



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 SITE PLAN REVIEW

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]

SELECT ONE: FINAL PLAN SUBMISSION [checked] DESIGN REVIEW MODIFICATION TO A PREVIOUSLY APPROVED PLAN

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

NAME OF APPLICANT: Christopher Collins / Warner Stone LLC
ADDRESS: 470 Newmarket Road, Warner, NH
PHONE # 1: (603) 660-1463 PHONE # 2: E-MAIL: warnerstoneLLC@gmail.com

OWNER(S) OF PROPERTY: Warner Stone LLC
ADDRESS:
PHONE # 1: (603) 456-2696 PHONE # 2: (603) 660-1463 E-MAIL: warnerstoneLLC@gmail.com

AGENT NAME:
ADDRESS:
PHONE # 1: PHONE # 2: E-MAIL:

LICENSED LAND SURVEYOR: Penroyal Hill Land Surveying
LICENSED PROFESSIONAL ENGINEER: Blakeman Engineering
CERTIFIED SOIL SCIENTIST:
CERTIFIED WETLAND SCIENTIST: Jonathan Sisson, CWS, Beaver Tracts III
OTHER PROFESSIONAL(S):

STREET ADDRESS & DESCRIPTION OF PROPERTY: Warner Road, just past Nicom Coatings on Right

MAP # 3 LOT # 39-102 ZONING DISTRICT: C-1 NUMBER OF LOTS/UNITS: 2

FRONTAGE ON WHAT STREET(S): Warner Road

DEVELOPMENT AREAS: 30,000 sq ft acres/sq. ft. BUILDING/ADDITION: N/A sq. ft.

DEED REFERENCE: Book 3518 Page 2731 Please include a copy of the Deed.

PROPOSED USE: Landscape Construction Business, Storage of equipment and materials and operations

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

see attached letter

SUBMIT ONE 22X34 COLOR CODED DRAWING OF SITE PLAN (MAY BE HAND COLORED) PER THE FOLLOWING SPECIFICATIONS: Lot Boundary & Buildings = red, Tree = green, Paved = grey, Gravel = brown, Septic & Well Radius = orange, Open Space & Landscape = yellow, Surface Water=blue, Wetlands = blue stripe.

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): _____
(Need signatures of all owner's listed on deed)

Date: 4/11/21

Print Names _____

Christopher W. Collins

Signature of Applicant(s) if different from Owner: _____

Date: _____

Print Names _____

For Planning Board Use Only

Date Received at Town Office: 4/13/2021

Received By: Janice [Signature]

Fees Submitted: Amount: _____ Cash: _____ Check #: _____ Other: _____

Site Plan Review Application

Revised June 17, 2020

Page 2 of 6



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

Planning Board - Application Fees

Name of Applicant Chris Collins Project Location: Map 3, Lots 39-1+2
 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**

_____ 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 rd 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)	\$ <u>400.00</u>
	\$15 per notification # notices <u>10</u> x \$15 =	\$ <u>150.00</u>
	\$25 minimum compliance inspect, additional per Board	\$ <u>25.00</u>
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
	Subtotal	\$ <u>575.00</u> *
		(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)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	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 County 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"

- * = Please make check payable to "TOWN OF WARNER" for the above amount - due with application.
- ** = \$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) - Chk payable to "Merrimack County Registry of Deeds"
- TBD = \$ 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

Abutter(s) List

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

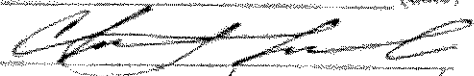
"Abutter" as defined in RSA 672:3 also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage.

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 Assessor's records on:

(date)

Signature: 

Print Name: Christopher W Collins

Map: 3 Lot: 36

Name: WEL land LLC

Address: 25 Old Warner Lane
Warner, NH 03278

Map: 3 Lot: 39-3

Name: Nicholson Holdings LLC

Address: 76 Sugarwoods Rd
Barre, VT 05641

Map: 3 Lot: 39

Name: 11 Commerce Ave., LLC
Address: PO Box 5465
West Lebanon, NH 03784

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

Map: 3 Lot: 40-1 + 40-2
Name: Madgetech
Address: 6 Warner Road
Warner, NH 03278

Map: 3 Lot: 40
Name: Joseph Persechino
Address: 888 Kearsarge Avenue
Hopkinton, NH 03229

Map: _____ Lot: _____
Name: Blakeman Engineering Inc.
Address: PO Box 4
North Sutton, NH 03260

