

# TOWN OF WARNER



Select Board  
Sam Bower, Chair  
Christine Frost  
Lois Shea  
selectboard@warnernh.gov

Town Administrator  
Diane Ricciardelli,  
[administrator@warnernh.gov](mailto:administrator@warnernh.gov)

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

Janice Loz  
Warner Land Use  
PO Box 265  
Warner NH 03278

August 31, 2022

Dear Janice,

Jennifer Pletcher was in my office to inquire about a building permit. To maintain the authenticity of the older home she lives in and provide more living space for her family, She is planning an addition on the back of the house, in an "L" shape, that will not be seen from the front of the property on Kearsarge Mountain Road. She was conscience of the fact that the house as it exists is closer to the side boundary than current setbacks allow. She showed me several pictures of her intended project and explained that a stairway going from the new addition into the older part of the home needed to be bumped out 4 feet closer to the property line in order to be built to current building standards.

I told Ms. Pletcher that the Builing Permit Application Checklist includes the provision of a decision letter from the Zoning Board of Adjustment if applicable. Not meeting the building set backs in any zone requires a variance from the ZBA.

In review of the information Ms. Pletcher provided me I have determined, as the Building Department Clerk, that Ms. Pletcher needs to apply for a variance before submitting a building permit. Without an approval letter from the Zoning Board regarding setbacks, a building permit application would be denied.

Please contact me if there is anything I can do to help you or Ms. Pletcher.

Sincerely,

Judith A. Newman-Rogers  
Adiministrative Assistant to  
the Warner Select Board



UTICA 720@gmail.com

# TOWN OF WARNER

P.O. Box 59  
Warner, New Hampshire 03278-0059  
Land Use Office: (603)456-2298 ex. 7  
Fax: (603) 456-2297

Zoning Board of Adjustment

## APPLICATION FOR VARIANCE

**This application is subject to NH RSA 91-A which affords the public access to government records and meetings.**

Application Fee		Notification Fee	
Residential	\$50.00	Abutter Notification	\$7.00
Commercial	\$100.00	Applicant Notification	\$7.00

\* Fees for publication of the Legal Notice will be invoiced and must be paid prior to starting the hearing \*\* Please use attached form to list all abutters within 200 feet of the boundaries of the property.

Applicant/Contact Person Information			
Name of Applicant: ESTATE OF CAROL PLETCHER, JENNIFER PLETCHER EXEC			Date: 8/30/22
Applicant Mailing Address: PO BOX 204			
Town: WARNER		State: NH	Zip: 03278
Telephone Primary: 603 @ 496-1574		Alternate: 603 953-3772	
Owner of Property Information			
Name of Owner: ESTATE OF CAROL PLETCHER			Date: 8/30/22
Owner Mailing Address: PO BOX 204			
Town: WARNER		State: NH	Zip: 03278
Telephone Primary: 603 496-1574		Alternate: 603 953-3772	
Location and Description of Property			
Map #: 18	Lot #: 27	Zoning District: R-3	
Address: 443 KEANSARGE MOUNTAIN RD			
Will a Site Plan Review approval be required by the Planning Board?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Proposed Use:			
SINGLE FAMILY HOME			
Details of Request: Please feel free to include additional information on separate attached pages. Be sure to put the name of applicant and date on each sheet. (indicate number of sheets attached _____)			
TO REMOVE BUILDING ADDITION AT 443 KEANSARGE MTN RD AND REPLACE WITH SLIGHTLY LARGER ADDITION.			

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

The undersigned hereby requests a VARIANCE to the terms of:

Article: VII, Section: C.1.b. of the Warner Zoning Ordinance

**For a Variance to be granted, the following five conditions must be met:**

(For more information reference the Warner Zoning Ordinance Article XVII and RSA 674:33.)

*Please explain in writing how your project meets each of the five (5) conditions, in the space provided on the following pages. If you do not use the space provided refer to attached pages.*

The applicant seeking a variance must be prepared to prove these conditions at the Public Hearing. In order for the public hearing to proceed there needs to be responses to all five conditions.

The five conditions are:

1. Granting the variance will not be contrary to the public interest because:
2. By granting the variance, the spirit of the ordinance is observed because:
3. By granting the variance substantial justice is done because:
4. Granting the variance will not diminish the values of surrounding properties because:
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
  - A. Meaning that owing to special conditions of the property that distinguish it from other properties in the area:
    - i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision on the property; **and**
    - ii. The proposed use is a reasonable one.  
*[Explain what is unique about the property that makes the specific zoning restriction unfair and unrelated to the purpose of the provision, and that it is a reasonable use]*
  - B. Or, if the criteria in 'A' are not established, then owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.  
*[Explain what is unique about the property that makes the specific zoning restriction unreasonable]*

1. Granting the variance will not be contrary to the public interest because:

THE EXISTING HISTORIC PART OF THE HOUSE IS CURRENTLY WITHIN THE 50' SETBACK. THE SOUTH-EAST CORNER OF THE HOUSE IS APPROX 24' FROM PUBLIC R.O.V. DUE TO THE ANGLE OF THE HOUSE, NEW ADDITION WILL NOT BE CLOSER THAN 24', THEREFORE NOT MAKING AN EXISTING ISSUE WORSE.

**2. By granting the variance, the spirit of the ordinance is observed because:**

ORDINANCE VII C, 2. b STATES "... AND 50' FROM THE EDGE OF ANY PUBLIC RIGHT OF WAY". THE HISTORIC POST & BEAM HOUSE IS APPROX. 24' FROM THE PUBLIC R.O.W. THE NEW PROPOSED ADDITION WILL NOT ENCRUCH ON THE R.O.W ANY MORE THAN CURRENTLY EXISTS.

**3. By granting the variance substantial justice is done because:**

THIS WILL ALLOW THE EXISTING HISTORIC STRUCTURE TO BE UNIMPEDED, AND THE NEW ADDITION WILL ALLOW A STAIRWAY THAT MEETS CURRENT BUILDING CODES, IN CASE OF EMERGENCIES. OTHER OPTIONS WOULD REQUIRE ALTERING THE HISTORIC POST & BEAM CONSTRUCTION, COMPROMISING THE HISTORIC CHARACTER OF THE HOME. TAX RECORDS; "ANTIQUE INT. THROUGHOUT"

**4. Granting the variance will not diminish the values of surrounding properties because:**

THERE IS ALREADY A STRUCTURE THERE. THE OLD ADDITION, DESCRIBED IN TAX RECORDS AS "DEFERRED MAINT", WILL BE UPDATED. THE NEW CONSTRUCTION WILL NOT BE CLOSER TO THE PUBLIC R.O.W. THAN THE EXISTING STRUCTURE THAT IS NOT BEING CHANGED

**Answer - 5.A.i. and 5.A.ii. - or 5.B.**

**5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:**

- A. Meaning that owing to special conditions of the property that distinguish it from other properties in the area:
- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision on the property;

447 KEARNSORGE MOUNTAIN RD IS CURRENTLY ABOUT 24' FROM PUBLIC R.O.W. THE PROPOSED CHANGES WOULD BE NO ISSUE FOR OTHER SURROUNDING HOMES. ARTICLE VII C.7.6 WAS PRESUMABLY WRITTEN TO KEEP HOMES FROM BEING BUILT CLOSE TO PUBLIC R.O.W. 443 WAS BUILT 200 YEARS BEFORE ORDINANCE VII.

**and**

- ii. The proposed use is a reasonable one.

*[Explain what is unique about the property that makes the specific zoning restriction unfair and unrelated to the purpose of the provision, and that it is a reasonable use]*

THE EXISTING ANTIQUE STRUCTURE IS ALREADY WITHIN THE SETBACK. ANY UPDATING WOULD EITHER REQUIRE SEVERELY MODIFYING THAT STRUCTURE, RUINING THE ANTIQUE NATURE, OR FOREGOING MODERN SAFETY IMPROVEMENTS. CURRENT ANTIQUE STAIRS ARE NARROW AND STEEP. BEDROOM WINDOWS ARE OLD AND EGRESS WOULD BE DIFFICULT. PROPOSED PLAN WOULD INCLUDE MODERN STAIRS AND WINDOWS. ALTERNATE DESIGN OPTIONS ARE COSTLY AND RUIN INTERIOR LAYOUT OF HOME

**Or, if the criteria in 'A' are not established**

- B. Owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.

*[Explain what is unique about the property that makes the specific zoning restriction unreasonable]*

**ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED**

**Authorization from Owner(s):**

1. I (We) hereby designate NICHOLAS BORAS DRAOS to serve as my (our) agent and to appear and present said application before the Warner Zoning Board of Adjustment [Zoning Board].
2. 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 Zoning Board may at some point during the review process schedule a Site Visit, which will be duly posted.
3. I (We) understand that the Zoning Board will review the application/plan and/or may send the application/plan out for review. The applicant shall pay for such a review.
4. To the best of my (our) 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 and other applicable state and federal regulations which may apply.

Signature of Owner(s): Janice Adams

Date: Aug 30, 2022

\_\_\_\_\_

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

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

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

\_\_\_\_\_

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

Printed name of person(s) who signed above:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**For Zoning Board of Adjustment Use Only**

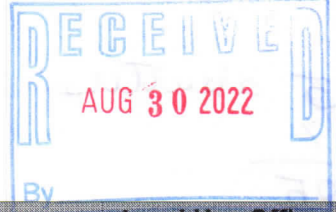
<b>Assigned Case #:</b> <u>2022-03</u>		
<b>Date Received at Land Use Office:</b> <u>August 30, 2022</u>		
<b>Received by:</b> <u>Judy Newman Rogers</u>		
<b>Fees Submitted:</b>		
<b>Amount:</b> <u>85.00</u>	<b>Cash:</b>	<b>Check #:</b>
<b>Abutters' List Received:</b> <input checked="" type="radio"/> Yes <input type="radio"/> No		<b>Other:</b> <u>8 abutter notifications</u>
<b>Date of Review:</b> <u>9/14/22</u>	<b>Date of Hearing:</b> <u>9/14/22</u>	<b>Date Approved:</b> <u>9/14/22</u>

8 abutter notifications  
 $\times \$7.00$   
56.00  
 + 50-Appfee  
106.00  
 + 7.00 news paper  
113.00

$\$123.00$   
 $- 85.00$   
 $\$38.00$

**Applicant's Checklist**

Aug 30, 2022 *JnR*



Have you included		Item	Land Use Office finds	
Yes	No		Yes	No
X		Complete and sign, the proper application for the type of appeal (request).	✓	
X		If a <b>variance</b> is requested, it must be based on a <b>referral</b> from the Board of Selectmen or the Planning Board and included with the application. <i>Bldg Dept - Denied Bld. Permit</i>	✓	
X		A list of all abutters within 200 feet of the boundaries of the property on the supplied form. Accuracy is the applicant's responsibility. The abutters list must be obtained from the Town of Warner's Assessor's records.	<i>List included</i>	
	<i>N/A</i>	An attached copy of any order, notice of violations or other communications received from either the Board of Selectmen or the Planning Board that pertains to the property. (If applicable)	<i>n/a</i>	
	<i>N/A</i>	<b>Plans shall include:</b>	✓	
		<ul style="list-style-type: none"> <li>Clearly indicate where the site is located (locus map) and what is proposed drawn to scale.</li> </ul>	✓	
		<ul style="list-style-type: none"> <li>Show for the "lot of record" the boundary lines with footage on all sides.</li> </ul>	✓	
		<ul style="list-style-type: none"> <li>A copy of the lot's deed (to verify Owner).</li> </ul>	✓	
		<ul style="list-style-type: none"> <li>Name of the road the lot fronts on.</li> </ul>	✓	
		<ul style="list-style-type: none"> <li>Include all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from abutting property line, drawn to scale. <i>Has Distances Map</i></li> </ul>	✓	
		<ul style="list-style-type: none"> <li>For a proposed structure, include all of the above a floor plan with dimensions, (length, width, and height).</li> </ul>	✓	
		The applicant has <b>paid fees</b> (see application for specific fees). <b>Check</b> made out to the <b>Town of Warner</b> . <i>Short \$36.00 9/1/22</i>	○	
X		Application must be received 15 days prior to the next ZBA meeting.	✓	
X		All property owners must sign the application.	✓	
X		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable)	✓	

*Lot w/ dimensions*  
*- abutters*  
*- existing structures*  
*tax map*  
*executor does -*  
*2 Gr. House*  
*1 Barn*

*executor does*



000055100



Commonwealth of Massachusetts  
Registry of Vital Records and Statistics


## DEATH CERTIFICATE INFORMANT VERIFICATION AND SIGNATURE FORM

This is not a legal death certificate. This form is signed by the informant to verify information that will be used to create or amend a legal death certificate.

Form R-364-07012019

DECEDENT CURRENT NAME <b>PLETCHER, LARRY BRUCE</b>					
SURNAME AT BIRTH OR ADOPTION <b>PLETCHER</b>				BIRTHPLACE	
AKA ---					
BEX <b>MALE</b>	AGE <b>74 YRS</b>	DATE OF BIRTH <b>JUNE 03, 1946</b>	SSN	EDUCATION	
RESIDENCE <b>443 KEARSARGE MOUNTAIN ROAD, WARNER, NEW HAMPSHIRE 03278</b>					
OCCUPATION/INDUSTRY /				RACE <b>WHITE</b>	
LAST SPOUSE (AND SURNAME AT BIRTH OR ADOPTION) <b>PLETCHER, CAROL</b>			MARITAL STATUS <b>MARRIED</b>	DECEDENT: U.S. VETERAN (MOST RECENT) ---	
PARENT NAME (AND SURNAME AT BIRTH OR ADOPTION) ---			BIRTHPLACE ---		
PARENT NAME (AND SURNAME AT BIRTH OR ADOPTION) <b>PLETCHER (PLETCHER)</b>			BIRTHPLACE ---		
DATE OF DEATH <b>MAY 12, 2021</b>		MANNER OF DEATH <b>NATURAL</b>			
PLACE OF DEATH <b>MASSACHUSETTS GENERAL HOSPITAL, BOSTON, MA</b>					
PART I. CAUSE OF DEATH - SEQUENTIALLY LIST IMMEDIATE CAUSE THEN ANTECEDENT CAUSES THEN UNDERLYING CAUSE					
a. Immediate Cause (Final condition resulting in death) <b>MYOCARDIAL INFARCTION</b>					Approximate Interval <b>--- DAYS</b>
b. Due to or as a consequence of <b>CEREBRAL ARTERIOVENOUS MALFORMATION</b>					<b>-- WKS.</b>
c. Due to or as a consequence of <b>PNEUMONIA</b>					<b>--- WKS.</b>
d. Due to or as a consequence of ---					---
PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN UNDERLYING CAUSE ---					
				RESULT OF INJURY <b>NO</b>	TIME OF DEATH <b>06:21 AM</b>
ME NOTIFIED <b>NO</b>	ME CASE NUMBER ---	ME TIME PRONOUNCED ---	ME DATE PRONOUNCED		
MEDICAL CERTIFIER - NAME/TITLE <b>TARA E. SOUMERAI, MD</b>					LIC. # <b>252856</b>
MEDICAL CERTIFIER ADDRESS <b>55 FRUIT STREET, BOSTON, MASSACHUSETTS 02114</b>					
FUNERAL LICENSEE/DESIGNEE <b>MICHAEL T. WEST</b>					LIC. # <b>6308</b>
FACILITY ADDRESS <b>BRADY &amp; FALLON FUNERAL SERVICE, BOSTON, MASSACHUSETTS</b>					
IMMEDIATE DISPOSITION <b>CREMATION</b>	DATE OF IMMEDIATE DISPOSITION	PLACE/ADDRESS <b>S SAINT MICHAEL CREMATORY, 500 CANTERBURY STREET, BOSTON, MASSACHUSETTS 02131</b>			



		DATE OF DEATH MAY 12, 2021	Page 2 of 2	
DECEASED'S CURRENT NAME PLETCHER, LARRY BRUCE				
EXPANDED AKA	---			
EXPANDED RACE	WHITE			
ETHNICITY	AMERICAN			
IF U.S. WAR VETERAN, SPECIFY WAR/CONFLICTS	---			
BRANCH OF MILITARY (MOST RECENT)	---			
RANK/ORGANIZATION/OUTFIT (MOST RECENT)	---			
DATE ENTERED (MOST RECENT)	---		SERVICE NUMBER: (MOST RECENT)	---
DATE DISCHARGED (MOST RECENT)	---			
PLACE OF DEATH TYPE HOSPITAL - INPATIENT	RNIN/PA PRONOUNCEMENT? NO	DATE OF RNIN/PA PRONOUNCEMENT ---	TIME OF PRONOUNCEMENT ---	
NAME OF PRONOUNCER ---				LIC.# ---
EMPLOYING AGENCY OR INSTITUTION ---				
NAME OF MEDICAL CERTIFIER NOTIFIED ---				
DID TOBACCO CONTRIBUTE TO DEATH? UNKNOWN	PREGNANCY STATUS, IF FEMALE ---			
PROVIDER IN CHARGE OF PATIENT'S CARE, IF NOT CERTIFIER AMAN B PATEL, MD				
ME AUTOPSY PERFORMED NO	AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETING CAUSE OF DEATH ---			
DATE OF INJURY ---	TIME OF INJURY ---	INJURY AT WORK? ---	TRANSPORTATION INJURY ---	
PLACE OF INJURY ---				
LOCATION/ADDRESS OF INJURY ---				
DESCRIBE HOW INJURY OCCURRED ---				
INFORMANT NAME CAROL PLETCHER				RELATIONSHIP WIFE
INFORMANT ADDRESS 443 KEARSARGE MOUNTAIN ROAD, WARNER, NEW HAMPSHIRE 03278				

**THE DEATH CERTIFICATE IS A PERMANENT LEGAL DOCUMENT**

Please review the information on **BOTH** pages of this form carefully. By signing, you verify this information is true and correct and authorize its use on the legal death certificate.

X Carol M. Pletcher  
INFORMANT SIGNATURE Please sign in permanent black ink

WIFE  
RELATIONSHIP

MAY 13 2021  
DATE



For e-Filing only

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH

http://www.courts.state.nh.us

Court Name: 6th Circuit - Probate Division - Concord
Case Name: Estate of Carol M. Pletcher
Case Number: 317-2022-ET-00171
(if known)

RECEIPT

1. RECEIVED FROM Jennifer E. Pletcher, serving as:
[checked] Executor [ ] Administrator [ ] Special Administrator
[ ] Guardian [ ] Conservator [ ] Trustee
[ ] Ancillary Executor or Administrator

2. The amount of money after all debts of the deceased are paid, and or personal property as valued in the Inventory:
\$ 100,000.00, in [checked] full [ ] partial satisfaction of the following:

For Estate:

[checked] Money bequeathed under decedent's will
[ ] Personal property bequeathed under decedents will (specify)

[ ] Residuary share under decedent's will
[ ] Distributive share of decedent's estate when there is no will

For Guardianship or Conservatorship

[ ] Balance upon termination of guardianship
[ ] Balance upon termination of conservatorship

For Trust

[ ] Distribution(s) according to terms of trust
[ ] Distributive share upon termination of trust

[ ] Other (specify)

RECEIVED BY:

Pillsbury Free Library
Name of Recipient

Law Firm, if applicable Bar ID # of attorney

18 East Main Street / P.O. Box 299
Address

Warner NH 03278
City State Zip code

Michael S. Simon 8/9/22
Signature of Recipient Date

(603) 456-2289
Telephone

info@warner.lib.nh.us new email director@library.warner.nh.gov
E-mail

# State of New Hampshire

## CERTIFICATE OF DEATH

FILE # 2022000531

FULL NAME OF DECEASED **CAROL M PLETCHER**  
 DATE OF DEATH **JANUARY 12, 2022** AGE **80 YRS** SEX **FEMALE**  
 TIME OF DEATH **06:35 PM**  
 DATE OF BIRTH **MARCH 18, 1941** BIRTHPLACE **WASHINGTON, PENNSYLVANIA**  
 MOTHER'S/PARENT'S NAME **ELIZABETH MONTGOMERY (UNKNOWN)**  
 FATHER'S/PARENT'S NAME **GEORGE MONTGOMERY**  
 PLACE OF DEATH **CONCORD, NEW HAMPSHIRE**  
 DOMESTIC STATUS **WIDOWED**  
 SPOUSE'S/PARTNER'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION **LARRY PLETCHER**  
 SOCIAL SECURITY NUMBER **170-32-1637**  
 RESIDENCE **WARNER, NEW HAMPSHIRE**  
 PLACE OF DISPOSITION **PHANEUF CREMATORIUM, MANCHESTER, NEW HAMPSHIRE**  
 DATE OF DISPOSITION **JANUARY 18, 2022**  
 MANNER OF DEATH **NATURAL** FILE DATE **JANUARY 17, 2022**  
 CAUSE OF DEATH APPROX INTERVAL:ONSET TO DEATH  
 a **PNEUMOTHORAX** **1 HOUR**  
 b **COPD** **30 YEARS**  
 c **PNEUMONIA** **1 WEEK**  
 d  
 OTHER SIGNIFICANT CONDITIONS  
 DESCRIBE HOW INJURY OCCURRED

DATE/TIME OF INJURY  
 PLACE OF INJURY  
 LOCATION OF INJURY  
 NAME AND ADDRESS OF CERTIFIER  
**CHRISTINA L KIRKPATRICK MD, 250 PLEASANT STREET, CONCORD, NEW HAMPSHIRE 03301**

MARGINAL NOTES



3587485

I HEREBY CERTIFY THIS IS A TRUE COPY ISSUED FROM THE OFFICIAL RECORDS ON FILE AT THIS OFFICE AND SHALL BE RECEIVED AS EVIDENCE WITH THE SAME EFFECT AS THE ORIGINAL.

ATTEST: *Matthew Hornum* STATE/LOCAL REGISTRAR

*Denise M. Gonyer*  
Denise M. Gonyer, State Registrar

DATE ISSUED: **January 18, 2022** STATE/CITY/TOWN OF: **MANCHESTER**

This copy not valid without official vital record watermark, holographic seals, and displaying seal and signatures of Registrar. It shall be unlawful for anyone to reproduce this certificate other than local or State Registrar.



VS-SP1

64.50

64.50

# WARRANTY DEED

81249 P368

We, J. Austin Jillson and Sue F. Jillson, both

of Tory Hill Road, Warner Merrimack County, State of

New Hampshire, for consideration paid, grant to Larry B. Pletcher and Carol M. Pletcher, husband and wife, both

of 12 Shirley Park, Goffstown Hillsborough County, State of

New Hampshire, as joint tenants with rights of survivorship, with warranty covenants, a certain tract of land with the buildings thereon, situated on the westerly side of the highway leading from Warner Village to Kearsarge Mountain, also known as the Tory Hill Road, in the Town of Warner, County of Merrimack and State of New Hampshire, bounded and described as follows: Beginning at the southeasterly corner of the herein described tract of land, which point is on the westerly side of the said highway and at the northeasterly corner of land formerly owned by the late Leah M. Watkins, now or formerly owned by Lloyd W. Nolan and Juanita H. Nolan; thence running in a westerly direction by stone wall next to land formerly of said Watkins, now or formerly of said Nolans, to land once owned by Winfred J. Chase, now or formerly of Penn Land Owners Fund; thence running in a northerly direction by stone wall next to land now or formerly of said Penn Land Owners Fund to land formerly owned by Warren M. Colby, now or formerly owned by Ruth H. Edwards; thence running in an easterly direction by stone wall next to land now or formerly of said Edwards to the aforesaid highway; thence running in a southerly direction by the westerly side of said highway to the point of beginning. Believed, but not warranted to contain three (3) acres, and being that tract of land on which the so-called Frazier dwelling house is located.

Said premises are the same as conveyed to us by deed of Lester E. Minkler and Mary B. Minkler, dated October 24, 1973, and recorded in Merrimack County Records Volume 1192, Page 438.



And we being  wife and  husband of said grantor, release to said grantees all rights of dower and curtesy and each of us releases homestead and other interests therein.

WITNESS our hand<sup>s</sup> and seal<sup>s</sup> this 23 day of July, 1975

Witness:

*Sue F. Jillson*  
Sue F. Jillson

*J. Austin Jillson*  
J. Austin Jillson

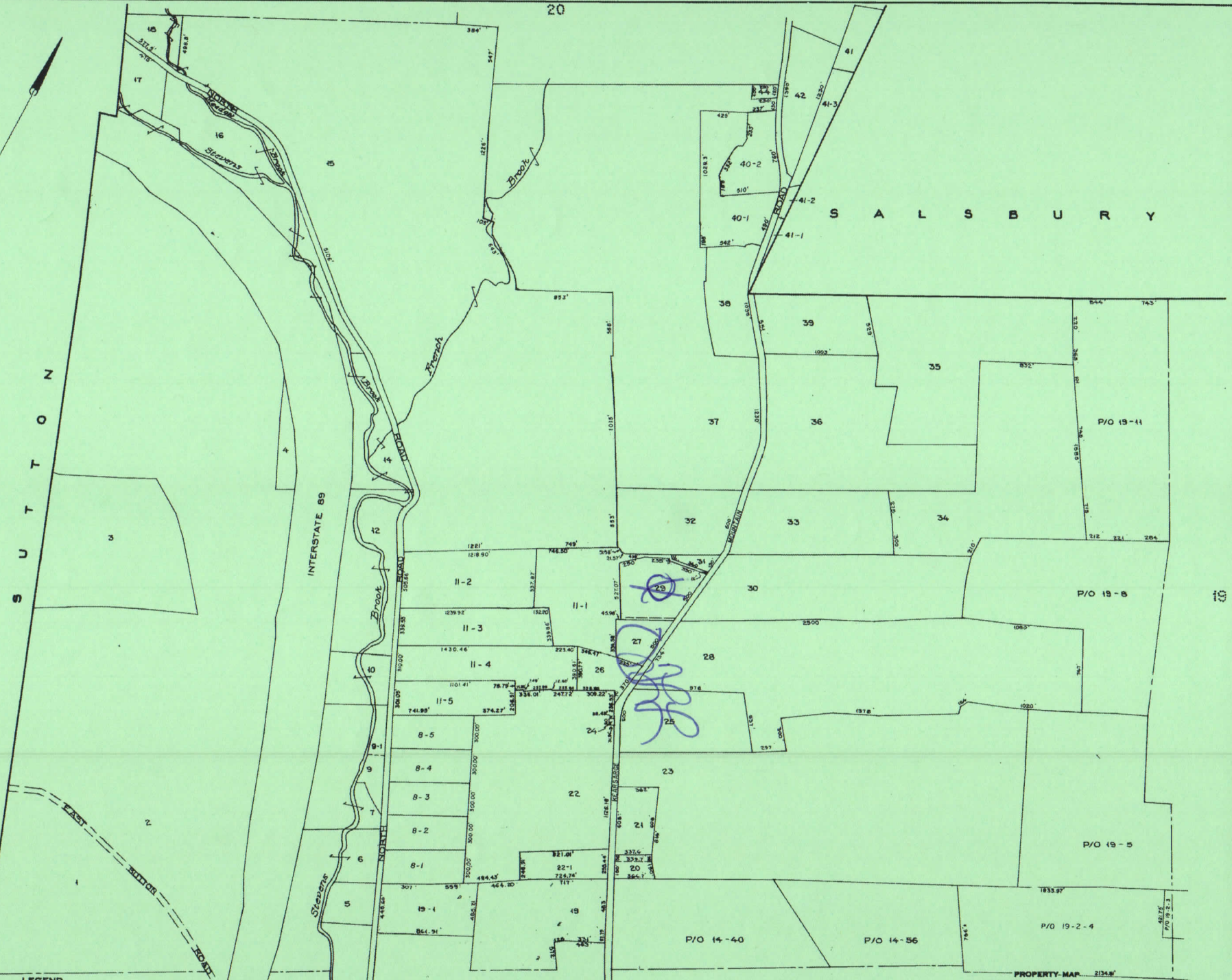
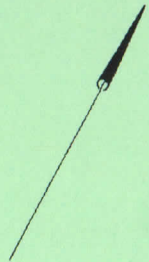


S  
U  
T  
T  
O  
N

20

S  
A  
L  
S  
B  
U  
R  
Y

10



LEGEND

- PARCEL NUMBERS ..... 1
- ADJACENT MAPS ..... 2
- MATCH LINE .....

For Assessment Purposes  
Not to be used for Conveyances

PROPERTY MAP 2134.9'

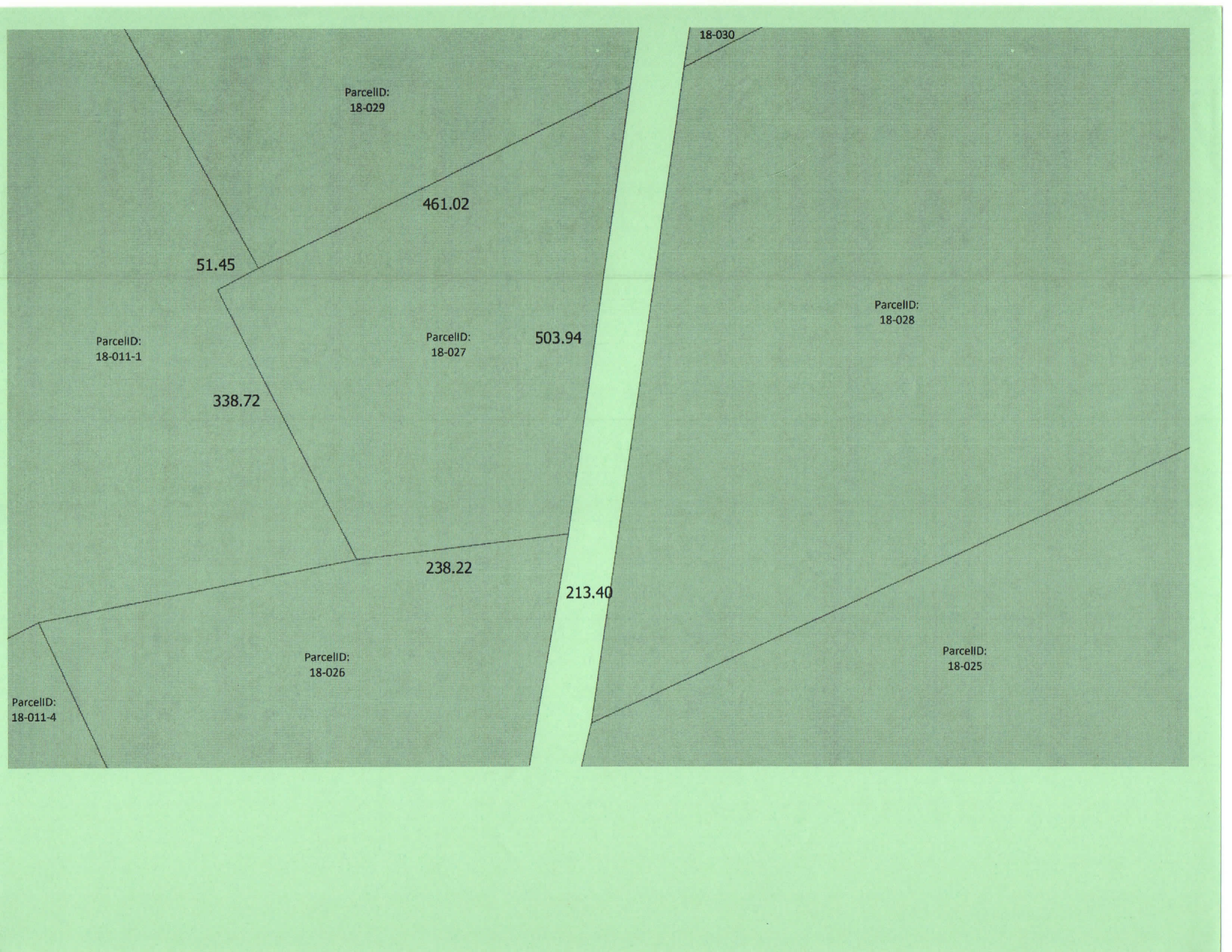
**TOWN OF WARNER**  
MERRIMACK COUNTY, NEW HAMPSHIRE

PREPARED BY  
JAMES W. SEWALL COMPANY OLD TOWN, MAINE

SCALE 1 INCH = 400 ± FEET

REVISED 2015

18



ParcelID:  
18-029

461.02

51.45

ParcelID:  
18-011-1

ParcelID:  
18-027

503.94

ParcelID:  
18-028

338.72

238.22

213.40

ParcelID:  
18-026

ParcelID:  
18-025

ParcelID:  
18-011-4

18-030

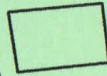
ParcelID:  
18-029

164.02

172.83

ParcelID:  
18-027

BANN 36x29



55.02

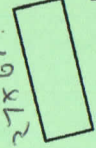
Kearsarge Mountain Rd

EXISTING BLDG

ParcelID:  
18-011-1

145.68

27x67



GREEN HOUSE



30 BT REMOVED



37.0

29.0

24.0

32.0

PROPOSED

25.0

ParcelID:  
18-028

88.47

ParcelID:  
18-026

ParcelID:  
18-025





6/29/2022 10:22:27 PM

1 EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



REVISIONS	
NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS REPRESENTED ON THIS PROJECT DOCUMENT ARE OWNED BY AND ARE THE PROPERTY OF ANDERSON ARCHITECTURAL DESIGN. THEY WERE CREATED AND DEVELOPED BY ANDERSON ARCHITECTURAL DESIGN FOR THE PROJECT ONLY. THESE IDEAS, DESIGNS AND DOCUMENTS SHALL BE THE PROPERTY OF ANDERSON ARCHITECTURAL DESIGN AND SHALL BE KEPT IN CONFIDENCE WITHOUT WRITTEN CONSENT.

ANDERSON ARCHITECTURAL  
DESIGN

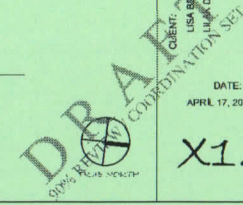
Email: anderson\_architectural\_design@gmail.com  
603.540.8855

CLIENT: USA BANNER - TIMBER POST AND BEAM CAMPUS  
1000 WINDY CREEK DRIVE, AUBURN, NEW HAMPSHIRE  
CONCORD, N.H. 03301, USA

SHEET DESCRIPTION:  
EXISTING FIRST FLOOR  
PLAN

DATE:  
APRIL 17, 2022

X1.1



2



5/23/2022 10:22:28 PM

1 EXIST SOFFIT  
1/4" = 1'-0"

X2



**DRAWING**  
 000% K:\172\172\COORDINATION SET  
 14250 - MON, 11

DATE:  
APRIL 17, 2022

X1.3

CLIENT:  
 LISA BANNER - TIMBER POST AND BEAM CAMPY  
 1144 DRIVE, ALBURN, NEW HAMPSHIRE  
 SHEET DESCRIPTION:  
 EXISTING ROOF PLAN

ANDERSON ARCHITECTURAL  
 DESIGN

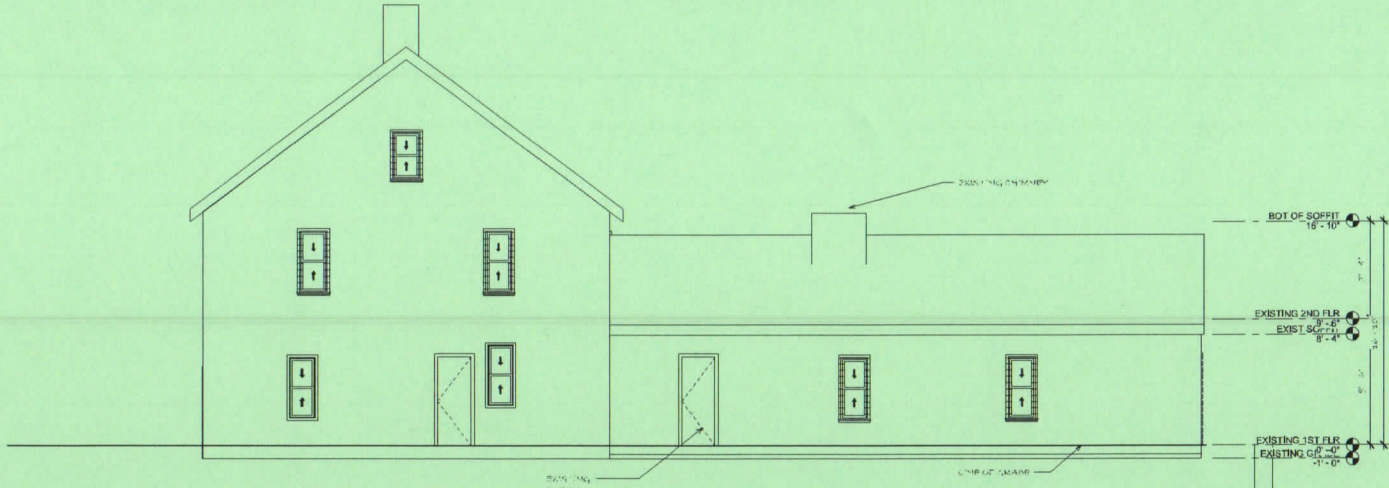
Email: anderson.architectural.design@gmail.com  
 603.540.8855

REVISIONS	
NUMBERS	DATE

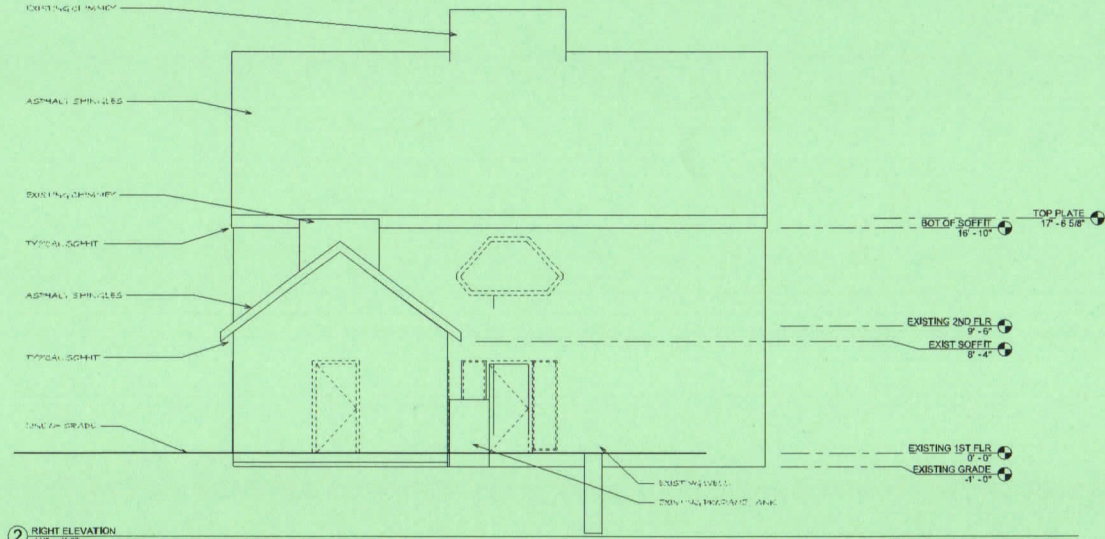
ALL IDEAS, DESIGNS AND PLANS  
 DEVELOPED BY ANDERSON ARCHITECTURAL  
 ARE THE PROPERTY OF ANDERSON  
 ARCHITECTURAL. ANY REVISIONS  
 WERE CREATED AND DEVELOPED  
 FOR USE ON THIS SPECIFIC  
 PROJECT. DESIGNS AND DOCUMENTS SHALL  
 NOT BE USED FOR ANY PURPOSE  
 WITHOUT WRITTEN CONSENT.

6/29/2022 10:52:38 PM

1 FRONT ELEVATION  
1/4" = 1'-0"

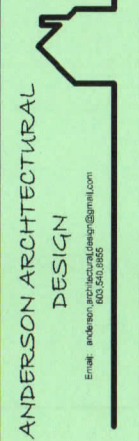


2 RIGHT ELEVATION  
1/4" = 1'-0"



REVISIONS	
NUMBERS	DATE

ALL IDEAS, REVISIONS AND PLANS REPRESENTED ON THIS PROJECT DOCUMENT ARE OWNED BY ANDERSON ARCHITECTURAL DESIGN. ANY IDEAS OR REVISIONS THAT WERE CREATED AND DEVELOPED FOR THIS PROJECT ARE THE PROPERTY OF ANDERSON ARCHITECTURAL DESIGN. THEY WILL BE USED IN ANY PROJECT ONLY. THESE IDEAS, DESIGNS AND DOCUMENTS SHALL BE USED ONLY AS SHOWN WITHOUT WRITTEN CONSENT.



CLIENT: LISA BERNIER - TIMBER POST AND BEAM CAMPUS  
 1144 DRIVE, ALBURN, NEW HAMPSHIRE  
 SHEET DESCRIPTION: EXISTING FRONT AND RIGHT ELEVATIONS  
 DATE: APRIL 17, 2022  
 Email: anderson\_architectural\_design@gmail.com  
 603.540.3855

**DRAFT**  
 X2.1  
 20% REVIEW COMMITMENT BY ELEVATIONS

5

5/23/2022 10:22:28 PM



REVISIONS

NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS  
 DEVELOPED FOR THIS PROJECT  
 DOCUMENT ARE OWNED BY AND  
 ARE THE PROPERTY OF ANDERSON  
 ARCHITECTURAL DESIGN. ANY  
 WORK CREATED AND DEVELOPED  
 FOR USE ON THIS SPECIFIC  
 PROJECT SHALL BE THE PROPERTY OF  
 ANDERSON ARCHITECTURAL DESIGN.  
 DESIGNS AND DOCUMENTS SHALL  
 NOT BE USED FOR ANY PURPOSE  
 WITHOUT WRITTEN CONSENT.

ANDERSON ARCHITECTURAL  
 DESIGN

Email: anderson.architectural.design@gmail.com  
 603.540.8855

CLIENT: LISA BRUNER - TIMBER POST AND BEAM CANOPY  
 1000 DRIVE, AUBURN, NEW HAMPSHIRE

SHEET DESCRIPTION:  
 EXISTING LEFT AND REAR  
 ELEVATIONS

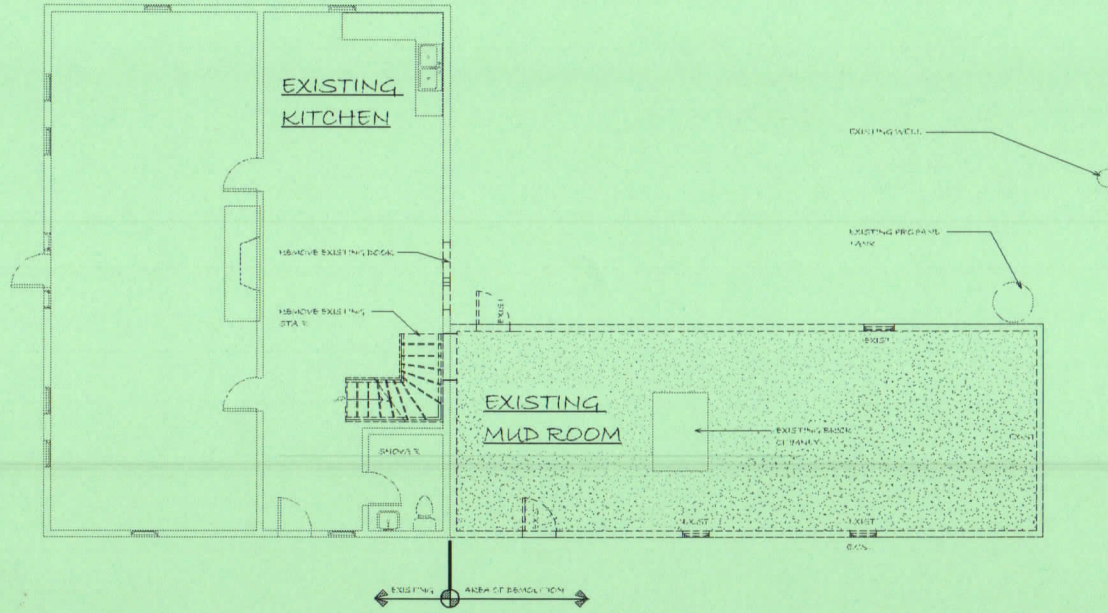
DATE:  
 APRIL 17, 2022

X2.2

**DRAFT**  
 90% REVIEW / COORDINATION SET

6/23/2022 10:33:02 PM

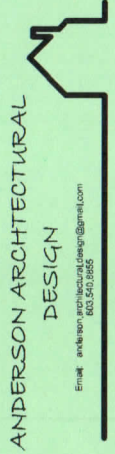
1 DEMO FIRST FLOOR PLAN  
1/4" = 1'-0"



REVISIONS

NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS  
 SHOWN ON THIS DRAWING AND  
 DOCUMENT ARE OWNED BY AND  
 ARE THE PROPERTY OF ANDERSON  
 ARCHITECTURAL DESIGN. ANY  
 REUSE OR REPRODUCTION OF  
 THESE DESIGNS AND DOCUMENTS  
 WITHOUT WRITTEN CONSENT,  
 WITHOUT WRITTEN CONSENT,



ANDERSON ARCHITECTURAL  
 DESIGN

Email: anderson.architectural.design@gmail.com  
 603.540.2655

CLIENT: NIK EDWARDS AND JENNIFER PLETCHER RENOVATION  
 441 BEECHMOUNT ROAD, WARNER, NH

DATE:  
 JUNE 23, 2022

D1.1

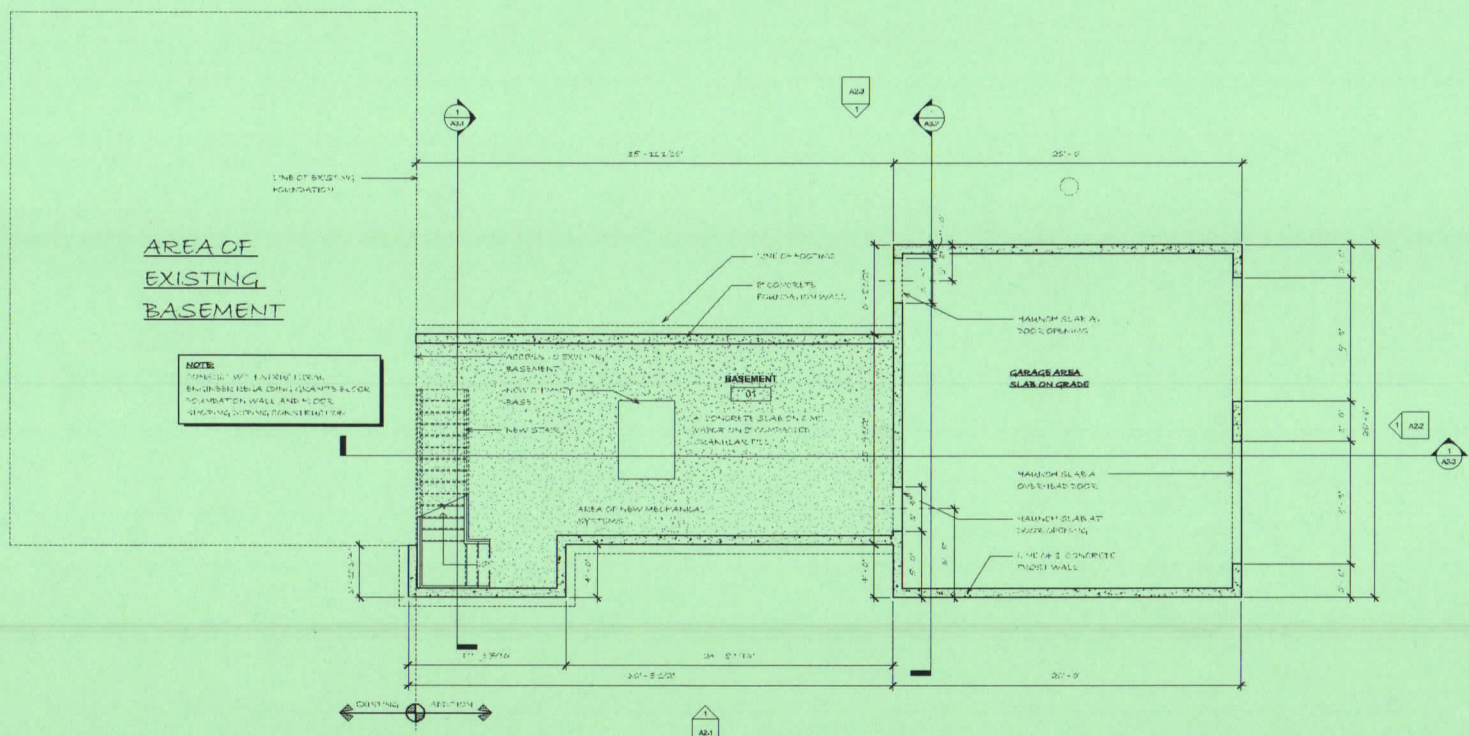
SHEET DESCRIPTION:  
 FIRST FLOOR DEMOLITION  
 PLAN

**DRAFT**  
 90% REVIEW / COORDINATION SET

8

8/23/2022 10:22:05 PM

1 NEW BASEMENT LEVEL  
1/4" = 1'-0"



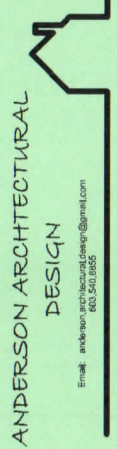
AREA OF EXISTING BASEMENT

**NOTE:**  
 CONCRETE WITH FINISHED FLOOR  
 FINISHES SHALL BE LAID ON TOP OF EXISTING  
 CONCRETE ON WALLS AND FLOORS.  
 SHOWING OUTLINE OF EXISTING FLOOR

REVISIONS

NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS  
 SHOWN ON THIS DOCUMENT  
 ARE THE PROPERTY OF ANDERSON  
 ARCHITECTURAL DESIGN AND  
 WERE CREATED AND DEVELOPED  
 FOR USE ON THIS SPECIFIC  
 PROJECT. DESIGNS AND DOCUMENTS SHALL  
 NOT BE USED FOR ANY PURPOSE  
 WITHOUT WRITTEN CONSENT.



ANDERSON ARCHITECTURAL  
 DESIGN

Email: anderson.architectural.design@gmail.com  
 603.540.8855

CLIENT: NIK EDWARDS AND JENNIFER FLETCHER RENOVATION  
 100 GARRAGE MOUNTAIN ROAD, WARNER, NH

SHEET DESCRIPTION:  
 PROPOSED BASEMENT  
 PLAN

DATE:  
 JUNE 23, 2022

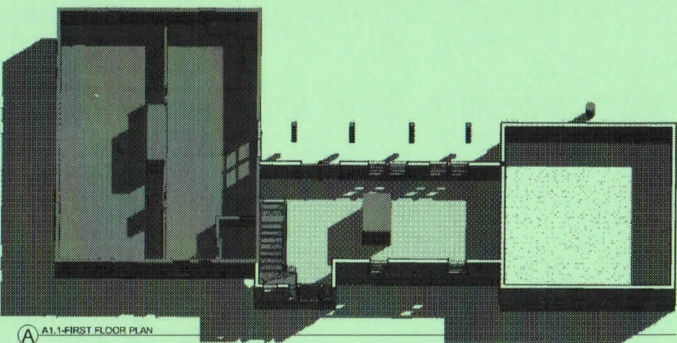
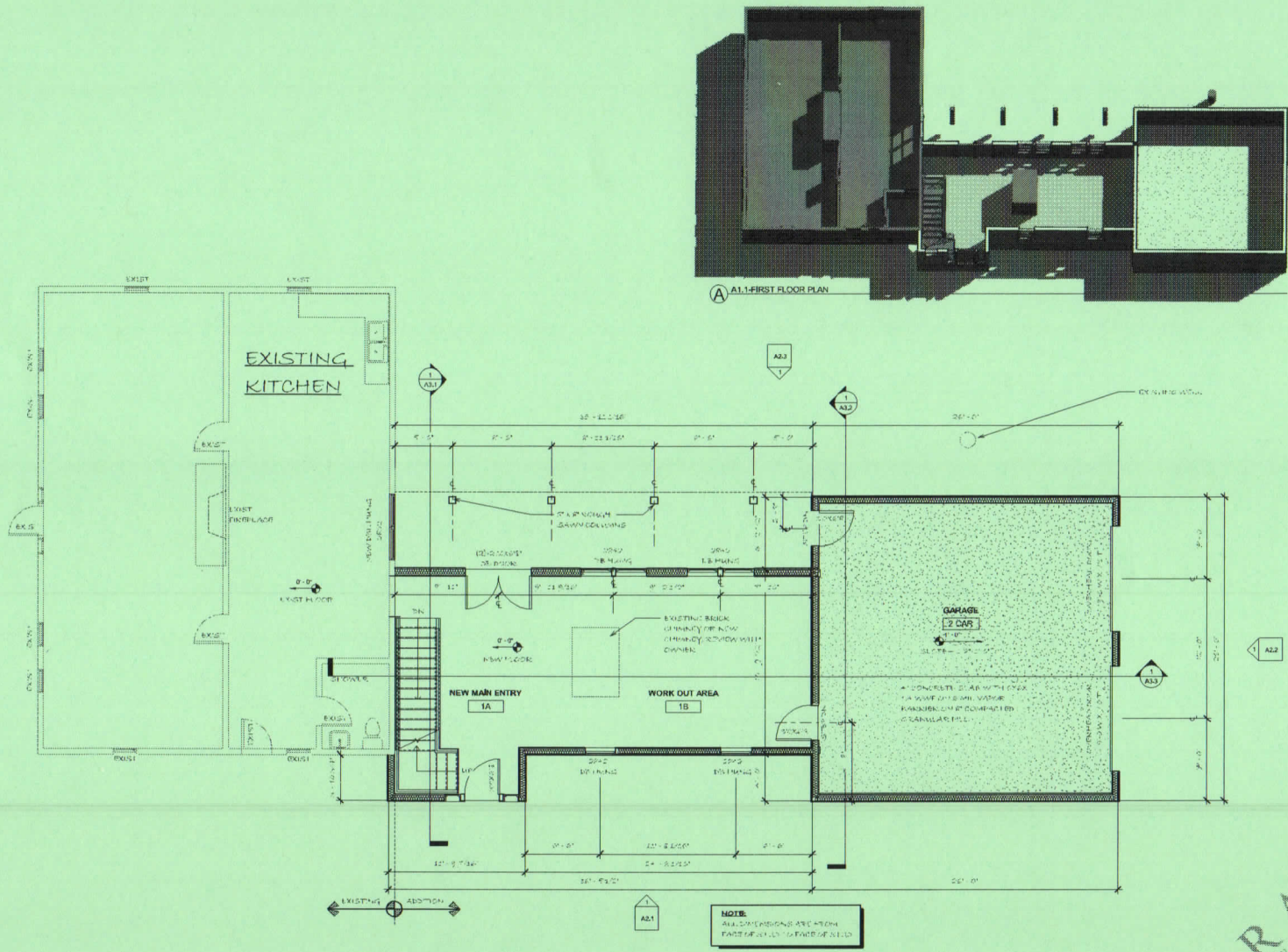
**DRAFT**  
 90% REVIEW / COORDINATION STP

A1.0



6/23/2022 10:22:58 PM

1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



REVISIONS

NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS REPRESENTED ON THIS PROJECT DOCUMENT ARE OWNED BY ANDERSON ARCHITECTURAL DESIGN. THEY ARE NOT TO BE REPRODUCED OR DEVELOPED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT.

ANDERSON ARCHITECTURAL DESIGN  
DESIGN

CLIENT: NEW CUMMIS AND JENNER PLETCHER RENOVATION  
440 BURGESS MOUNTAIN ROAD, WARNER, NH  
COORDINATION SET

DATE: JUNE 23, 2022

A1.1

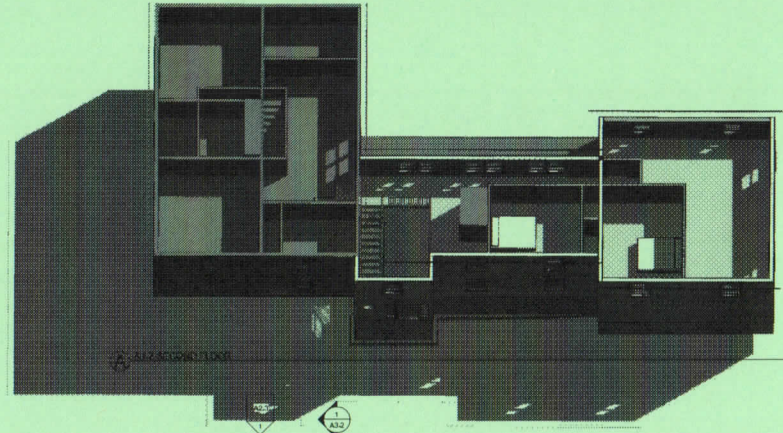
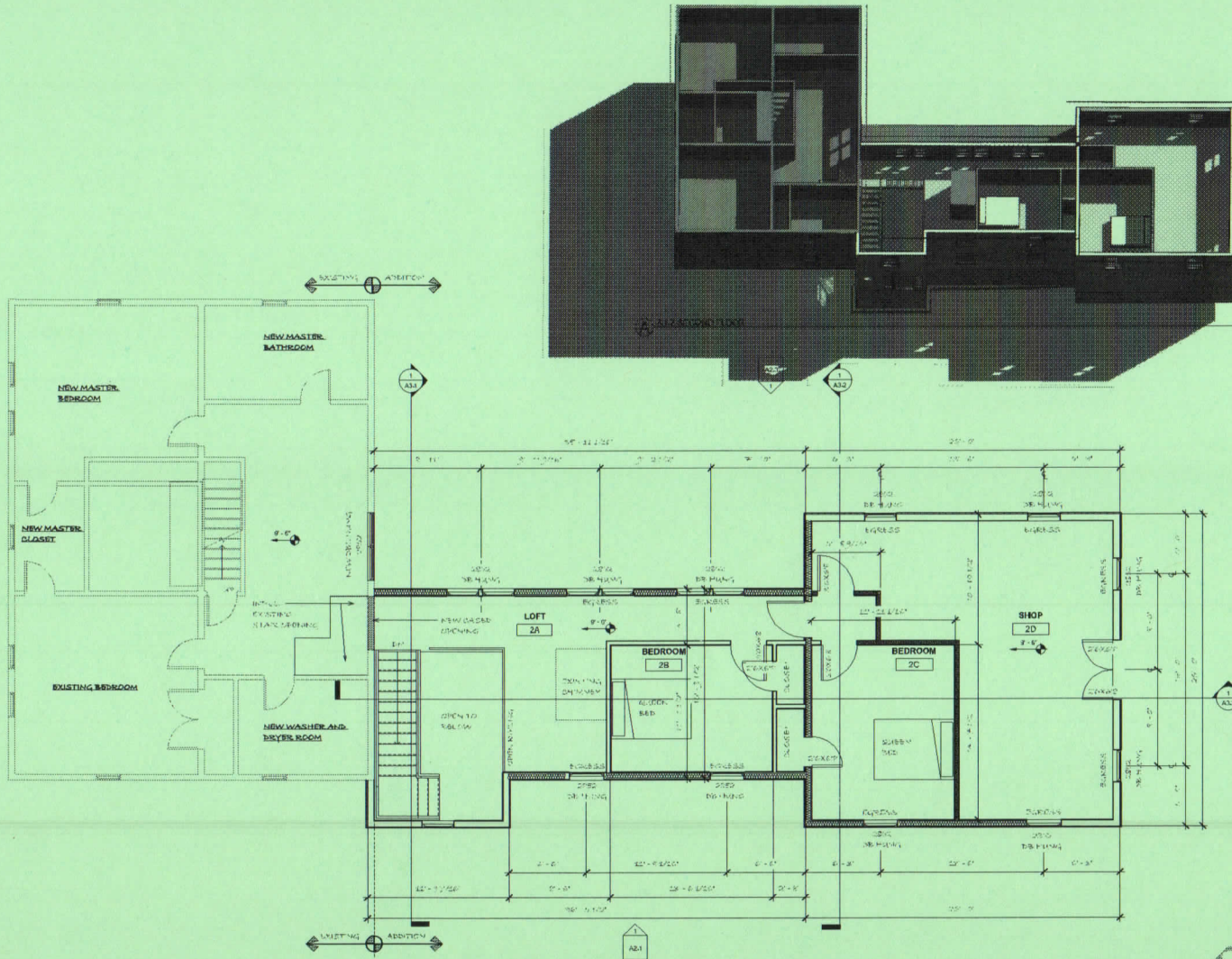
Email: anderson.architectural.design@gmail.com  
800.540.8855

PROPOSED FIRST FLOOR PLAN

9

6/23/2022 10:22:10 PM

1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



REVISIONS	
NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS  
 ARE THE PROPERTY OF ANDERSON  
 ARCHITECTURAL DESIGN. NO PART  
 OF THESE DOCUMENTS SHALL BE  
 REPRODUCED OR TRANSMITTED IN  
 ANY FORM OR BY ANY MEANS,  
 ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE  
 AND RETRIEVAL SYSTEM, WITHOUT  
 WRITTEN PERMISSION.

ANDERSON ARCHITECTURAL  
 DESIGN

Email: anderson.architectural.design@gmail.com  
 603.540.3885

CLIENT: NIK EDWARDS AND JENNIFER PLETCHER RENOVATION  
 100 BEECHMOUNTAIN ROAD, WARNER, NH

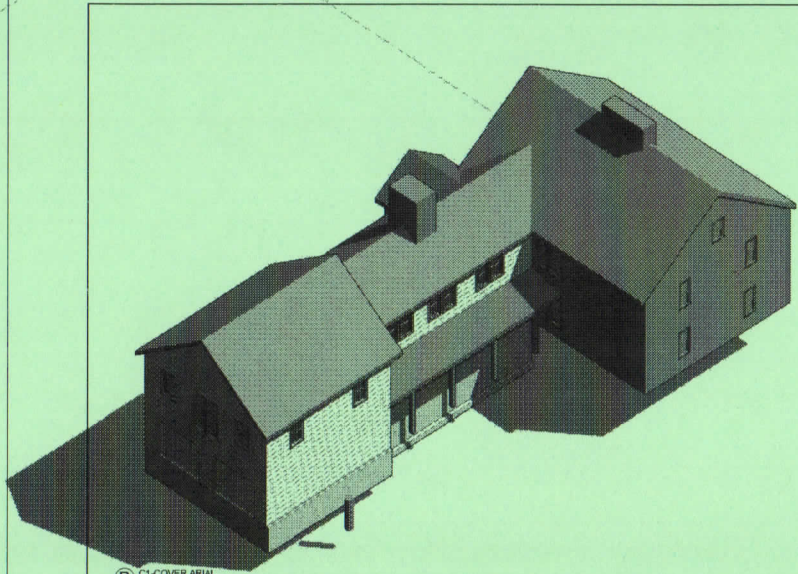
DATE: JUNE 23, 2022

A1.2

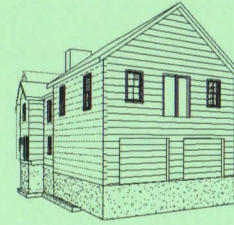
SHEET DESCRIPTION: PROPOSED SECOND FLOOR

10

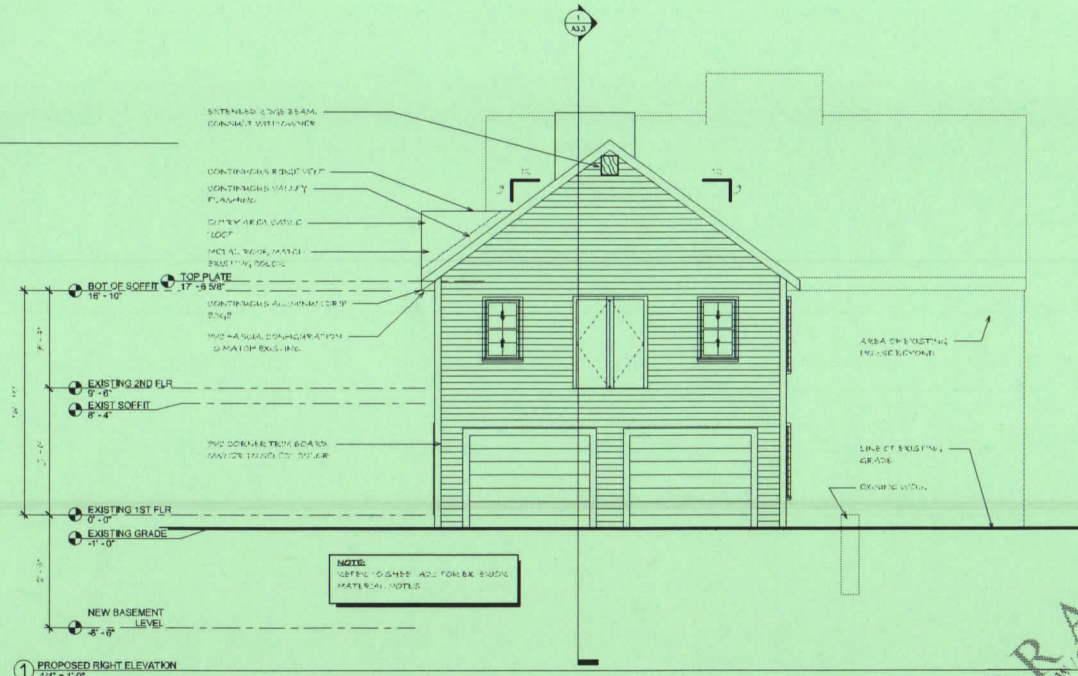




Ⓑ COVER ARIAL



Ⓐ RIGHT VIEW OF GARAGE



REVISIONS

NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS  
 HEREON ARE THE PROPERTY OF  
 ANDERSON ARCHITECTURAL  
 DESIGN. NO PART OF THIS  
 DOCUMENT ARE TO BE REPRODUCED  
 OR TRANSMITTED IN ANY FORM OR  
 BY ANY MEANS, ELECTRONIC OR  
 MECHANICAL, INCLUDING  
 PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE  
 AND RETRIEVAL SYSTEM, WITHOUT  
 WRITTEN PERMISSION FROM  
 ANDERSON ARCHITECTURAL  
 DESIGN.

ANDERSON ARCHITECTURAL  
 DESIGN  
 Email: anderson.architectural.design@gmail.com  
 603.540.8855

CLIENT: NIK EDWARDS AND JENNIFER FLETCHER RENOVATION  
 100 HARBORVIEW ROAD, WARREN, NH

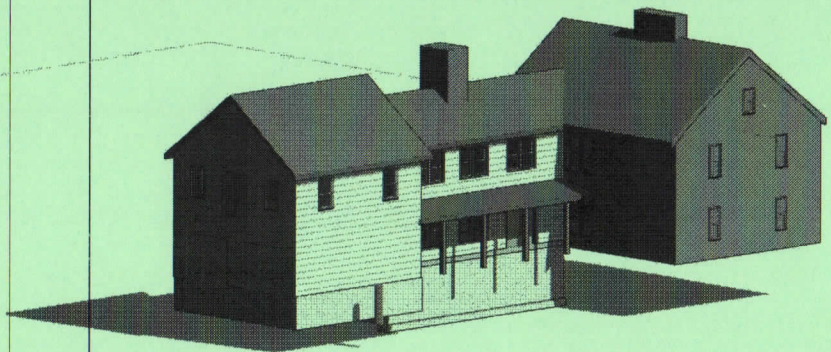
DATE: JUNE 23, 2022

SHEET DESCRIPTION:  
 PROPOSED RIGHT  
 ELEVATION  
 A2.2

DRAFT  
 90% REVIEW COORDINATION SET

6/23/2022 10:22:16 PM

Ⓡ



Ⓑ C1-COVER REAR 3D



Ⓐ REAR VIEW 1



Ⓐ PROPOSED REAR ELEVATION  
1/4" = 1'-0"

8/23/2022 10:22:18 PM

REVISIONS

NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS  
HEREIN ARE THE PROPERTY OF  
ANDERSON ARCHITECTURAL DESIGN  
AND ARE NOT TO BE REPRODUCED  
OR USED FOR ANY OTHER PROJECT  
WITHOUT WRITTEN CONSENT.

ANDERSON ARCHITECTURAL  
DESIGN

Email: anderson.architectural.design@gmail.com  
603.540.8855

CLIENT: NIK EDWARDS AND JENNIFER FLETCHER RENOVATION  
100 HARBOR MOUNTAIN ROAD, WARNER, NH

DATE: JUNE 23, 2022

A2.3

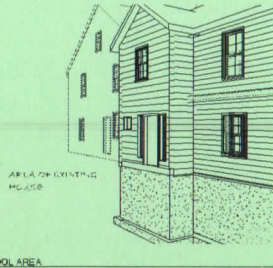
SHEET DESCRIPTION:  
PROPOSED REAR  
ELEVATION

**DRAFT**  
90% REVIEW / COORDINATION SET

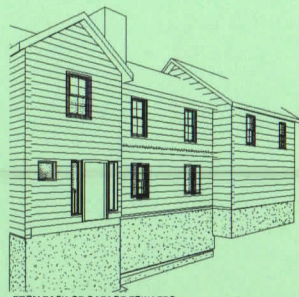
17

8/23/2022 10:22:21 PM

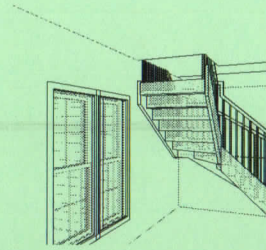
3 FROM POOL AREA



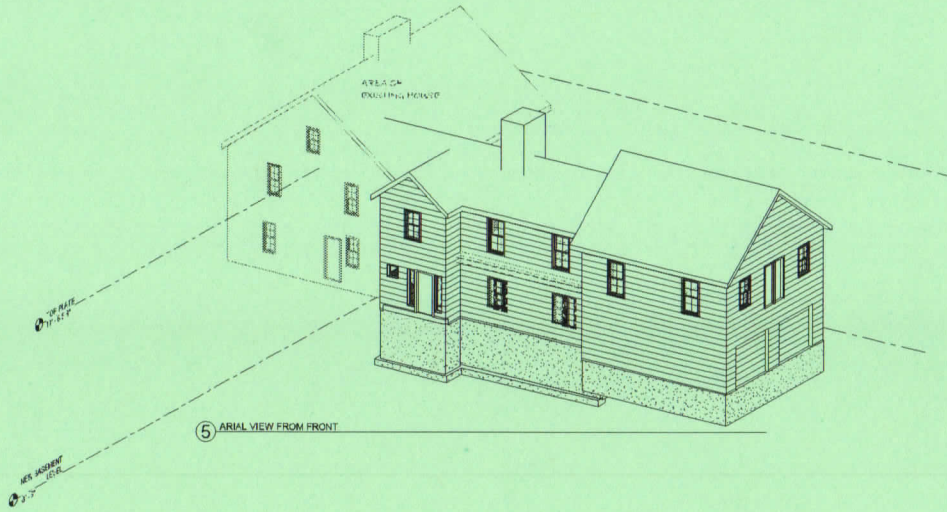
2 FROM BACK OF GARAGE TOWARDS HOUSE



1 FROM DRIVEWAY



5 ARIAL VIEW FROM FRONT



4 FROM THE BACK YARD



REVISIONS

NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS REPRESENTED ON THIS PROJECT ARE THE PROPERTY OF ANDERSON ARCHITECTURAL DESIGN. THEY ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT.

ANDERSON ARCHITECTURAL DESIGN

Email: andersonarchitecturaldesign@gmail.com  
800.540.8888

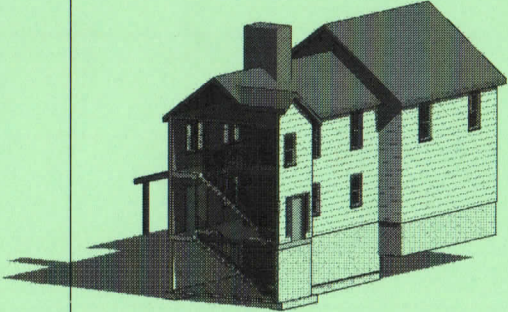
CLIENT: LISA BRUNNER - TIMBER POST AND BEAM CANOPY  
1144 W. DRIVE, ALBURN, NEW HAMPSHIRE

SHEET DESCRIPTION  
3D VIEWS AND IMAGES

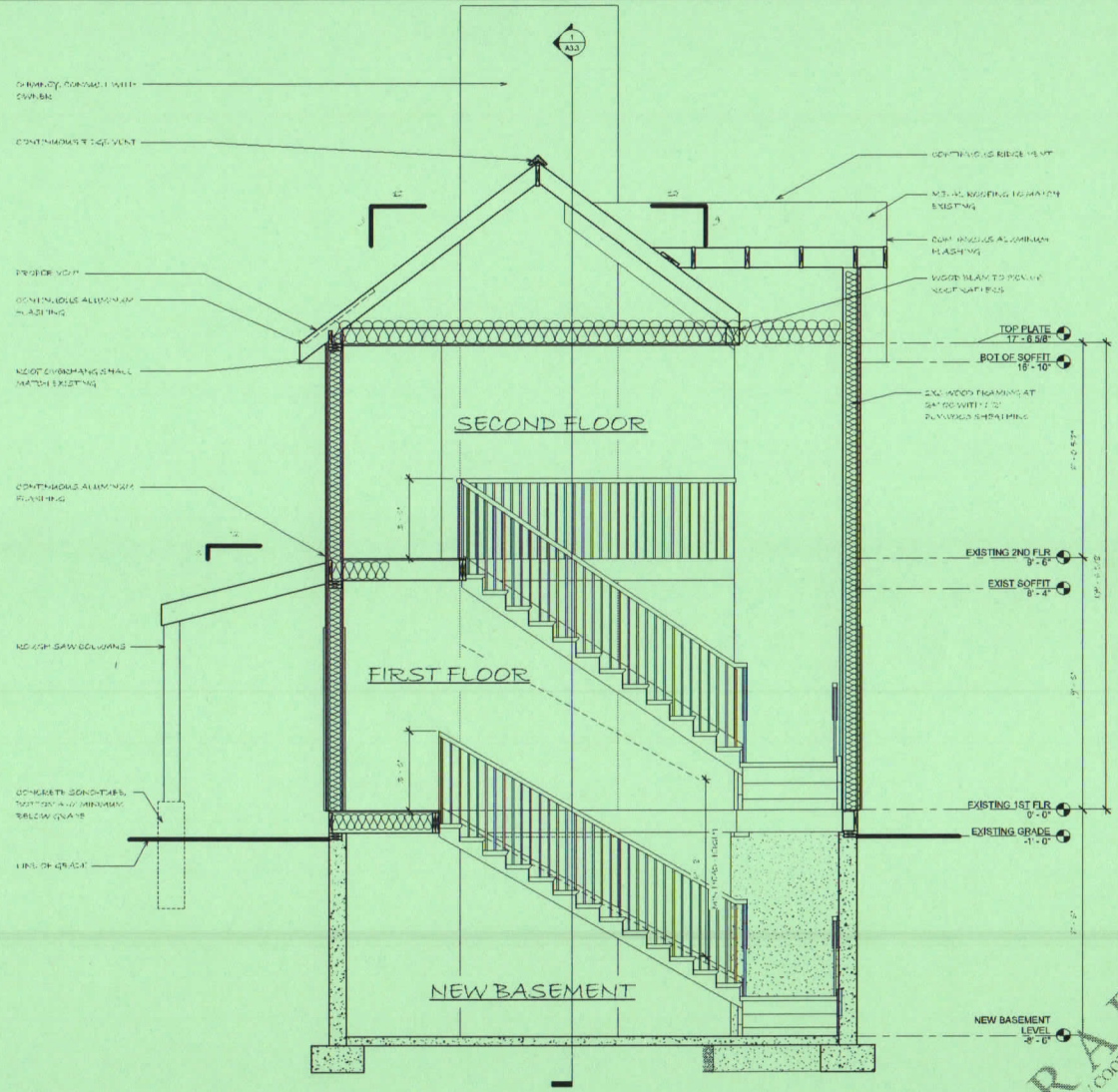
DATE:  
APRIL 17, 2022

A2.4

DRAG  
30% REVIEW / COORDINATION SET



A 3D SECTION AT STAIR



1 BUILDING SECTION AT STAIR  
1/2" = 1'-0"

REVISIONS	
NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS  
 DEVELOPED BY ANDERSON ARCHITECTURAL  
 DOCUMENTS ARE OWNED BY ANDERSON  
 ARCHITECTURAL. ANY REUSE OR  
 MODIFICATION OF THESE DOCUMENTS  
 WITHOUT WRITTEN CONSENT OF  
 ANDERSON ARCHITECTURAL IS  
 PROHIBITED. THESE DOCUMENTS  
 WERE CREATED AND DEVELOPED  
 FOR USE ON THIS SPECIFIC PROJECT.  
 DESIGNS AND DOCUMENTS SHALL  
 NOT BE USED FOR ANY PURPOSE  
 WITHOUT WRITTEN CONSENT.

**ANDERSON ARCHITECTURAL**  
 DESIGN  
 Email: andersonarchitecturaldesign@gmail.com  
 603.540.8855

CLIENT: NIK EDWARDS AND JENNIFER PLETCHER RENOVATION  
 100 WINDYBARK MOUNTAIN ROAD, WARNER, NH  
 SHEET DESCRIPTION:  
 BUILDING SECTION THROUGH STAIR

DATE:  
 JUNE 23, 2022

**A3.1**

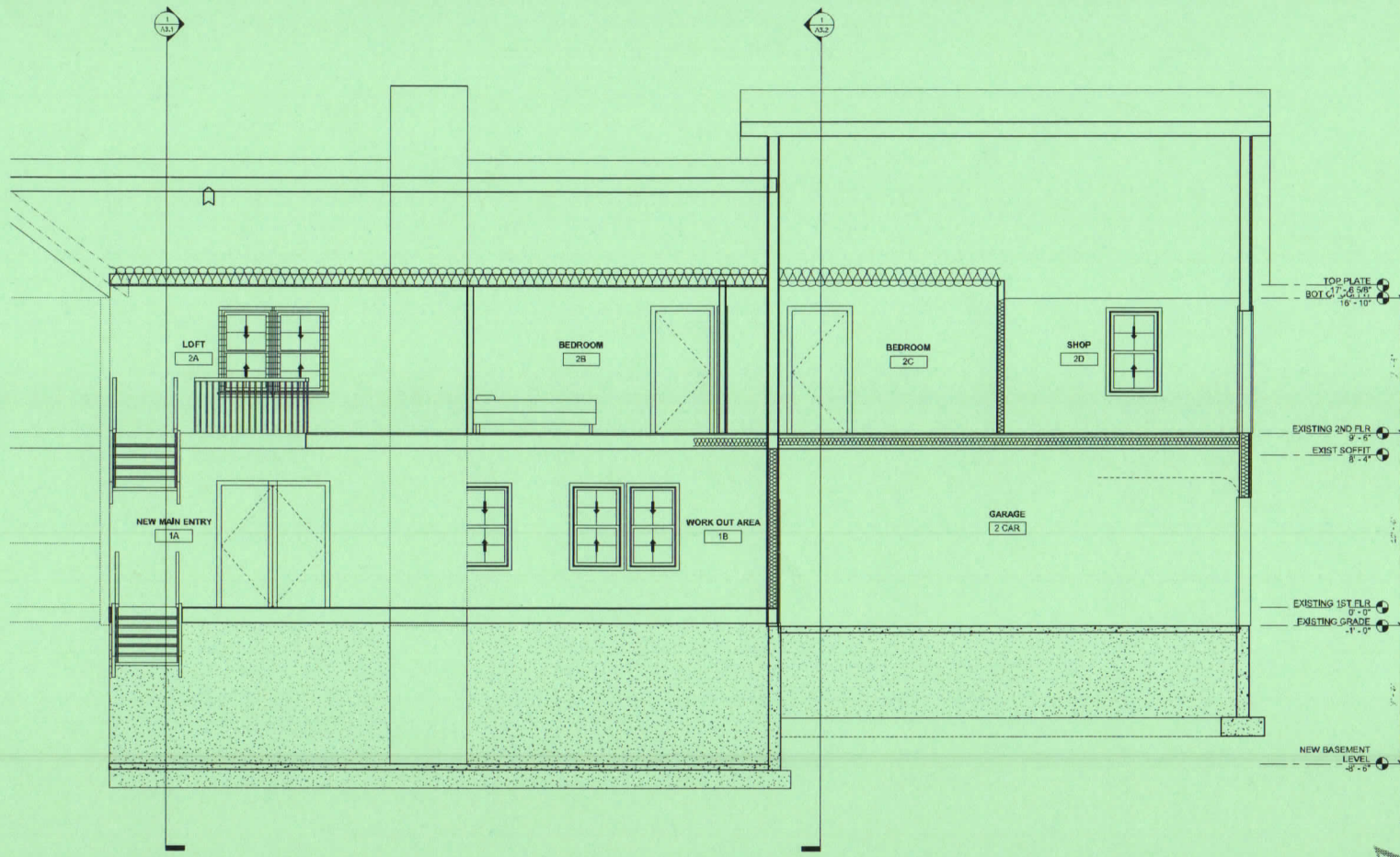
6/23/2022 10:22:22 PM

CS





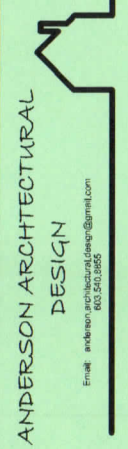
8/23/2022 10:22:25 PM



1 BUILDING SECTION LONGITUDINAL  
3/8" = 1'-0"

REVISIONS	
NUMBERS	DATE

ALL IDEAS, DESIGNS AND PLANS REPRESENTED ON THIS PROJECT DOCUMENT ARE OWNED BY AND WILL REMAIN THE PROPERTY OF ANDERSON ARCHITECTURAL DESIGN. THEY WERE CREATED AND DEVELOPED FOR THE PROJECT ONLY. THESE IDEAS, DESIGNS AND DOCUMENTS SHALL BE VOID AND INVALID IF NOT USED WITHOUT WRITTEN CONSENT.



CLIENT: USA TRAILER, TIMBER POST AND BEAM CAMPUS  
100 W. CANTON, AUBURN, NEW HAMPSHIRE  
SHEET DESCRIPTION: BUILDING SECTION-LONGITUDINAL  
DATE: APRIL 17, 2022  
Email: anderson.architectural.design@gmail.com  
603.540.3555

**DRAG**  
90% REVIEW / CORROBORATION SET

**A3.3**

17