



5

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

Planning Board Annual Meeting Minutes

Monday, April 1, 2024

6

7

8

9

10 I. OPEN MEETING and ROLL CALL

ROLL CALL:

Board Member	Present	Absent
David Bates	✓	
Andy Bodnarik (Vice Chair)	✓	
Karen Coyne (Chair)	✓	
Dustin Chamberlain	✓	
James Gaffney	✓	
Ian Rogers	✓	
Harry Seidel – Select Board	✓	

11 **In Attendance:** Janice Loz – Land Use Administration,

12 II. APPROVAL OF MINUTES - None

13 **III. PUBLIC COMMENT** – Ed Mical a member of the audience inquired about the meaning of an annual
14 meeting versus a monthly meeting. The Chair explained how this just pertains to the fact that we elect
15 officers from within the Board membership.

16 IV. NEW BUSINESS

17 A. Conceptual Consultation Application

18 **Applicant:** Benjamin France

19 **Owners:** Jonathan France

20 **Agent:** Benjamin France

21 **Address:** 696 Pumpkin Hill Road, Warner, NH 03278

22 **Map/Lot:** Map 19, Lot 021

23 **District:** R3

24 **Description:** 65 Acres, equipment, pole barn, horse barn, house and fields. Park trucks,
25 containers on property maintenance on trucks, dumpster containers sort recyclable
26 materials.

27 Benjamin France started the conversation on his conceptual consultation application by describing
28 his business. Benjamin's business is mostly looking at thrown out materials and sorting out
29 recyclable or resalable items. Sometime rent dumpsters, sort out material. Looking for space for
30 roll-out trucks and materials until he makes a trip to dispose of materials.

31

32 David is the first to ask questions to the applicant, regarding business hours, sorting materials, and
33 registered vehicles. The applicant mentions that usually he starts the day at 6:00 AM, and all 16
34 vehicles are registered, and the sorting of materials is mostly done within the containers on the
35 property. James wonders about the feasibility of working his business out of a barn. The applicant
36 is wary about this suggestion but says he probably could make this work if necessary.

37 The Chair brought the Board's attention to the complaint filed with the Selectboard. Andy inquired
38 about how long this business has been in existence. Benjamin mentioned he started back in July
39 2022.

40 The board shifted to discussion of this conceptual consult, in which Andy starts with his issue of a
41 home occupation in the zoning ordinance. David believed that this was not an issue, because from
42 what he gathered from the applicant, there was no interior space that was being used within the
43 dwelling in regard to his business.

44 Andy questioned how this business fit into the use table. Andy mentioned that he wants to have
45 more time to think about this case and how it fits into the use table. Harry agrees with this idea, and
46 Janice mentioned how this could be added to the Planning Board work session.

47 **Andy Bodnarik made a motion to discuss this conceptual consultation further during the**
48 **work session on April 15. David Bates seconded the motion. Discussion:** None. **Vote Tally:** 7
49 to 0. The motion passed.

50

51 **B. Town of Warner Approval for Bradford Subdivision**

52 **Applicant:** Nick Verteuile, Survey Manager – Horizons Engineering, Inc.
53 **Owners:** Walter & Gates Realty, LLC., and Judith G. Curless Investment Trust
54 **Agent:** Nick Verteuile, Survey Manager – Horizons Engineering, Inc.
55 **Address:** 98 and 102 Davis Road, Bradford, NH 03221
56 **Map/Lot:** Map 22, Lot 29 – 31 (BRADFORD)
57 **District:**
58 **Description:** Reference email request from Matt Dyer, Assistant Deputy Register of Merrimack
59 County. In order to record the mylar a signature box for the Town of Warner needs
60 to be added and signed with the appropriate signatures.

61 The Chair introduced the case by stating that there are two existing houses, and the applicant is
62 looking to change the lot line between the two houses. There is a small subsection of the second
63 lot that is within Warner. Andy requested the approval notice of the lot line adjustment from the
64 Town of Bradford, before making a decision on this case.

65 **David Bates made a motion to sign the mylar's when we receive proof of Bradford's approval**
66 **of the lot line adjustment. Andy Bodnarik seconded the motion. Discussion:** None. **Vote**
67 **Tally:** 7 to 0. When the Bradford approval is received the mylar will be signed.

68 **C. Action Items and Board Calendar for 2024**

69 **1. CIP –** The Chair looked at the software and will get the excel budget sheet figured out. James
70 offered to assist.

71 **2. Mechanics of writing of Housing Chapter –** The Chair mentioned that a lot of pieces of the
72 Housing Chapter are sifting in. The housing survey results are slowly coming in. The Chair
73 explained that she would like to talk through next steps for the Housing Chapter.

74 Ian reported that he had a discussion with Central Regional New Hampshire Planning
75 Commission (CRNHPC), and the plan to get the housing chapter done before July. The survey
76 ends on April 19, and then the next part is analyzing the data. There is a requirement where the
77 Master Plan requires public comment, which might involve a public hearing. The Board agreed

78 that there needs to be a draft done in May, before public comment commences. The Chair
79 request cliff notes for the Housing Advisory Committee to better create a timeline of due dates.

80 3. **Short Term Rental (STR) Discussion** – Harry updated the Board on the Selectboard’s
81 conversations in regards to the STR discussion. Due to recent court cases the Selectboard will
82 not be issuing a cease-and-desist letter to the Waterloo STR. The Chair reminded the Board
83 that we do not have the ability to enforce STR regulations, that is up to the Selectboard to
84 decide. Last year the Board had to decide to define it or not define it, and now we are back to
85 this place of what we need to do. David said that last year, Ben Frost mentioned looking at and
86 use business regulations to better define STR’s. David recommended that this conversation
87 might be more productive within a subcommittee. The Chair mentioned that the problem the
88 Board ran into with regulating STR’s, is that we had to define it first, which they could not reach
89 consensus on. Andy suggested that the time has come to really decide on a definition, based
90 on what surrounding towns are doing. Andy raised the point that what is being proposed is an
91 amendment through the zoning, which automatically goes to town meeting.

92 Ed Mical made a comment about the septic and that it is inspected for capacity.

93 **4. Planning Board Suggestions for Topics of discussion**

94 Andy discussed the ordinances on minor and major subdivision wording in the ordinances. Then
95 Andy discussed changing the requirements to delivering mylar plans to Merrimack County. The
96 applicant can deliver them to the Merrimack County registry of deeds or they can pay the town
97 to mail the mylars. Verify that changes in ordinances with regards to legislature adaptations are
98 updated with our procedures and ordinances. Ian brought up updating all the sections of the
99 Master Plan within the next five year.

100 **D. Re-appointments and Appointments to the Planning Board**

101 **V. UNFINISHED BUSINESS**

102 **A. Start review of Subdivision application and Checklist**

103 [Subdivision](#), [Site Plan Regulations](#), [Site Plan Review](#), [Voluntary Merger](#), [Driveway](#), [Home](#)
104 [Occupation](#), [Lot Line Adjustment](#)

105 **VI. REPORTS**

106 **A. Chair’s Report** – Chair, Karen Coyne

107 **B. Select Board** – Harry Seidel

108 Varick and Tim want to continue to plan for the Transfer Station construction, and requested a
109 meeting between budget committee, planning board, selectboard, and public about funds and
110 plans.

111 **C. Regional Planning Commission** – Derek Narducci, Ben Frost

112 **D. Economic Development Advisory Committee** –

113 **E. Agricultural Commission** – James Gaffney

114 **F. Groundwater Protection Committee** – Andy Bodnarik

115 **G. Housing Advisory Committee** – Ian Rogers

116 **H. Regional Transportation Advisory Committee** –

117 **VII. ELECTION OF PLANNING BOARD OFFICERS**

UNAPPROVED Minutes of April 1, 2024

118 The Board discussed whether to vote on Planning Board officers tonight or to wait until next month.
119 Andy said the annual meeting in the month of April and should not be pushed off until May. **Andy made**
120 **a motion to do the elections at tonight's meeting. Harry Seidel seconded the motion.**
121 **Discussion:** David said if the rules of procedure for the Board say it is done at the Annual Meeting
122 then that is when it should be done. **Vote Tally:** 4 to 3. The motion passed and the Board will vote on
123 officers at tonight's meeting.

124 **A. James Gaffney nominated Karen Coyne to be Chair of the Planning Board. Andy Bodnarik**
125 **seconded the nomination. Discussion:** Karen accepted the nomination as Chair. **Vote Tally:** 4
126 to 3. Karen Coyne was voted in as Chair of the Planning Board.

127 **B. Karen Coyne nominated Andy Bodnarik as Vice Chair of the Planning Board. David Bates**
128 **seconded the motion. Discussion:** Karen emphasized that Andy brought a ton of historical
129 knowledge to the table. Ian agreed with Karen and said Andy showed qualities that helped to
130 support the Board. Harry agreed and said it shows that Andy does a lot of work before the meeting.
131 Andy accepted the nomination. **Vote Tally:** 5 to 0 to 1 (abstention – Andy Bodnarik). Andy Bodnarik
132 was voted in as Vice Chair of the Planning Board.

133 **VIII. COMMUNICATIONS - None**

134 **IX. PUBLIC COMMENT**

135 **X. ADJOURN** – the meeting was adjourned at 9:59 PM.