Map: _____ Lot: _____
Name: Pennyroyal Hill Land Surveying
Address: 414 Pine Hill Road
Croydon, NH 03773

Map: _____ Lot: _____
Name: Jonathan Sisson, CWS
Address: Beaver Tracks LLC

408 Randolph Hill Road, Randolph, NH 03593

Map: _____ Lot: _____

Name: _____

Address: _____

Added by Janice Loew - Land Use office:

Brian Piroso
57 Warner Road
Warner, NH 03278

Town of Hopkinton
330 Main St.
Hopkinton, NH 03229

APPENDIX A Application Checklist - for SITE PLAN REVIEW

Planning Board, Warner, NH

Applicant Name: Christopher Collins / Warner Sewer Date: 4/11/21

This checklist refers only to the required submittals necessary to begin Planning Board review of a project.

Instructions:

1. Review Warner's Zoning Ordinance and Site Plan Review Regulations prior to completing.
2. Place a checkmark adjacent to all items included with the application & plan.
3. In cases where all items on the line are not applicable to the project, indicate N/A.
4. Where some items are applicable, write "some" and circle & strike a line through items N/A.
5. Indicate "Waiver" and provide formal request if requesting a Waiver.

A1. ITEMS SUBMITTED WITH APPLICATION

- a. Completed Site Plan Review application;
- b. Completed Site Plan Review checklist;
- c. Plot plan (see requirements in #A2 below);
- d. Provide a separate list including names, addresses of the abutters, applicant's agent, holders of conservation, preservation restrictions, agriculture preservation restrictions; and every engineer, architect, land surveyor, or soil scientist whose professional seal appears or will appear on the documents; and information required for submission to assist in notification; (see RSA 676:4,1,b)
- e. Fees as set by the Planning Board;
- f. Copy of deed, easements or right-of-way;
- g. A colored elevation view or photograph of all buildings indicating height, width and surface treatment;
- h. Information on specific materials anticipated to be used and stored on site using title 49 Code Federal Regulations as a standard for hazardous materials;
- i. Special site preparation such as excavation and blasting, as well as extent of hauling materials to and from the site;
- j. Any other exhibits or data that the Planning Board may require in order to adequately evaluate the propose development for Site Review including but not limited to any state, federal or local requirements and permits (driveways, drainage, flood plan, DES, traffic studies, etc), special studies or analysis environmental assessments and legal review of documents.

A2. PLOT PLAN REQUIREMENTS

- a. Provide six (6) prints of each plan sheet (blue or black ink) 22"x34" and eleven (11) copies 11"x17". Provide one 22"x34" colored-in site plan which highlights regions (landscaped, roads, buildings, drainage, utility systems, etc) to assist in illustrating the project scope.
- b. Scale: not less than 1" = 100';
- c. Match lines when needed;
- d. Date, title, scale, north arrow, location map, legend;
- e. Name and address of developer, designer/engineer if required, and owner(s) of record;
- f. All existing and proposed easements and right-of-ways;
- g. List any approved Variances and Special Exceptions;
- h. Indicate Zoning Ordinance items: proposed type of use, minimum lot size minimum frontage, buildable area, impervious area, and other pertinent items. If applicable indicate building separation, shared driveway, cross lot traffic provisions;
- i. The zoning districts and boundaries for the site and within 1,000 feet of the site;
- j. Current names and addresses of all abutters, use of abutting properties, and location of the structures thereon including access roads, keyed on the plan;

