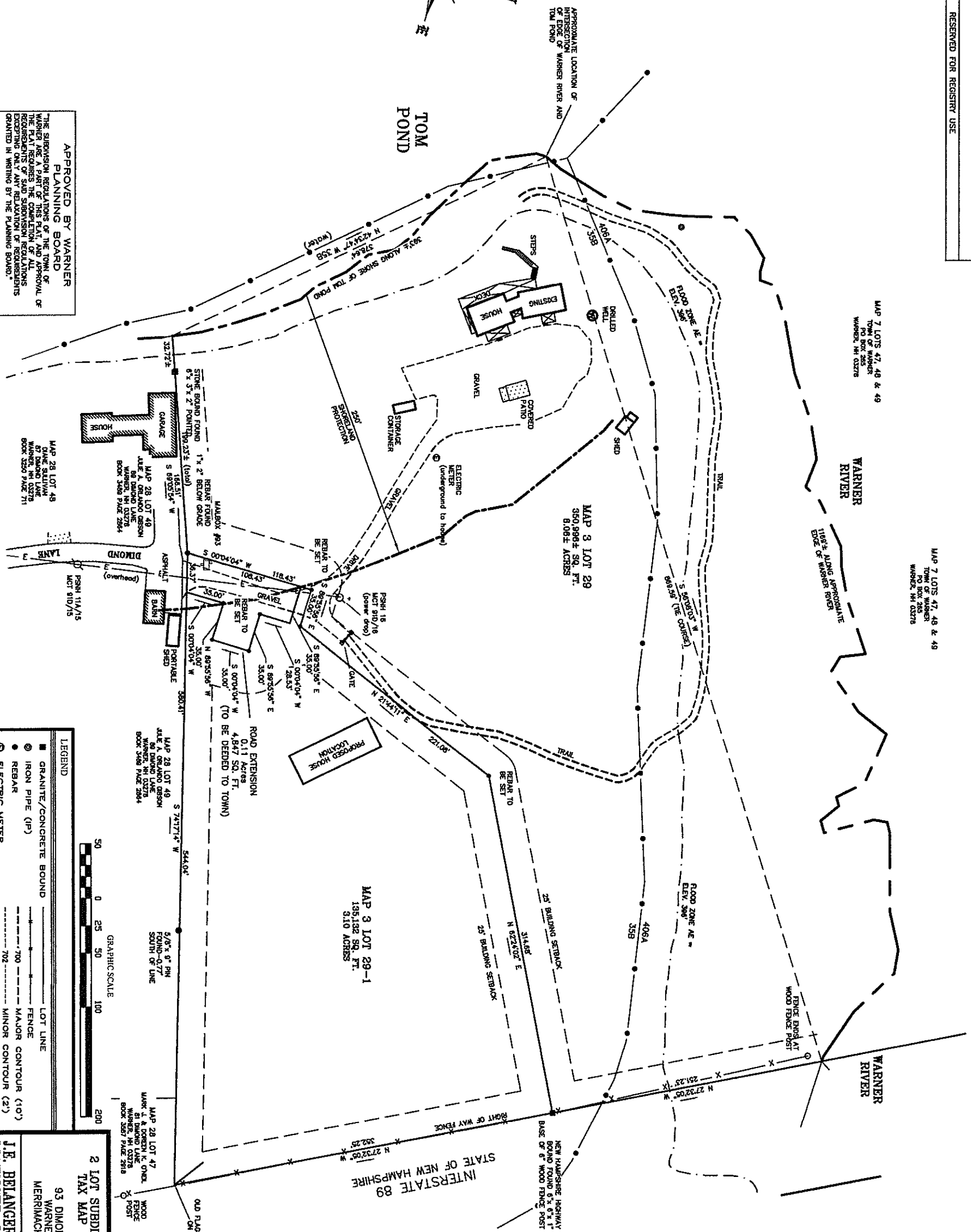
SOILS LEGEND:  
35B: CHAMPLAIN LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES  
406A: MEDOWAK MUCKY SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

MAP 7 LOTS 47, 48 & 49  
TOWN OF WARNER  
WARNER, NH 03278

MAP 7 LOTS 47, 48 & 49  
TOWN OF WARNER  
WARNER, NH 03278

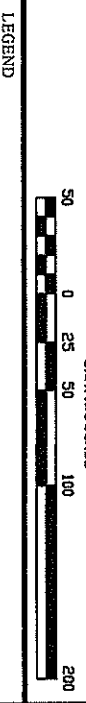


TOM POND

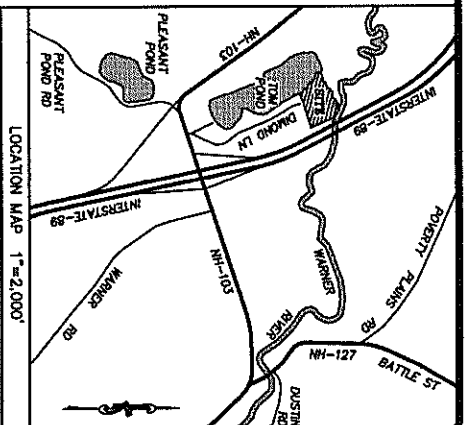


APPROVED BY WARNER PLANNING BOARD  
THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE A PART OF THIS PLAN, AND APPROVAL OF THE PLAN REQUIRES THE COMPLETION OF ALL REQUIREMENTS EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE PLANNING BOARD.

LOT SYNOPSIS table with columns: PRE SUBDIVISION, POST SUBDIVISION, AREA, ACRES, FRONTAGE, DEPTH.



LEGEND table with symbols for GRANITE/CONCRETE BOUND, LOT LINE, FENCE, MINOR CONTOUR, etc.



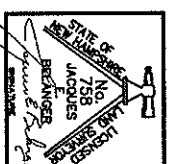
REFERENCE PLANS

- 1. LOT LINE ADJUSTMENT... MAP 28 LOTS 42, 44 & 47...
2. POST-PROCESSED STATIC CROSS...
3. POST-PROCESSED STATIC CROSS AND GEODIS...
4. CONTOURS SHOWN...
5. OBTAINED FROM...
6. (SPRINT) DATABASE FOR NEW HAMPSHIRE...
7. OWNER OF RECORD...

NOTES

- 1. FIELD SURVEY PERFORMED BY THIS OFFICE USING A ROBOTTIC TOTAL STATION IN APRIL 2024...
2. BEARINGS ARE BASED ON N.H. STATE PLAIN GRID...
3. POST-PROCESSED STATIC CROSS...
4. CONTOURS SHOWN...
5. OBTAINED FROM...
6. (SPRINT) DATABASE FOR NEW HAMPSHIRE...
7. OWNER OF RECORD...

1. I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND THAT A MAJOR ERROR OR OTHER MATERIAL ERROR HAS NOT BEEN MADE ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

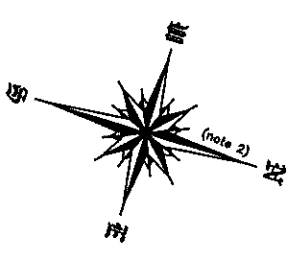


2 LOT SUBDIVISION PLAN  
TAX MAP 3 LOT 29  
93 DIMOND LANE  
WARNER, NH  
MERRIMACK COUNTY

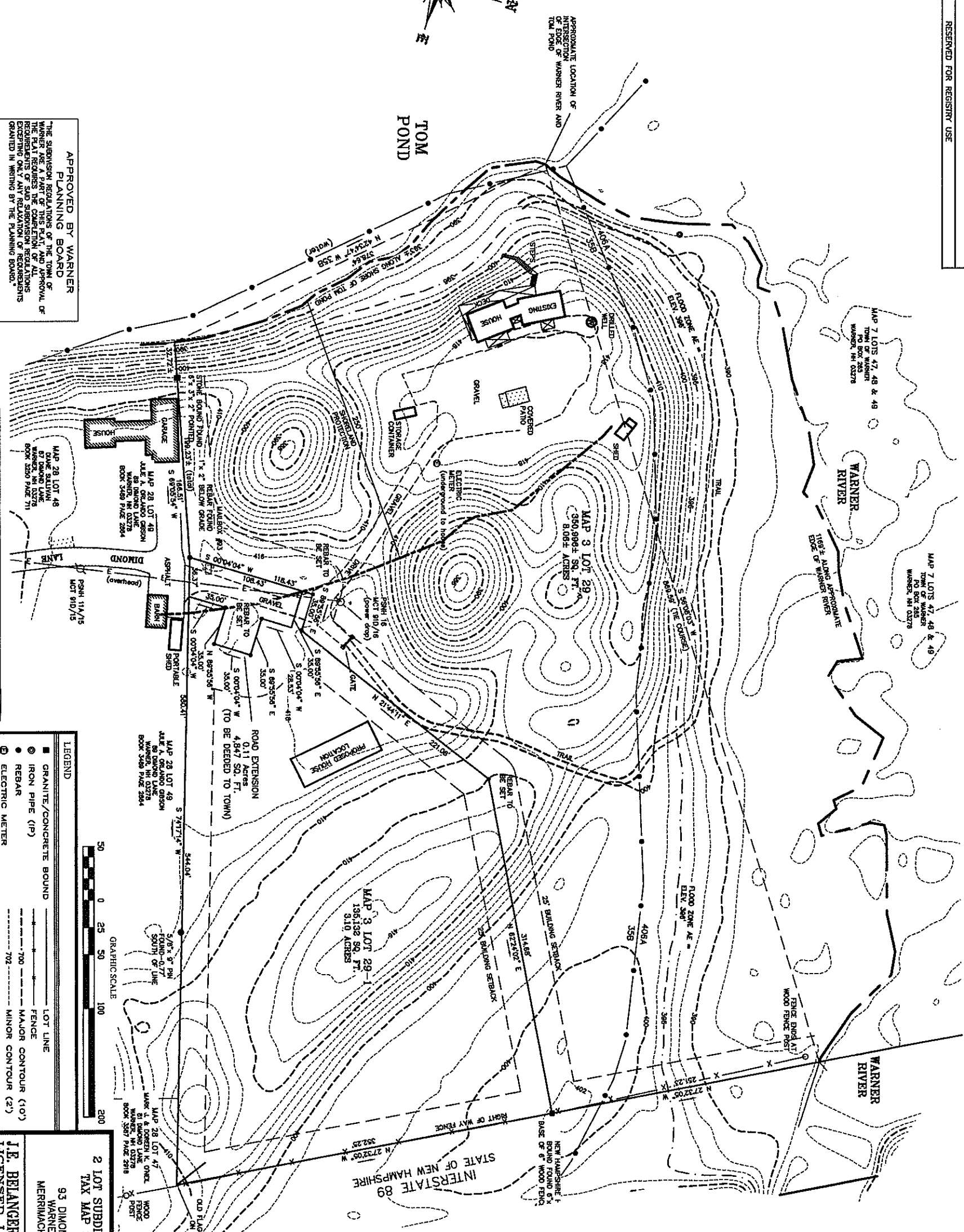
J.E. BELANGER LAND SURVEYING, P.L.L.C.  
LICENSED LAND SURVEYOR  
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046  
\* BOUNDARY SURVEYS  
\* SUBDIVISIONS  
\* LAND PLANNING  
\* SEPTIC DESIGN  
PLAN DATE: JUNE 28, 2024  
SCALE: 1" = 50'  
PROJECT NO.: 242506  
SHEET 51 OF 51

RESERVED FOR REGISTRY USE

**SOILS LEGEND:**  
 35B: CHARPLAN LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES  
 406A: MEDIOCK MUCKY SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED



**TOM POND**



APPROVED BY WARNER PLANNING BOARD  
 THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE A PART OF THIS PLAN AND APPROVAL OF THE PLAN REQUIRES THE COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE PLANNING BOARD.

CHAIRMAN \_\_\_\_\_ DATE SIGNED \_\_\_\_\_  
 SECRETARY \_\_\_\_\_

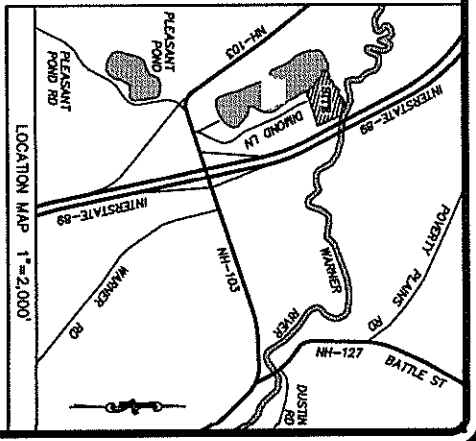
PER SUBDIVISION	AREA	FRONTAGE
MAP 3 LOT 29	11.16 ACRES	35.00 FT.
MAP 28 LOT 48	8.08± ACRES	108.43±
MAP 28 LOT 49	8.10 ACRES	203.68±

LEGEND

■ GRANITE/CONCRETE BOUND	— LOT LINE
○ IRON PIPE (IP)	— MAJOR CONTOUR (10')
○ REBAR	— MINOR CONTOUR (2')
○ ELECTRIC METER	— DRAIN PIPE
○ UTILITY POLE	— 4800 SOILS BOUNDARY
○ WELL	— 4800 ABUTTOR BOUNDARY (APPROXIMATE)
○ ROAD SIGN	— DELINEATED WETLAND
○ WETLAND FLAG	



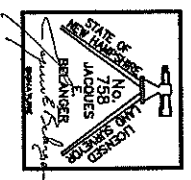
STATE OF NEW HAMPSHIRE  
 INTERSTATE 89



- REFERENCE PLANS
1. LOT LINE ADJUSTMENT, LAND OF ROBERT R. & THELMA R. MCGLAVIN & JACQUELINE K. STOK, 116 LOTS 12, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- NOTES
1. FIELD SURVEY PERFORMED BY THIS OFFICE USING A ROBOTIC TOTAL STATION IN APRIL 2024, WITH AN ERROR OF CLOSURE OF LESS THAN 1:10,000.
  2. BEARINGS ARE BASED ON THE STATE PLANNING BOARD AND DETERMINED USING POST-PROCESSED STATIC GPS DATA.
  3. DISTANCES ARE BASED ON THE STATE PLANNING BOARD AND DETERMINED USING POST-PROCESSED STATIC GPS AND GEODATA.
  4. CONTROLS SHOWN WERE DERIVED FROM PUBLICLY AVAILABLE USGS DATA.
  5. CONTROLS FROM THE STATE PLANNING BOARD ARE SHOWN FROM THE SOIL SURVEY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA.
  6. (S)UBJECT PARCELS FALL WITHIN THE R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT OF THE TOWN OF WARNER ZONING REGULATIONS.
  7. (S)UBJECT PARCELS ARE SUBJECT TO THE FOLLOWING ZONING REGULATIONS:
    - MINIMUM BUILDABLE AREA: 10,000 SF
    - MINIMUM FRONTAGE: 2 ACRES
    - MINIMUM LOT SETBACKS:
      - FRONT: 20 FEET
      - REAR: 20 FEET
      - SIDE: 25 FEET
      - W/0 SEWER: 40 FEET
      - W/ SEWER: 50 FEET
  8. OWNER OF RECORD: MARK W. & SUSAN M. XENAKIS
  9. DIMOND LANE, WARNER, NH 03278
  10. SUBJECT PARCELS ARE LOCATED WITHIN THE AE FLOOD ZONE PER FLOOD INSURANCE RATE MAP 3307030224E HAVING AN EFFECTIVE DATE OF APRIL 19, 2010. FLOOD ZONE MAPS ON PLAN BEING ELEVATION 390 FEET.

CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF ONE HUNDRED THIRTIETH (1/30) OF AN INCH IN ANY HORIZONTAL OR VERTICAL DIMENSION AND THAT THE SUBJECT PROPERTY IS THE SUBJECT PROPERTY.



2 LOT SUBDIVISION PLAN  
 TAX MAP 3 LOT 29  
 93 DIMOND LANE  
 WARNER, NH  
 MERRIMACK COUNTY  
 OWNER OF RECORD:  
 MARK W. & SUSAN M. XENAKIS  
 93 DIMOND LANE  
 WARNER, NH 03278

I.F. BELANGER LAND SURVEYING, P.L.L.C.  
 LICENSED LAND SURVEYORS  
 81 OLD HOPKINTON ROAD, DUNBAR, NH 03846  
 TEL: (603) 774-3601  
 \* BOUNDARY SURVEYS  
 \* SUBDIVISIONS  
 \* LAND PLANNING  
 \* SEPTIC DESIGN  
 PLAN DATE: JUNE 28, 2024  
 SCALE: 1" = 50'  
 PROJECT NO.: 242506  
 SHEET 11 OF 11

Warner, NH Subdivision Regulations  
Appendix A



Subdivisions, Boundary or Lot Line Adjustments and  
Annexations Checklist

Amended January 24, 2011

## Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

### Town of Warner, NH

The following checklist shall be completed by the applicant, signed, and submitted along with the application package. For full descriptions of the checklist items, see the referenced sections of the Warner Subdivision Regulations.

The checklist refers only to the required submittals necessary to begin Planning Board review of a project. The Warner Subdivision Regulations should be consulted for design standards and other requirements. Applicants should familiarize themselves with the Warner Subdivision Regulations as well as any other pertinent Ordinances and Regulations prior to filing an application. Applicants may schedule a preliminary conceptual consultation with the Board to discuss any proposal on an informal basis.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
		<u>General Information Required for all Subdivisions, Boundary or Lot Line Adjustments and Annexations (Section V.A)</u>
<u>Y</u>	<u>Y</u>	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
<u>Y</u>	<u>Y</u>	(V.A.2) Three (3) paper copies on 22x34 with appropriate references and eleven (11) copies of 11x17. NOTE: See complete description for final plat information needed.
<u>Y</u>	<u>Y</u>	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
<u>Y</u>	<u>Y</u>	(V.A.4) Location of existing and proposed lot lines; Bearings to the nearest thirty seconds; Dimensions to the nearest hundredth of a foot; Error of closure not more than 1:10,000; Area of existing and proposed lots in square feet and in acres; Type and location of existing and proposed monuments or boundary markers; Tie to State Grid Coordinate System shown on plat if within 1000 feet.
<u>Y</u>	<u>Y</u>	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
<u>Y</u>	<u>Y</u>	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
<u>Y</u>	<u>Y</u>	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>Y</u>	<u>Y</u>	(V.A.8) Tax map and parcel number. The numbering is to be approved by the Accessing office BEFORE the plans are brought to the Planning Board.
<u>Y</u>	<u>Y</u>	(V.A.9) Zoning District(s) and District lines; Building setback lines.
<u>Y</u>	<u>Y</u>	(V.A.10) Title and deed references.
<u>  </u>	<u>  </u>	(V.A.11) Legal description of existing and proposed easements, deed restrictions, and other encumbrances, covenants, reservations or restrictions and appropriate notations on plat.
<u>N</u>	<u>N</u>	(V.A.12) Listing of all variances and special exceptions granted by the ZBA for the parcel involved and dates granted.
<u>Y</u>	<u>Y</u>	(V.A.13) Names of all adjoining street(s).
<u>Y</u>	<u>Y</u>	(V.A.14) Approximate contours at 10' intervals; Significant natural features, including perennial streams, wetlands, etc.
<u>Y</u>	<u>Y</u>	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		<u><b>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</b></u>
<u>N</u>	<u>N</u>	(V.B.1.a.) Detailed survey map showing original boundaries of the adjacent parcels and the new property line or lines created as a result of the annexation or lot line adjustment.
<u>N</u>	<u>N</u>	(V.B.1.b) Tape and compass survey with a minimum accuracy of 1:500 of the entire parcel of land and a metes and bounds survey only for the land being transferred may be required.
<u>N</u>	<u>N</u>	(V.B.2) Abutters may be heard and may request a public hearing.
<u>N</u>	<u>N</u>	(V.B.3) In the case of annexation, a deed restriction in the body of the deed or other instrument of transfer and on the plat.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
___	___	(V.B.4) Statement placed on plat stating: "This plan shows a conveyance of land for the purpose of lot line adjustment/annexation as defined in the Warner subdivision regulations. This approval does not constitute a subdivision."
		<u>Additional Information Required for all Minor/Major Subdivisions (Section V.C)</u>
Y ___	Y ___	(V.C.1) Soil types and boundaries shown by dotted lines based on Merrimack County Soil Survey; Location of all test pits and test borings and a legend which explains map symbols, describes NHDES soils groups, and describes the properties of the soils regarding their suitability for septic systems, foundations, basements, building and road construction.
Y ___	Y ___	(V.C.2) Local, County, or State approvals for individual water service and sewage disposal systems; Percolation test results. A statement from WWWD attesting to the availability of such service shall be submitted.
Y ___	Y ___	(V.C.3) Location of water courses, wetlands, floodplains, ponds, rock ledges, tree lines, hydric soils as determined by NHDES regulations, other natural features; Compliance with Town of Warner Flood Plain Development Ordinance.
Y ___	Y ___	(V.C.4) Contours at 2' or 5' intervals, depending on grade, shown with dashed lines; Spot elevations at low points, high points, and other areas.
Y ___	Y ___	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
Y ___	Y ___	(V.C.6) Report from the NH Natural Heritage Inventory identifying rare plant and animal species and exemplary natural communities in or near the proposed subdivision; Environmental Impact Assessment, i  f such species or communities are identified.
N ___	N ___	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.



APPLICABLE (Y/N)	INCLUDED (Y/N)	
		<u>Additional Information Required for all Major Subdivisions (Section V.D)</u>
<u>N</u>	<u>N</u>	(V.D.1) Location and width of existing and proposed streets and roads, with grades, cross-sections at 50 feet intervals plotted at 1"=10' horizontal and vertical scale, and road profiles plotted with the same horizontal scale as the plans and a horizontal to vertical scale ratio of 5 to 1 respectively for proposed streets.
<u>N</u>	<u>N</u>	(V.D.2) Location, size and invert elevation of sanitary and stormwater sewers; Location and size of water mains; Location of gas mains, fire hydrants, electric and telephone poles and street lights. All drainage ways and drainage structures; Distance to, and size of nearest water and sewer mains.
<u>N</u>	<u>N</u>	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
<u>N</u>	<u>N</u>	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
<u>N</u>	<u>N</u>	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
<u>N</u>	<u>N</u>	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
<u>N</u>	<u>N</u>	(V.D.7) Statement that proposed street centerlines and lot locations have been adequately flagged on the ground to allow onsite evaluation of the proposed subdivision by the Board and its agents.
<u>N</u>	<u>N</u>	(V.D.8) Data listing. Area of land; number of lots; length of streets in feet; acres of open space; list of abutters with addresses.
<u>N</u>	<u>N</u>	(V.D.9) Erosion plan.
<u>N</u>	<u>N</u>	(V.D.10) Land disturbance.

APPLICABLE (Y/N)	INCLUDED (Y/N)	
N	N	(V.D.11) Drainage Plan.
N	N	(V.D.12) Phasing plan.
N	N	(V.D.13) Other information required by the Board.
N	—	(V.D.14) Certifications affixed to Plan with signatures and seals.
<u>Special Requirements (Section V.E)</u>		
N	N	(V.E.1) Traffic Impact Assessment.
N	N	(V.E.2) Fiscal Impact Analysis.
N	N	(V.E.3) School Impact Analysis.
N	N	(V.E.4) Community Services Impact Assessment.
N	N	(V.E.5) Other considerations, special investigations.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Plan Regulations, and other applicable state and federal regulations which may apply.

Printed Signature Name: Peter Weeks

Authorized Signature: Peter Weeks Date: 7/9/24

**J.E. BELANGER LAND SURVEYING P.L.L.C.**

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61 Old Hopkinton Road  
Dunbarton, New Hampshire 03046  
Phone number (603) 774-3601  
Email: jebsurvey@gsinet.net

**Abutters list for Map 3 Lot 29  
Mark W. & Susan M. Xenakis**

**Owner:**

Map 3 Lot 29  
Mark W. & Susan M. Xenakis  
93 Dimond Lane  
Warner, NH 03278

**Abutters:**

Map 28 Lot 47  
Mark J. & Doreen K. O'Neil  
81 Dimond Lane  
Warner, NH 03278

Map 28 Lot 48  
Diane Sullivan  
87 Dimond Lane  
Warner, NH 03278

Map 28 Lot 49  
Julie A. Orlando Gibson  
89 Dimond Lane  
Warner, NH 03278

Map 7 Lot 47, 48, & 49  
Town of Warner  
PO Box 265  
Warner, NH 03278

State of New Hampshire  
Department of Highway Transportation  
PO Box 483 7 Hazen Drive  
Concord, NH 03302

**Land Surveyor**

J.E. Belanger Land Surveying, PLLC  
61 Old Hopkinton Road  
Dunbarton, NH 03046



## TOWN OF WARNER

PO Box 265  
Warner, New Hampshire 03278-0265  
Telephone: (603) 456-2298 Fax: (603) 456-2297  
Warnernh.gov

Selectboard, Harry Seldel, Chair  
Faith Minton  
Michael Smith  
[selectboard@warnernh.gov](mailto:selectboard@warnernh.gov)  
Kathy Frenette, Town Administrator  
[administrator@warnernh.gov](mailto:administrator@warnernh.gov)

Susan Xenakis  
29 Dimond Lane  
Warner, NH 03278

June 13, 2024

Dear Susan,

The following is taken from the Tuesday, January 30, 2024, Warner Selectboard Meeting. The zoom recording exists as the record of the meeting. Below is text from the recording of the portion of the meeting when discussion was held concerning your project to build a hammerhead on your Dimond Lane property.

"Mark Xenakis appeared before the board, handed diagrams to each member, explained he has been before the Planning Board.

Selectperson Brown, retired Warner Road Agent, provided history and explained that about 600 feet of Dimond lane was a state access road to a boy scout camp in the area when route 89 was built, easements from property owners after the state portion were obtained in order to have permission for the Town to plow past the state portion in winter storms.

Mr. Xenakis' end of the road property is 13 acres with only 35 feet of frontage, not enough to subdivide to build a small retirement home, his handouts show a hammerhead he would build at his own expense and use the perimeter as frontage needed for a new lot, the idea was discussed with and has the support of the Director of Public Works (DPW), Tim Allen, who could use the hammerhead to more easily turn trucks around when moving snow. Selectperson Brown has viewed the proposed project with DPW Allen and sees it as a positive advantage for the Town if they were to accept it as a Town road.

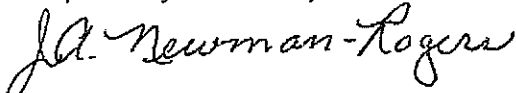
Mr. Xenakis approached the Board to show on his diagram handouts exactly where the hammerhead would be located which is completely on his property; he asked that he be allowed to build the hammerhead to the gravel stage, start building the new house and have the heavy trucks delivering supplies cross over and compact the gravel before he paves, he would have the fire truck come in to be sure they could turn around, he would give the easement to the Town,

members agreed it is a public benefit, life safety, adds to the property and does not take away from the Town.

Roads in new sub-divisions and road building specifications were discussed, the width of Dimond Lane, the land is flat and sandy. Interim Town Administrator suggested that a motion include giving DPW Tim Allen the authority to attend any meetings necessary, including Planning Board and speak for the Selectboard in his capacity as Public Works Director in regard to the hammerhead.

**Motion by Faith Minton: To support building a hammerhead turnaround on Map 3 Lot 29, Dimond Lane, Mark Xenakis property owner, with the condition that Tim Allen, Director of Public Works, Warner, is the overseer of the construction. Allan Brown seconded the motion. Voice Vote. All in favor. Motion Passed.**

Respectfully submitted,



Judith A. Newman-Rogers  
Selectboard Administrative Assistant"

Please let me know if this sufficiently meets your request.

Thank you,



Judy

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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**To:** Peter Weeks  
61 Old Hopkinton road  
Dunbarton, NH 03046

**From:** NH Natural Heritage Bureau

**Date:** 7/8/2024 (This letter is valid through 7/8/2025)

**Re:** Review by NH Natural Heritage Bureau of request dated 7/8/2024

**Permit Type:** Warner

**NHB ID:** NHB24-2133

**Applicant:** Peter Weeks

**Location:** Warner  
Tax Map: 3, Tax Lot: 29  
Address: 93 Dimond Lane

**Proj. Description:** Subdividing a 11.16 acre lot into 2 residential lots. There will be an existing house on one lot and a single family residential home will be built on the newly created lot. There is an existing Lane that will be extended so the newly created lot will have frontage. This has been approved by the town of Warner Selectman.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

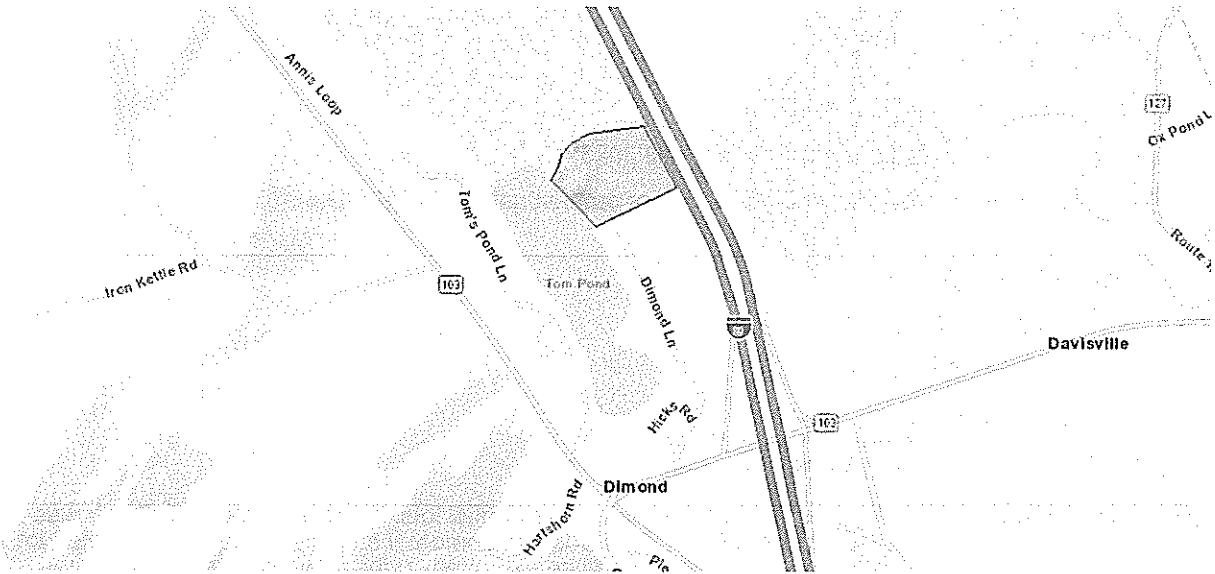
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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MAP OF PROJECT BOUNDARIES FOR: NHB24-2133





New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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**MAP OF PROJECT BOUNDARIES FOR: NHB24-2133**



J.E. BELANGER LAND SURVEYING P.L.L.C.

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61 Old Hopkinton World  
Dunbarton, New Hampshire 03046  
Phone number (603) 774-3601  
Fax number (603) 774-2601  
Email: jebsurvey@gsinet.net

July 8, 2024

Warner Planning Board  
PO Box 265  
Warner, New Hampshire 03278

Re: Waiver Request Mark W. & Susan M. Xenakis – Tax Map 3 Lot 29


Dear Members of the Board,

We would like to request a waiver to the following requirements for submittal of Proposed Subdivision Plan, Tax Map 3 Lot 29.

1.) Section V Number 4:

The boundary of this parcel is fairly well defined, and it is well monumented to the south with stone bounds and iron pins found during the survey. The boundary is well defined to the east by the Right of Way limits of Interstate Route 89 and to the west by the shoreline of Tom Pond. The boundary to the north is not so well defined and during our survey we were unable to locate and or determine the boundaries of land owned by the Town of Warner. We did locate the approximate edge of Warner River and have shown that as the northerly boundary for our parcel to where it intersects with Tom Pond. We are requesting a waiver to do further survey work to determine the deeded boundaries. We assume that the town has no records of where their land is on the ground. Their deeds are very vague. If our assumption is incorrect and the town has some records of their boundary, we will be glad to adjust the plan to reflect those records.

Thank you for your consideration of these requests.

  
Jacques E. Belanger, LLS

**J.E. BELANGER LAND SURVEYING P.L.L.C.**

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61 Old Hopkinton World  
Dunbarton, New Hampshire 03046  
Phone number (603) 774-3601  
Fax number (603) 774-2601  
Email: jacques@belangersurvey.com

July 11, 2024

Warner Planning Board  
PO Box 265  
Warner, New Hampshire 03278

Re: Mark W. & Susan M. Xenakis  
Map 3 Lot 29 – Minor Subdivision


Dear Members of the Board,

Mark W. & Susan M. Xenakis, owners of Tax Map 3 Lot 29, would like to subdivide their existing 12.3 acres into 2 single family residential lots. The property is located at the northerly end of Dimond Lane and has approximately 35 feet of frontage. This would not be enough for the Xenakis's to subdivide their property in order to build a retirement home on the newly created lot. Mr. Xenakis met with the Town of Warner Selectboard on January 20, 2024, to discuss his situation. Mr. Xenakis provided handouts showing his proposal to provide a hammerhead turnaround at the end of Dimond Lane which will be entirely on his property. Mr. Xenakis is willing to build the hammerhead at his own expense in order to create the necessary lot frontage for the new lot. Tim Allen, Town of Warner Director of Public Works was present at the meeting. Mr. Allen stated that providing a hammerhead would be an advantage to the town, especially for town trucks to turn around when moving snow. The hammerhead turnaround as shown on said plan would be deeded to the town as an easement.

The hammerhead will encompass the existing gravel way that is presently used to access the existing home on the lot. It will be constructed according to the Town of Warner Road specifications and will be overseen by Mr. Allen, the Director of Public Works. The selectboard was in favor of this proposal.

We have also submitted a waiver request for showing the northerly boundary of this parcel due to incomplete records and the inability in performing a physical survey of that area.

Thank you for your consideration.

  
Jacques E. Belanger, LLS



**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that we, Valworth L. Dean, a/k/a Valworth Dean, and Evelyn S. Dean, a/k/a Evelyn Dean, husband and wife, with a mailing address of 243 Eastside Drive, Concord, New Hampshire 03301, for consideration paid, grant to Mark W. Xenakis and Susan M. Xenakis, husband and wife, of 30 Smith Corner Road, Plaistow, New Hampshire 03865, as joint tenants with rights of survivorship, with **QUITCLAIM COVENANTS**, the following:

A certain tract of land situated in Warner, County of Merrimack, and State of New Hampshire, containing ten acres, more or less, bounded as described as follows:

Westerly by Thomas' Pond; southerly by Lot No. twenty-four; easterly by Warner River; northerly by Lot No. twenty-two.

It being all that part of Lot No. twenty-three (recorded thirty-three) in the second division of forty acre lots which was set off to Aquila Davis as part of his share in the Real Estate of Aquila Davis, late of said Warner, deceased. (Rec. Lib. 251, Fol. 509)

Excepting and reserving from the foregoing premises the portion thereof conveyed by Doris M. Davis to the State of New Hampshire.

Also conveyed herewith is the perpetual right and privilege to construct, maintain and forever use a certain right of way across premises formerly of Henry R. Davis, situated near Tom Pond, so-called, in said Warner; said right of way being sixteen (16) feet in width and extending in a straight line from the southeasterly corner of land formerly of Henry R. Davis to the right of way now or formerly of Joseph E. Sanborn and located on the northerly side of the premises formerly of Henry R. Davis.

It is the grantors' intention to convey hereby those tracts of land shown as Tracts No. 29 and No. 49 on the Assessors Map of the Town of Warner.

This conveyance is subject to all easements, conditions, restrictions, and encumbrances of record, insofar as they may affect these premises, if at all.

MEANING AND INTENDING to describe and convey hereby all and the same premises conveyed by Valworth L. Dean and Evelyn S. Dean, as Trustees of the VALWORTH DEAN AND EVELYN DEAN REVOCABLE TRUST, to Valworth L. Dean, a/k/a Valworth Dean, and Evelyn S. Dean, a/k/a Evelyn Dean, by Quitclaim Deed of near or even date, to be recorded herewith at the Merrimack County Registry of Deeds.

This is a noncontractual transfer of property with no consideration being paid to the Grantors herein, and is, therefore, exempt from the payment of New Hampshire state transfer fees.

THESE ARE NOT THE HOMESTEAD PREMISES OF THE GRANTORS HEREIN.

Executed this 13th day of January, 1998.

MCRD

Valworth L. Dean  
Valworth L. Dean  
a/k/a Valworth Dean

Evelyn S. Dean  
Evelyn S. Dean  
a/k/a Evelyn Dean

[EXECUTE IN BLACK INK ONLY]

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK, SS.

The foregoing instrument was acknowledged before me this 13th day of January, 1998 by Valworth L. Dean, a/k/a Valworth Dean, and Evelyn S. Dean, a/k/a Evelyn Dean.

Amy W. Blinn  
Notary Public

My commission expires: 7/19/2000

Notary Seal or Stamp



[EXECUTE IN BLACK INK ONLY]

MERRIMACK COUNTY RECORDS

Kathi L. Gray, Register