



## TOWN OF WARNER

P.O. Box 265, 5 East Main Street  
Warner, New Hampshire 03278-0059  
Land Use Office: (603)456-2298 ex. 7  
Email: landuse@warnernh.gov

### MEETING AGENDA Zoning Board of Adjustment Wednesday, June 11, 2025 Town Hall Lower Meeting Room 7:00 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/84102051310> Meeting ID: 841 0205 1310 Passcode: 1234

#### 1. OPEN MEETING and ROLL CALL

#### 2. NEW BUSINESS: PUBLIC HEARING

##### A. Application for a Variance

**Case:** 2025-3

**Applicant:** Michael Carroll

**Owner:** Michael Carroll

**Address:** 290 North Village Road

**Parcel:** Map: 9, Lot: 21

**District:** OR1

**Description:** Requesting a variance to the setbacks in the OR district to build 36 feet from the northern boundary and 86 feet from the western boundary where 100 feet is required.

**ARTICLE IX C. Frontage, lot and yard requirements 1. b.**

##### B. Application for a Variance

**Case:** 2025-4

**Applicant:** John Burke

**Owner:** Burke Farm, LLC

**Address:** 193 Pumpkin Hill Road

**Parcel:** Map: 14, Lot: 51

**District:** R3

**Description:** Requesting a variance to construct an accessory apartment 200 feet from the primary dwelling where the ordinance requires that the distance be no greater than 75 feet.

**XIV-B Accessory Apartment F.**

##### C. Application for a Special Exception

**Case:** 2025-5

**Applicant:** Concord Area Trust for Community Housing (CATCH)

**Owner:** Comet, LLC

**Address:** Route 103

**Parcel:** Map: 35, Lot: 4-3

**District:** C-1, Intervale

**Description:** Application to construct a 34-unit multi-family workforce housing development in the C-1, Intervale district.

**Article XIV-A and TABLE-1 Use Regulations RESIDENTIAL #6**

**D. Application for a Variance**

**Case:** 2025-6

**Applicant:** Concord Area Trust for Community Housing (CATCH)

**Owner:** Comet, LLC

**Address:** Route 103

**Parcel:** Map: 35, Lot: 4-3

**District:** C-1, Intervale

**Description:** Application to allow construction of a building 20' from the edge of the public right of way where 40' is required in the district.

**ARTICLE XI Commercial District C. Frontage, lot, and yard requirements b.**

**3. REVIEW MINUTES:** May 14, 2025, May 28, 2025

**4. COMMUNICATIONS**

**5. ADJOURN**

Note: Zoning Board meetings will end no later than 10:00 P.M unless extended. Items remaining on the agenda will be heard at the next scheduled monthly meeting.

**All interested parties are invited to attend. Correspondence must be received by noon on the day of the meeting.**