APPENDIX A Application Checklist - for SITE PLAN REVIEW

Planning Board, Warner, NH

- k. Drawing of site showing boundaries, existing natural features including watercourses and water bodies, wetlands, trees and other vegetation, topographical features, any other features including existing structure that should be considered in the site design process;
- N/A l. Any existing hazardous and contaminated materials;
- N/A m. One hundred year flood elevation line, where applicable;
- n. Existing and propose contours and finished grade elevations - all contours shall be a minimum of 2-foot intervals;
- o. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations;
- p. Right-of-way lines of all existing adjoining streets;
- N/A q. Plan of all buildings with their type, size, location (setbacks) and elevation of first floor indicated (assume a permanent onsite elevation);
- N/A r. If a subdivision, the lines and names of all proposed streets, lanes, ways or easements intended to be dedicated for public use shall be indicated and all Subdivision Regulations shall apply;
- s. Location of off-street parking and loading spaces with a layout of the parking indicated;
- t. Snow storage locations;
- u. Driveway, road, parking, pavement marking and exterior storage areas including construction details;
- N/A v. If a road is planned with the anticipation of its acceptance by the Town as a Town road, the construction design and details shall be shown per the requirements in the Warner Subdivision Regulations;
- N/A w. Traffic control signs, locations and details; traffic circulation plan;
- x. The location, width, curbing and type of access ways and egress ways (driveways) plus streets and sidewalks within and around site;
- y. The type and location of solid waste disposal facilities, including enclosures and screening;
- N/A z. The size and proposed location of water supply and sewage facilities. Indicate the distances from the proposed facilities to all existing water and sewage facilities (on site and abutters) within 200 feet (or greater if required by DES) of each of these proposed facilities;
- aa. The location, elevation and layout of catch basins and other surface and underground drainage features, storm-water drainage system, applicable permits;
- bb. Erosion and sedimentation control plan;
- N/A cc. The size and location of all public utility service connections - gas, power, telephone, fire alarm (overhead or underground);
- Waiver dd. The location, type and lumens of lighting for all outdoor facilities, including direction and area of illumination;
- ee. The location, size and design of proposed signs and other advertising or instructional devices (sign permit is through the Selectman's office);
- Waiver ff. The type, extent and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained, as described within these regulations;
- N/A gg. Any other information or data that the Planning Board may require in order to adequately evaluate the proposed development for Site Review;

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 Site Plan Regulations, and other applicable state and federal regulations which may apply.

Printed Signature Name: Christopher W. Collins
 Authorized Signature: [Signature] Date: 4/11/21

Warner Planning Board
PO Box 265
Warner, NH 03278

Re: Warner Stone, LLC – Tax Map 3, Lots 39-1 & 39-2

Dear Members of the Board,

Please review the following information submitted with our application:

A1.

- H. Material that will be stored on site will consist of various stone products. Many will be palletized wall stones, bluestone, cobble stones, etc. Loose stone will be organized in rows consisting of aged granite and boulders. Bulk wall stone and aggregates will be in neatly organized piles.
- I. A structural fill will be brought in from Warner Aggregates to raise grade in areas needed.

A2.

- H. Proposed Use: Landscape Construction Business
Minimum frontage: 200'
Minimum Lot Size: no less than 40,000 sq ft
Impervious Percentage: no more than 70%
- I. Zone: C1
Boundaries within 1000'; Hopkinton Town Line
- J. Abutters and Uses:
 - Map 3 Lot 36
WECland LLC;
25 Old Warner Lane
Knoxland Equipment: Tractor and small engine sales and service. Accessed off Old Warner Lane. Area abutting Warner Stone's lots are in conservation
 - Map 3 Lot 39-3
Nicholson Holdings LLC;
66 Warner Road
Nicom Coatings Corporation: Waterproofing contractor. Access is off Warner Road.

- Map 3 Lot 39
11 Commerce Ave LLC
PO Box 5465
West Lebanon, NH 03784
Vacant Commercial Land
- Map 3 Lot 40-1 & 40-2
Madgetech
6 Warner Road
Warner, NH
Vacant Commercial Land
- Map 3 Lot 40
Joseph Persechino
888 Kearsarge Avenue
Hopkinton, NH 03229
Commercial land currently with Frisbee Golf Course

W. Traffic Control Signs: At this time traffic control signs and circulation plans do not appear to be necessary

DD. Lighting: At this time we will not be using the property past dark and will have a lighting Plan included when we submit the site plan for our proposed building

FF. Landscape: A landscape plan will be submitted when a site plan is submitted for our future Building.

Warner Planning Board
PO Box 265
Warner, NH 03278

April 12, 2021

Re: Warner Stone, LLC – Tax Map 3, Lots 39-1 & 39-2

Abutters List:

Tax Map 3, Lot 36
WEClard LLC
25 Old Warner Lane
Warner, NH 03278

Tax Map 3, Lot 39-3
Nicholson Holdings LLC
76 Sugarwoods Road
Barre, VT 05641

Tax Map 3, Lot 39
11 Commerce Ave LLC
PO Box 5465
West Lebanon, NH 03784

Tax Map 3, Lot 40-1 & 40-2
Madgetech
6 Warner Road
Warner, NH 03278

Tax Map 3, Lot 40
Joseph Persechino
888 Kearsarge Avenue
Hopkinton, NH 03229

Professionals:

Blakeman Engineering Inc
PO Box 4
North Sutton, NH 03260

Pennyroyal Hill Land Surveying
414 Pine Hill Road
Croydon, NH 03773

Jonathan Sisson, CWS
Beaver Tracks LLC
408 Randolph Hill Road
Randolph, NH 03593

Warner Planning Board
PO Box 265
Warner, NH 03278

April 11, 2021

Re: Warner Stone, LLC – Tax Map 3, Lots 39-1 & 39-2

Dear Members of the Board,

My name is Chris Collins and I am the owner of Warner Stone, LLC. We are a landscape construction company based here in town, I have purchased two commercial building lots in the area of exit 7 on Warner Road. They are in tax map 3, lots 39-1 and 39-2. I purchased them from 11 Commerce Ave, LLC, better known as RC Brayshaw.

Our goals for the property in 2021 are to initially create an area that we can operate our business out of and keep our trucks, equipment and materials. We are then planning to submit plans for a building that we could use for our shop. Both of which we are looking to do on lot 39-2. Our goal is to have the building ready for next winter. In 2022 we are hoping to set up a retail material yard that would incorporate bins containing landscape materials (varieties of aggregates, soils and mulch) as well as a selection of natural stones that we commonly build with on projects. These are stones that are sourced throughout New England and are used for stonewalls, steps, patios to name a few. This would be very well organized and have an aesthetically pleasing, farm stand/barn-style office building which may have additional tools and gear for sale to aide in building landscapes. This we are planning to set up on lot 39-1.

To elaborate on our immediate plans mentioned in the above paragraph. The area exhibited on the plot plans and application would be for our trucks, trailers, equipment and staged materials for our projects. We would like to initially set this up on a gravel landing on lot 39-2 a short distance in from Warner Road. Once we submit plans for the building, our hopes are to move this storage space to the back of lot 39-2 and build an access to that area as depicted on the side note of the site plan.

In regards to the future building, we believe the best spot is to have it in the front 1/3 of Lot 39-2. Our preliminary plans are to build a 50'x100' building that has five 20'x50' bays. Each bay would have an overhead door leading to a work space as well as an office and bathroom. While this will be a commercial building our goal would be to maintain a pleasant physical appearance both with the building and land around it. Part of the plans for the building being set up as mentioned above is to have 2-3 bays available to rent to other contractors/tradespeople, that need similar space.

Thank you very much for your time and consideration.

Christopher W Collins

Return To:
Warner Stone, LLC
2 Commercial Lots
Warner, NH 03278

Transfer Tax: \$3000 -

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **11 Commerce Ave, LLC**, a New Hampshire Limited Liability Company, with a mailing address of PO Box 5465, West Lebanon, NH 03784, for consideration paid grant to **Warner Stone, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 470 New Market Road, Warner, NH 03278, with **WARRANTY COVENANTS**:

Certain tracts or parcel of land, with any buildings or improvements thereon, situated on Warner Road, in the Town of Warner, County of Merrimack and State of New Hampshire, and being shown as Tax Map 3 Lot 39-1 and Tax Map 3 Lot 39-2 on a plan entitled "Commercial Subdivision of Tax Map 3 Lot 39, Warner Road, Warner NH, Merrimack County, Scale 1" = 60'; prepared by J.E. Belanger Land Surveying, PLLC, and recorded in the Merrimack County Registry of Deeds as Plan No. 19011, to which Plan reference is made for a more particular description.

Tax Map 3, Lot 39-1 contains 3.54 acres, more or less.

Tax Map 3, Lot 39-2 contains 3.39 acres, more or less.

Subject to any and all matters, including setbacks if any, as shown on Plan No. 19011, Plan No. 17354 and Plan No. 17710 recorded with the Merrimack County Registry of Deeds.

Subject to easements to Public Service Company of New Hampshire dated November 16, 1948 and recorded in the Merrimack County Registry of Deeds at Book 651, Page 151.

Meaning and intending to describe and convey the same premises as conveyed to 11 Commerce Ave, LLC by virtue of a deed dated June 16, 2016 recorded in the Merrimack County Registry of Deeds at Book 3518, Page 2731.

The is not homestead property of grantor.

Executed this 7 day of November, 2020.

11 Commerce Ave, LLC

BY: 

Thomas C. Brayshaw, Manager

State of New Hampshire
County of Merrimack

Personally appeared the above named Thomas C. Brayshaw, manager of 11 Commerce Ave, LLC, before me this 7 day of November, 2020, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that executed the same for the purposes therein contained.




Notary Public/Justice of the Peace
My Commission Expires: