



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: 5/8/23

NAME OF APPLICANT PEACOCK Hill LLC

ADDRESS 13 Constitution DRIVE Suite 1A BEDFORD NH. 03101

PHONE # 1 603 325-3112 PHONE # 2 _____ E-MAIL HOT RODDA57@hotmail.com

OWNER(S) OF PROPERTY Joseph L. Anthony

ADDRESS 23 Glen DRIVE Hudson NH. 03051

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

AGENT NAME _____

ADDRESS _____

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

LICENSED LAND SURVEYOR: Jacques E. Belanger

LICENSED PROFESSIONAL ENGINEER: Anthony Costello

CERTIFIED SOIL SCIENTIST: Timothy Ferwerda.

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY Route 103 East.

MAP # 7 LOT # 39 ZONING DISTRICT _____ NUMBER OF LOTS/UNITS: _____

FRONTAGE ON WHAT STREET(S): Route 103 East

DEVELOPMENT AREAS: 34.59 acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 3729 Page 1057 Please include a copy of the Deed.

PROPOSED USE: Residential - Multi family.

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.
The intention is to subdivide the Tract into 4 separate lots.

Authorization/Certification from Property Owner(s)

I (We) hereby designate Jacques E. Belanger 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 Joseph L. Anthony III dotloop verified 05/12/23 10:48 PM EDT YPZH-6WY6-RTB3-0E7P Date: _____
(Need signatures of all owner's listed on deed)

Print Names _____

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: _____

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:

May 8, 2023 (date)

Signature 

Print Name Jacques Belanger

Map: 3 Lot: 1

Name: Donald & Laura Green

Address: 460 103 E
Warner NH. 03278

Map: 3 Lot: 4-2

Name: Donald & Laura Green

Address: 460 Route 103 E
Warner NH. 03278

Map: 3 Lot: 4-1

Name: Michael & Paula Brown & Francis Brown

Address: 100 Iron Kettle Road
Warner NH. 03279

Warner, NH Subdivision Regulations

Appendix A



Subdivisions, Boundary or Lot Line Adjustments and Annexations Checklist

Amended January 24, 2011

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>Y</u>	<u>N</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>Y</u>	<u>N</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>	___	(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>N</u>	___	(V.A.15) Location of existing and proposed buildings, drives, wells, septic systems, and all other manmade features.
		<u>Additional Information Required for Lot Line Adjustments and Annexations (Section V.B)</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>	___	(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>	___	(V.B.2) Abutters may be heard and may request a public hearing.
<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)	
		<u>Additional Information Required for all Major Subdivisions (Section V.D)</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.
___	___	(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.
___	___	(V.D.3) Sketch plan of contiguous holdings showing future layout, street and drainage systems.
___	___	(V.D.4) Centerline and centerline stationing of all streets; Stationing shall show all points of curvature and all points of tangency.
___	___	(V.D.5) Documentation showing feasibility of future extension of temporary turnaround into adjoining properties.
___	___	(V.D.6) Plan for restoring temporary turnaround where extension of street is shown.
___	___	(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.
___	___	(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.
___	___	(V.D.9) Erosion plan.
___	___	(V.D.10) Land disturbance.

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

APPLICABLE (Y/N)	INCLUDED (Y/N)	
<u>N</u>	<u> </u>	(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>
<u>✓</u>	<u>✓</u>	(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.
<u>N</u>	<u>N</u>	(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.
<u>Y</u>	<u>Y</u>	(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.
<u>Y</u>	<u>Y</u>	(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.
<u>Y</u>	<u>Y</u>	(V.C.5) Location of all monuments; Placement of stakes and ribbons marking corners of all proposed lots or sites of a Major Subdivision.
<u>Y</u>	<u>N</u>	(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.
<u>N</u>	<u>N</u>	(V.C.7) Location within or bounding the parcel of all culturally, historically or unique features.

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>
—	✓	(V.A.1) Subdivision name; Names and addresses of the applicant and owner; Written certification from owner.
—	—	(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.
—	✓	(V.A.3) Graphic or bar scale shown on plat; Scale not less than 1" = 100'.
—	✓	(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.
—	✓	(V.A.5) Current owners and all abutters keyed to plan; Correct names and mailing addresses of owner and abutters on separate paper.
—	✓	(V.A.6) Name, address, signature, license number, and seal of the NH registered land surveyor and/or engineer who prepared the Final Plat.
—	✓	(V.A.7) Date of survey, dates of any revisions, north arrow (true north and magnetic north); Location (locus) map at 1" = 1000'.

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

Map: 7 Lot: 41

Name: David P. & Anne S Ries

Address: 115 Chestnut Circle
Lincoln Ma 01773

Map: 7 Lot: 40

Name: Richard Cook & Rebecca Courser

Address: 374 Schoodic Road
Warner NH. 03278

Map: 7 Lot: 36

Name: Donald C & Barbara M Lassoide

Address: 402 Route 103 East
Warner NH. 03278

Map: 7 Lot: 36-1

Name: Dan A. Richard Son

Address: 406 Route 103 EAST
Warner NH. 03278

Map: 7 Lot: 34

Name: Nathanial Burrington

Address: R.O. Box 221
Warner NH. 03278

Map: _____ Lot: _____

Name: Czora Revocable Trust, Brian Czora, Trustee

Address: 60 Annis Loop
Warner NH. 03278

ABUTTERS
TAX MAP 7 LOT 39

**DONALD & LAURA GREEN
460 ROUTE 103 EAST
WARNER NH 03278**

**MICHAEL W. & PAULA BROWN
& FRANCIS BROWN
100 IRON KETTLE ROAD
WARNER NH 03278**

**DONALD P. & ANN S. RIES
115 CHESTNUT CIRCLE
LINCOLN MA 01773**

**RICHARD COOK & REBECCA
COURSER
374 SCHOODAC ROAD
WARNER 03278**

**DONALD C. & NARBARA M.
LASSONDE
402 ROUTE 103
WARNER NH 03278**

**DAN A. RICHARDSON
403 ROUTE 103 EAST
WARNER NH 03278**

**NATHANIAL M. BURRINGTON
P.O. BOX 221
WARNER NH 03278**

**CZORA REVOCABLE TRUST OF 2016
BRIAN J. CZORA, TRUSTEE
60 ANNIS LOOP
WARNER NH 03278**

OWNER:

**JOSEPH L. ANTHONY
23 GLEN DRIVE
HUDSON NH 03051**

DEVELOPER:

**GARY FITZGERALD
PEACOCK HILL LLC
13 CONSTITUTION DRIVE
SUITE 1A**

LAND SURVEYOR:

**BEDFORD NH 03101
JACQUES E. BELANGER
J.E. BELANGER LAND SURVEYING
PLLC**

ENGINEER:

**61 OLD HOPKINTON ROAD
DUNBARTON NH 03046
ANTHONY COSTELLO
A.C. ENGINEERING & CONSULTING
3 BEAR HILL ROAD
WASHINGTON NH 03280**

WETLAND:

**TIMOTHY FERWERDA
FEWERDA MAPPING
43 BARTLETT HILL ROAD
DEERING NH 03244**

Return to:

Market Street Settlement

WARRANTY DEED

Transfer Tax \$1,590.00

W. Jed Larson and Janet A. Larson, husband and wife, of Andover, Connecticut 06232, for consideration paid grant to **Joseph L. Anthony**, single, of 23 Glen Drive, Hudson NH 03051, with WARRANTY COVENANTS, individually, the following described real estate situated in Town of Warner, Merrimack County, New Hampshire:

Beginning at a point on the Westerly aide of Route 103, at the Northeasterly corner of the herein described parcel at an iron pin found; thence running S 22° 34' 10" E a distance of five hundred fifty and eighty-eight hundredths (550.88) feet, more or less, to a concrete bound set; thence S 23° 06' 10" E a distance of three hundred sixty-eight and four hundredths (368.04) feet, more or less, to a concrete bound found; thence along said course a distance of thirty-two and ninety-four hundredths (32.94) feet, more or less, to a steel pin found; thence turning and running S 78° 27' 45" W a distance of seven and sixteen hundredths (7.16) feet, more or less, to a drill hole at the Northeasterly end of a stone wall; thence running S 78° 27' 45" W along a stone wall a distance of one hundred and fifty hundredths (100.50) feet, more or less, to a point; thence running S 77° 10' 10" W along said stone wall a distance of one hundred thirty-seven and four hundredths (137.04) feet, more or less, to a point; thence running S 77° 36' 40" W along said stone wall a distance of two hundred ninety and fifteen hundredths (290.15) feet, more or less, to a point; thence running S 77° 12' 15" W along said stone wall a distance of one hundred forty-five and seventy hundredths (145.70) feet, more or less, to a point; thence running S 80° 19' 30" W along said stone wall a distance of thirty-four and forty-four hundredths (34.44) feet, more or less, to a point; thence running S 76° 47' 25" W a distance of two hundred thirty-seven and thirteen hundredths (237.13) feet, more or less, to a point on the stone wall; thence running S 77° 49' 45" W along said stone wall a distance of two hundred ninety-nine and thirty-five hundredths (299.35) feet, more or less, to a point; thence running S 77° 00' 10" W along said stone wall a distance of six hundred thirty-three and forty one hundredths (633.41) feet, more or less, to a drill hole at

a corner of stone walls; thence turning and running N 01° 32' 25" W a distance of fifty-two and fifty-eight hundredths (52.58) feet, more or less, to a point; thence running N 01° 34' 20" E a distance of four hundred thirty-three and fifty hundredths (433.50) feet, more or less, to a point on a stone wall; thence running N 01° 28' 05" E along said stone wall a distance of three hundred twenty-seven and forty-three hundredths (327.43) feet, more or less, to a point; thence running N 02° 15' 25" E along a stone wall a distance of one hundred three and two hundredths (103.02) feet, more or less, to a steel pin at a corner of stone walls; thence turning and running N 79° 39' 10" E along a stone wall a distance of forty-two and seventy-six hundredths (42.76) feet, more or less, to a point; thence running N 76° 03' 45" E along said stone wall a distance of one hundred sixty-seven and seventy-seven hundredths (167.77) feet, more or less, to a point; thence running N 77° 00' 40" E along said stone wall a distance of five hundred thirty-five and seventy-two hundredths (535.72) feet, more or less, to a point along said stone wall; thence running N 76° 00' 15" E along said stone wall a distance of four hundred three and ten hundredths (403.10) feet, more or less, to a point on said stone wall; thence running N 77° 27' 40" E along said stone wall a distance of one hundred forty-three and ninety-three hundredths (143.93) feet, more or less, to a point along said stone wall; thence N 77° 09' 40" E along said stone wall a distance of one hundred ninety-nine and eighty-five hundredths (199.85) feet, more or less, to the point of beginning. Containing 34.60 acres, more or less.

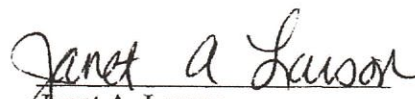
Said premises being shown on a Plan entitled "Boundary Plat Prepared for Muriel I. Leger", dated Feb. 14, 1991 and recorded at the Merrimack County Registry of Deeds as Plan #12109.

Meaning and intending to describe and convey the same premises conveyed to the within Grantors by Fiduciary Deed dated August 29, 1997 and recorded in the Merrimack County Registry of Deeds, Book 2071, Page 701.

The above described property is land only and not subject to any homestead rights.

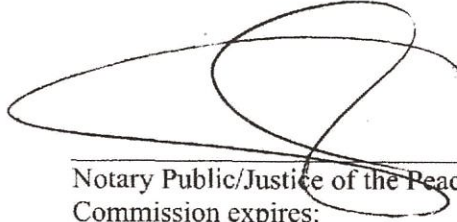
Executed this 17th day of March, 2021.


W. Jed Larson


Janet A. Larson

Connecticut
State of ~~New Hampshire~~
County of Windsor

Then personally appeared before me on this 17th day of March, 2021, the said W. Jed Larson and Janet A. Larson and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expires:

PRINTED: CHRISTINE MATTHEWS

MCRD

My Commission Expires
February 28, 2025

