

TOWN OF WARNER, NEW HAMPSHIRE
P.O. Box 265
Warner, NH 03278-0059

received
2/10/26
EC

Telephone: (603)456-2298 ext. 7

FAX: (603)456-2297

VOLUNTARY MERGER FORM
****PLEASE TYPE or PRINT CLEARLY****

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

Today's Date: _____

Property Owner(s) Name(s): HOWARD KIRCHNER

Address: 78 EAST MAIN ST., WARNER

Telephone Number: 603-456-2471

Identify the parcels affected by this merger:

Map# 30 Lot# 47 Book# 2772 Page# 500

Map# 30 Lot# 49 Book# 1991 Page# 1880

Map# _____ Lot# _____ Book# _____ Page# _____

As part of this application, include copies of current recorded deeds to all parcels included in the merger request.

NOTE: Mortgagee consent is required for the Planning Board's approval of a merger. See RSA 674:39-a, II: "If there is any mortgage on any of the lots, the applicant shall give written notice to each mortgage holder at the time of the submission of the application. The written consent of each mortgage holder shall be required as a condition of approval of the merger, and shall be recorded with the notice of the merger pursuant to paragraph I. Upon recordation of the notice and each consent, the mortgage or mortgages shall be deemed by operation of law to apply to all lots involved in the merger. The municipality shall not be liable for any deficiency in the notice to mortgage holders."

I (we) understand that no merged parcels shall thereafter be separately transferred without subdivision approval.

I (we) understand that the Town of Warner Land Use Office will file a copy of this notice with the Merrimack County Registry of Deeds and a copy of the same will be forwarded to the assessing officials of Warner, NH.

Signature of Property Owner(s): Howard Kirchner

For Office Use Only

Date Received: _____

Date Reviewed: _____

Amount Paid: _____

Signature of Planning Board Representative: _____



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@warnernh.gov

Planning Board - Application Fees

Name of Applicant HOWARD KIRCHNER Project Location: W. JOPPARD / EAST MAIN ST.

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 \$125.00 Intertown Record (depending on size), or, \$300.00 Concord Monitor (special request posting) Escrow for 3 rd party review or inspection – per Board MCRD** recording fee – separate check charged below LCHIP*** – separate \$25 check – charged below	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ TBD by Board \$ separate** \$ separate*** 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 \$125.00 Intertown Record (depending on size), or, \$300.00 Concord Monitor (special request posting) Escrow for 3 rd party review or inspection – per Board MCRD** recording decision – check per rate below	\$ _____ \$ _____ \$ _____ \$ _____ \$ TBD by Board \$ separate** 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	\$ _____ \$ _____ \$ _____ \$ invoiced Subtotal \$ _____* (Check made out to "Town of Warner")

___ 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	\$ _____
	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.

TWO Separate Checks (Upon completion / approval):		
_____	\$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"

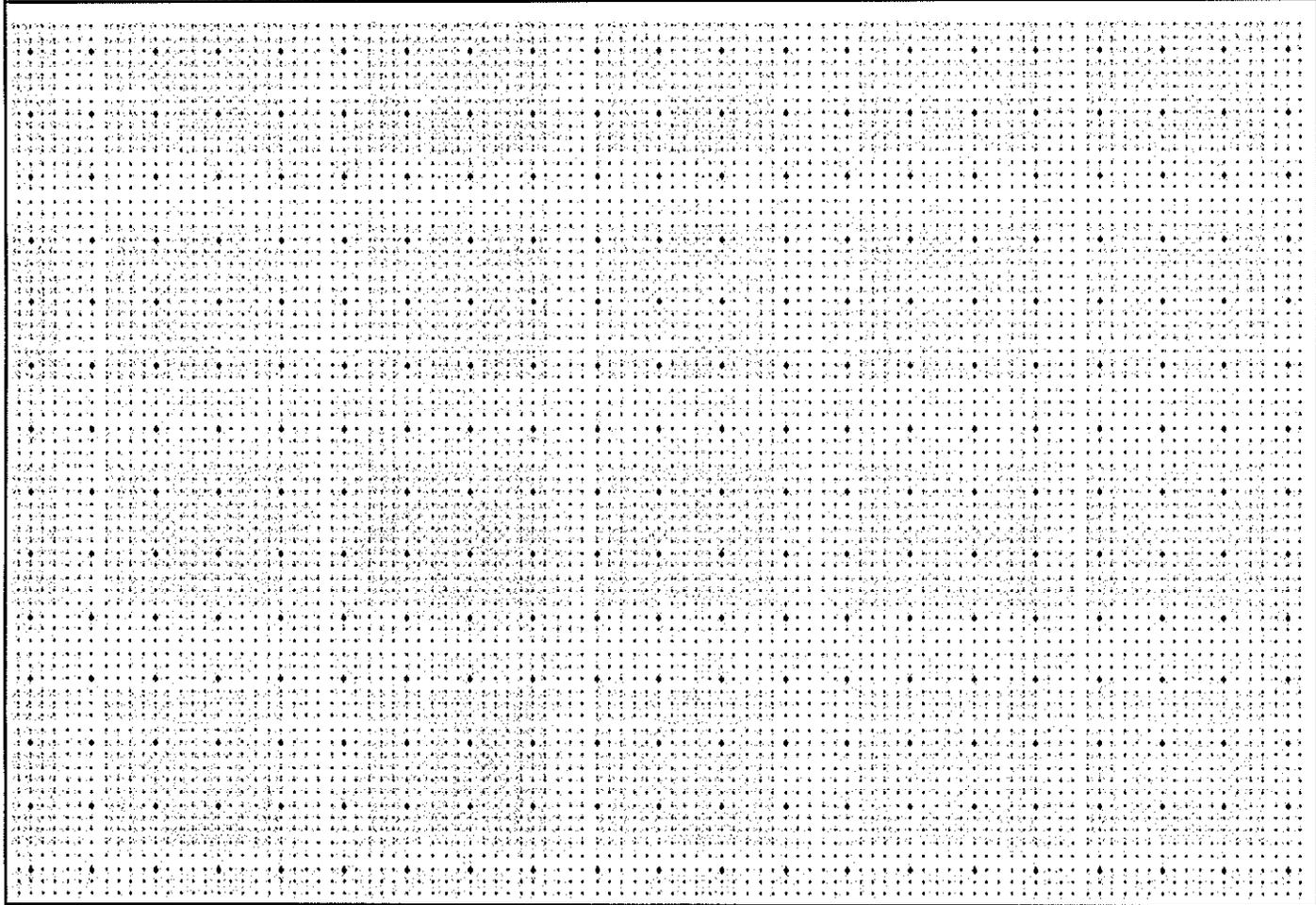
*** = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Check payable to "Merrimack County Registry of Deeds"

OWNER INFORMATION	SALES HISTORY	PICTURE												
KIRCHNER, HOWARD 78 EAST MAIN STREET WARNER, NH 03278	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>05/03/2005</td> <td>2772</td> <td>500</td> <td>U I 24</td> <td>1,000</td> <td>GUIMOND &, VIRGINIA</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	05/03/2005	2772	500	U I 24	1,000	GUIMOND &, VIRGINIA	
Date	Book	Page	Type	Price	Grantor									
05/03/2005	2772	500	U I 24	1,000	GUIMOND &, VIRGINIA									
LISTING HISTORY	NOTES													
09/05/25 LMHC 11/14/24 DMVL 04/01/20 DM APPRAISER 11/05/14 NTRL DATA COLLECTION	FLOODPLAIN;													

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes				
								WARNER ASSESSING OFFICE				
PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features	Land									
2024	\$ 0	\$ 0	\$ 390					Parcel Total: \$ 390				
2025	\$ 0	\$ 0	\$ 9,300					Parcel Total: \$ 9,300				

LAND VALUATION												LAST REVALUATION: 2025			
Zone: R1 - VILLAGE RES			Minimum Acreage: 0.46			Minimum Frontage: 100			Site: UND WDS Driveway: UNDEVELOPED Road: PAVED						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES WTRFRNT	0.260 ac	122,608	E	100	70	100	90	95 -- MILD	10	7,300	0	N	7,300	ACC/REC	
WARNER RIVER	2.000 wf	RECREATION LOT, MAIN BODY						95 -- MILD	50	2,000	0		2,000	LTD/FP	
	0.260 ac									9,300			9,300		

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS			
	KIRCHNER, HOWARD 78 EAST MAIN STREET WARNER, NH 03278	District	Percentage	Model: Roof: Ext: Int: Floor: Heat:	Bedrooms: A/C: Quality: Com. Wall: Stories:	Baths: Extra Kitchens: Fixtures: Fireplaces: Generators:	
PERMITS							
Date	Permit ID	Permit Type	Notes	Base Type:			



BUILDING SUB AREA DETAILS
Empty space for sub-area details

2025 BASE YEAR BUILDING VALUATION	
Year Built:	
Condition For Age:	%
Physical:	
Functional:	
Economic:	
Temporary:	%

WARRANTY DEED

120.00

ANNIE S. MAHLER, of Main Street, Warner, New Hampshire, for consideration paid, grants to HOWARD KIRCHNER, of Main Street, Warner, New Hampshire, with WARRANTY COVENANTS, the following:

Three tracts of land, located in Warner, Merrimack County, New Hampshire, described as follows:

Tract 1.

A certain tract or parcel of land situate in said Warner on the easterly side of the road going from Warner Village to Joppa, so-called, bounded and described as follows, to wit:

Beginning at the northwest corner of said lot by the Dalton Bridge Railroad Crossing; thence easterly by the Concord and Claremont Railroad to land formerly of Mrs. Origen Dimond; thence southerly by land formerly of said Dimond to the Warner River; thence westerly by said River to the road leading to Joppa; thence northerly by said road to the place of beginning, said tract of land containing two (2) acres, more or less.

Tract 2.

A certain tract or parcel of land on the intervale on the southerly side of the Concord and Claremont Branch of the Boston & Maine Railroad, containing four (4) acres, more or less, bounded and described as follows:

Beginning at the northwest corner of the herein described premises on the southerly side of said Railroad, said point also being the northeasterly corner of land formerly owned by Henry Annis; thence southeasterly by land formerly of said Annis about twenty (20) rods to the Warner River; thence easterly by said River about fifty-four (54) rods to land formerly owned by John Tewksbury, now or formerly owned by Rupert D. Anderson; thence northeasterly by said Anderson land about two (2) rods to said Railroad; thence northwesterly by the said Railroad about thirty-seven (37) rods to the place of beginning.

Together with a passway leading from said premises across said Railroad to the said highway leading from Warner Village to Contoocook, said passway lying between land now or formerly of Nehemiah O. Whitford and land now or formerly of the Trustees of Simons High School Fund.

Excepting therefrom a certain parcel of land, bounded and described as follows:

Beginning on the south side of the Concord and Claremont Railroad and the easterly side of the passageway, which is thirty-three (33) feet from the center of the railroad at an iron pipe; thence south forty (40) degrees fifteen (15) minutes west forty-four (44) feet to an iron pipe; thence south fifty (50) degrees fifteen (15) minutes east two hundred seventy-two (272) feet to an iron pipe; thence north forty-three (43) degrees east forty-two (42) feet to an iron pipe at the Railroad right of way; thence westerly along the Railroad right of way two hundred seventy-four (274) feet to the bound begun at, containing about eleven thousand and seven hundred forty (11,740) square feet. Also excepting a right of way as now used to and from the excepted parcel of land.

The Grantor acquired her interest in Tracts 1 and 2 by Warranty Deed from Chester H. and Thelma L. Martin to Jeffrey C. Haight and Annie S. Mahler dated June 7, 1983, recorded in the Merrimack County Registry of Deeds at Book 1446, Page 134, and by Quitclaim Deed from Jeffrey C. Haight, dated July 2, 1992, recorded at Book 1887, Page 2129.

Tract 3.

A certain tract of land in the Town of Warner, County of Merrimack, State of New Hampshire, being a part of the right of way formerly of the Claremont and Concord Railway Company, Inc., more particularly described as follows:

Beginning at the intersection of the easterly side line of Dalton Road, also known as Joppa Road, opposite Station 968+70 with the northerly and southerly right of way lines formerly of said railroad; thence proceeding along said right of way lines in an easterly direction to the intersection of said northerly and southerly right of way lines with the center line of a culvert beneath said right of way.

This conveyance is subject to any rights which the New England Telephone and Telegraph Company may have for the erection and maintenance of telephone lines over a part of the said right of way for a distance of about 400 feet east of Dalton Road.

The Grantor acquired her interest in Tract 3 by Quitclaim Deed from Chester H. and Thelma L. Martin to Jeffrey C. Haight and Annie S. Mahler, dated June 7, 1983, recorded in the Merrimack County Registry of Deeds at Book 1446, Page 136, and by Quitclaim Deed from Jeffrey C. Haight, dated July 2, 1992, recorded at Book 1887, Page 2129.

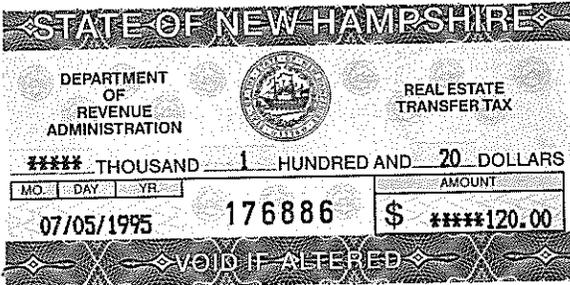
The conveyed premises are not homestead property.

WITNESS my hand this 25 day of June, 1995.

Annie S. Mahler
Annie S. Mahler

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 25th day of June, 1995 by Annie S. Mahler.



Wendy E. Pinfold
Justice of the Peace
~~Notary Public~~
My commission expires: 6/23/2000

MERRIMACK COUNTY RECORDS

Kathi L. Gray, Register

Please Return To:

1457
2-
Howard Kirchner
78 E. Main St
Warner NH 03278

MERRIMACK COUNTY REGISTRY OF DEEDS		
RECORDING	\$	14.00
SURCHARGE	\$	2.00
TRANSFER TAX	\$	40.00
POSTAGE	\$	0.37

Book 2772 Page 500

WARRANTY DEED

40.00

Gloria A. Mock, a married woman, of 22 Denny Hill Road, Warner, New Hampshire 03278, and **Trudy J. Von Ahnen**, a married woman, of 57 Hammond Acres, Charlestown, New Hampshire 03603, for consideration paid, grants to **Howard Kirchner**, a _____ person, with a mailing address of Main Street, Warner, New Hampshire 03278, with **WARRANTY COVENANTS:**

A certain tract or parcel of land, situate in the **Town of Warner County of Merrimack** and State of New Hampshire, on the South side of the Concord & Claremont Railroad right-of-way, bounded and described as follows:

Being on the south side of what was formerly known as the Concord & Claremont Railroad and the easterly side of the passageway which is thirty-three (33) feet from the center of the railroad at an iron pipe;

Thence south 40° 15' west a distance of forty-four (44) feet to an iron pipe;

Thence south 50° 15' east a distance of two hundred seventy-two (272) feet to an iron pipe;

Thence north 43° east a distance of forty-two (42) feet to an iron pipe at the Railroad right of way;

Thence westerly along the Railroad right of way a distance of two hundred seventy-four (274) feet to the point or place of beginning.

Containing about 11,740 square feet.

Also conveying right of way as now used to and from said parcel of land.

Meaning and intending to describe and convey Tract No. 3 as shown in deed of Virginia R. Guimond to George A. Guimond and Virginia R. Guimond, Gloria A. Mock and Trudy J. Von Ahnen, dated April 27, 1995 and recorded in the Merrimack County Registry of Deeds at Book 1985, Page 1750. George A. Guimond and Virginia R. Guimond have predeceased the date of this deed and their life estates have been terminated.

State of New Hampshire Documentary Stamps shall be affixed in the amount of \$40.00.

This is not homestead premises.

Dated and signed this 18th day of April, 2005.

Gloria A. Mock
Gloria A. Mock

Trudy J. Von Ahnen
Trudy J. Von Ahnen

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

April 18, 2005

Personally appeared **Gloria A. Mock**, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged executing the same as a free and voluntary act for the purposes therein contained.

Before me,

Catherine E. Champney
Notary Public/Justice of the Peace
My Commission Expires: CATHERINE E. CHAMPNEY
Justice of the Peace - New Hampshire
My Commission Expires May 21, 2008

STATE OF NEW HAMPSHIRE
COUNTY OF

April 18, 2005

Personally appeared **Trudy J. Von Ahnen**, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged executing the same as a free and voluntary act for the purposes therein contained.

Before me,

Catherine E. Champney
Notary Public/Justice of the Peace
My Commission Expires: CATHERINE E. CHAMPNEY
Justice of the Peace - New Hampshire
My Commission Expires May 21, 2008

File #040251

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

THOUSAND HUNDRED AND 40 DOLLARS

MO.	DAY	YR.	AMOUNT
05	03	2005	710023 \$ 40

VOID IF ALTERED

MERRIMACK COUNTY RECORDS
Kathi L. Gray, CPO, Register



DRAFT Planning Board Meeting Minutes

March 2, 2026 7:00 PM

Lower Meeting Room, Warner Town Hall, 5 E Main St

I. OPEN MEETING: Chair Karen Coyne called the meeting to order at 7:00 PM.

The Pledge of Allegiance was recited

II. ROLL CALL

Planning Board Member	Present	Absent
Karen Coyne, Chair	✓	
James Gaffney	✓	
Pier D'Aprile	✓	
Barak Greene, Vice Chair	✓	
Ian Rogers	✓	
Mike Smith – Select Board		✓
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate	✓	

III. PUBLIC COMMENT

None

IV. UNFINISHED BUSINESS

A. Review: Class VI road draft letter to the Select Board

Barak Greene explained that the suggestion made by James Gaffney regarding taxation of Class VI properties was not included in the letter because there is no mechanism in place that would allow the Select Board to change that taxation. He stated that the State of NH does taxation based on the value of the property not services available. He noted that a constitutional change would be needed.

Bob Holmes pointed out that there is an RSA that allows the Town to create an emergency lane on a class VI road. He explained that it would be town's responsibility to make the road passable. He stated that it might not be needed right now.

James Gaffney referenced the last paragraph of the draft letter and offered the following amendment. *The Planning Board acknowledges the Select Board's authority in this matter relative to RSA 674:41.* Ian Rogers supports the paragraph as written and commended Barak Greene's efforts. James Gaffney reiterated the need to specify the RSA. Barak Greene agreed to the edit. Karen Coyne stated that the letter is well written.

Ian Rogers made a motion, seconded by John, to send the letter as amended to the Select Board. Motion Passed Unanimously.

B. Discussion: Alignment of Subdivision Regulations with RSA 674:41 I(c)

Barak Greene stated that it does not make sense for the Planning Board to change the regulations if it does not match the Select Board policy. James Gaffney stated that it would not be an efficient use of the Planning

1 Board's time. Barak Greene referenced the issue of a driveway on a class VI road. He spoke about the issue
2 of the number of units on a shared driveway. He stated that other towns impose a cap on the number of units
3 permitted on a shared driveway. Barak Greene explained that the current driveway regulations do not
4 reference or define a street. He further noted that private roads are not defined or referenced in any of
5 Warner's regulations. Barak Greene questioned the number of dwellings that should be permitted to share a
6 driveway. James Gaffney stated that it depends on the zone and the width of the driveway. Barak Greene
7 pointed out that a driveway does not meet the requirements of a street. He questioned, at what point does a
8 shared driveway need to become a street. James Gaffney explained that a private road is just that— a private
9 road on private property. Barak Green clarified that a private road needs to meet a certain requirement for
10 services. James Gaffney disagreed, explaining that a driveway only has to meet the requirements of a
11 driveway being accessible to emergency services. He stated that it does not have the same requirements as a
12 private road. Barak Greene stated that that is a problem. The Board continued to discuss and debate how
13 many units on a shared driveway is appropriate. Barak Greene stated that four or more units sharing a drive
14 way a lot of traffic. James Gaffney questioned if there are complaints from the Town's emergency service
15 departments.

16 Karen Coyne explained that her home is a single-family residence and she has seven driving-aged children.
17 She questioned what the difference is. James Gaffney stressed that if it is private, it is not the Planning
18 Board's problem to solve. Micah Thompson stated that the whole point of town government is to respect the
19 property/property owners. Ian Rogers explained that he has not formed an opinion on this yet because he is
20 not sure of the goal or intent. Barak Greene suggested placing guardrails by capping the number of units
21 allowed to share a driveway. He would like no more than four units over two lots and approval by the fire
22 department.

23
24 Pier D'Aprile stated that this feels like they are trying to find a solution to a problem that does not exist.
25 Barak Greene explained that he is trying to avoid what has happened in the past, referencing the Peacock
26 project. Bob Holmes believes that case law will address the issue. He stated that it does get confusing as to
27 the distinction between a driveway, shared driveway, and private road. He stated that he could not find
28 anything that defines a road. He explained that if there are private road residents that are in conflict, the court
29 would sort it out. He does not believe the Planning Board should be involved.

30
31 Barak Greene referred to an eight-unit project with two four-unit buildings, stating that that should not be a
32 driveway. James Gaffney questioned what the threshold is to reject a shared driveway. Barak Greene asked
33 what the point is of threshold if they do not have a definition of what the road needs to be. James Gaffney
34 reiterated that the Board needs to determine where the guardrails need to be. Barak Greene reiterated the
35 need for a definition. Karen Coyne inquired if the two could be created concurrently. There was a discussion
36 regarding the excessive cost of creating a road.

37
38 Barak Greene explained that his suggestion of four units over two lots is what would be allowed by right.
39 James Gaffney stated that the two-lot requirement is what is bothering him. He feels that this is treading on
40 territory in search of a solution to a problem that does not exist. Barak Greene explained that he is attempting
41 to create a solution before the problem arises. He reiterated that a similar situation recently occurred. James
42 Gaffney stated that the problem being mentioned occurred on private property. Micah Thompson explained
43 that this is closing a loop hole to prevent a similar issue in the future. Ian Rogers spoke of the extreme cases
44 where this would be a factor.

45
46 Karen Coyne explained that James and Barak's position have been communicated. She would like to hear
47 from other members. James Gaffney feels that if the Board wants to discuss making changes, the cost of the
48 requirements must be considered. John Leavitt disagreed that costs and property taxes should be a factor.

1 Bob Holmes advised the Board that RSA 672:13 defines “street”. Barak Greene noted that the driveway
2 regulations are separate from the site plan regulations. He stated that if someone decided to put in a
3 driveway that will serve four or five houses, he would like to be able to review that.
4

5 Karen Coyne stated that she is uncertain where she stands on this and it is a conversation worth having. She
6 suggested revisiting this at the next workshop. Micah Thompson agreed. He thinks it is worth thinking
7 about before it actually happens. Micah Thompson explained that the Planning Board is in the position to
8 provide clarity to the Select Board. James Gaffney explained that he does not share the same optimistic view
9 that the Select Board will take action on this.
10

11 **V. REVIEW MINUTES February 16, 2026**

12 **Ian Rogers made a motion, seconded by Pier D’Aprile, to approve the February 16, 2026 Planning**
13 **Board meeting minutes as amended. Motion passed.**
14

15 **VI. COMMUNICATIONS**

16 Karen Coyne explained that an email from Peacock has been received, asking if the Planning Board would
17 hold the hearing to accept that all the conditions have been met. She advised the Planning Board that a check
18 has been received for the outstanding balance. Aries will be contacted to confirm that they can review
19 anything that Peacock submits. Karen Coyne stated that the Planning Board is not ready for a compliance
20 meeting because they have not completed the conditions.
21

22 **VII. REPORTS**

23 **Chair's Report- Chair, Karen Coyne**

24 None

25 **Select Board – Mike Smith**

26 None

27 **Regional Planning Commission - Barb Marty, Ben Frost**

28 None

29 **Economic Development Advisory Committee – Micah Thompson**

30 Micah Thompson stated that currently there is not a committee. He explained that he has to officially
31 take on the position of Chair to initiate activity.

32 **Agricultural Commission - James Gaffney**

33 None

34 **Regional Transportation Advisory Committee – Tim Blagden**

35 None

36 **HOP II Update – Bob Holmes**

37 Bob Holmes stated that Central Regional Planning sent the HOP II committee a draft and the public
38 outreach comments.

39 **VIII. PUBLIC COMMENT**

40 Ian Rogers announced that his term on the Planning Board expires in March and he has decided not to seek
41 another term. Ian Rogers explained that he has learned a lot and tried to help where he can. He is moving on
42 to other things. He encouraged the Planning Board to keep an eye on the future and to be proactive.
43

44 **IX. ADJOURN**

45 The meeting adjourned at 8:00 PM

46

47 Respectfully submitted by Tracy Doherty