



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 August 13, 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:

A. Application: Appeal of Administrative Decision - Public Hearing

Case: 2025-7

Applicant: Peacock Hill Rd LLC

Owner: Peacock Hill Rd LLC

Address: Route 103 East

Parcel: Map:07, Lots 39 and 39-1

District: R-2 and R-3

Description: Application appealing the Town of Warner Land Use interpretation of buildable area calculation. Warner Zoning Ordinance Article II. C. 2., and Article III Definitions: Buildable Area

B. Application: Variance - Public Hearing

Case: 2025-8

Applicant: Peacock Hill Rd LLC

Owner: Peacock Hill Rd LLC

Address: Route 103 East

Parcel: Map:07, Lots 39 and 39-1

District: R-2 and R-3

Description: Application for a variance to the buildable area requirements.

Warner Zoning Ordinance Article II. C. 2., and Article III Definitions: Buildable Area

C. Rehearing Request

Case: 2025-9

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: Request to grant a rehearing for 34-unit multi-family workforce housing.

3. REVIEW MINUTES – June 25, 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.