



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

Planning Board Notice of Decision

Date of Decision: Monday, April 21st, 2025

Lot Line Adjustment Application

Applicant: Russell Nolan and Ryan Fredette
Owners: Pleasant Valley Living Trust
Address: 285 Pleasant Pond Rd. Hopkinton, NH 03229
Map/Lot: Map 03, Lot 022
District: OR-1
Description: Proposing a Lot Line Adjustment of 4.32 acres from Map 03, Lot 022, to be named Map 03, Lot 022-1, to be merged with the land shown on the Town of Hopkinton Tax Map as Map 206, Lot 22.

On April 21st, 2025, the Warner Planning Board voted to **APPROVE** a Lot Line Adjustment for Russell Nolan and the Pleasant Valley Living Trust for Map 03, Lot 022, moving 4.32 acres to be named Map 03, Lot 022-1, to be merged with the land shown on the Town of Hopkinton Tax Map as Map 206, Lot 22, under the following conditions:

1. Map 3, Lot 22-1 shall not be a separate, buildable lot and shall be merged with the property owned by Russell T. Nolan in the Town of Hopkinton shown as Map 206, Lot 22 on the plan.
2. Pleasant Valley Trust shall convey Map 3, Lot 22-1 to Russell T. Nolan by a deed that contains the statement: "The property conveyed by this deed is to be merged with the land of the Grantee shown on the Town of Hopkinton Tax Map 206, Lot 22, and is not a separate buildable lot."
3. The applicant shall provide an unsigned draft copy of the deed for its approval as a condition of the approval of the lot line adjustment plan.
4. The approved plan shall contain the statement: "Map 3, Lot 22-1 is to be merged with the land of Russell T. Nolan in the Town of Hopkinton shown on the plan as Map 206, Lot 22, for all land use purposes, is not a separate buildable lot, and may not be separately conveyed."
5. The applicant shall obtain approval from the Hopkinton Planning Board of the lot line adjustment and the merger of Map 3, lot 22-1, into Map 206, Lot 22, in accordance with RSA 674:53 IV.

The vote tally was 7 to 0 in favor of approving the Lot Line Adjustment. Please note, approval by the Planning Board in and of itself does not effectuate a transfer of ownership between the affected parcels. The Planning Board's decision may be appealed to superior court pursuant to RSA 677:15 or, if it has jurisdiction, to the Housing Appeals Board pursuant to RSA Ch. 679.

Karen Coyne
Planning Board Chair