



## TOWN OF WARNER

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### Planning Board Work Session Minutes

Monday, June 3, 2024

I. OPEN MEETING (7:05 PM) and ROLL CALL

ROLL CALL:

Board Member	Present	Absent
David Bates	✓	
Andy Bodnarik (Vice Chair)	✓	
Karen Coyne (Chair)		✓
Pier D'Aprile	✓	
James Gaffney	✓	
Barak Greene – Alternate	✓	
John Leavitt - Alternate		✓
Ian Rogers	✓	
Harry Seidel – Selectboard	✓	
James Sherman – Alternate	✓	

In Attendance: Janice Loz – Land Use Administration

6 II. PUBLIC COMMENT

7 None.

8 III. MINUTES: February 5, March 4, and April 1, 2024. Review and Discuss May 20, 2024 minutes  
9 transcribed by “artificial Intelligence” device.

10 Andy Bodnarik, Vice Chair is Acting Chair as Karen Coyne, Chair is absent. There's discussion about  
11 the materials provided in packets, particularly from the PLAUD device, and a clarification about the  
12 use of artificial intelligence in generating draft minutes. The debate shifts to whether minutes should  
13 be verbatim or summarized for clarity and legal protection. A discussion moves to the accuracy of AI  
14 transcriptions and the challenges posed by microphone quality in capturing verbatim records.  
15 Concerns are raised about historical issues with transcription accuracy. A defense is made for the  
16 accuracy and efforts of transcriptionists, emphasizing the interpretative nature of transcribing spoken  
17 words. The Board discussed the necessity and practicality of verbatim minutes versus summarized  
18 minutes for official records. Arguments are presented for the legal significance and past agreements  
19 regarding the need for verbatim minutes for legal clarity. Counterpoints are made regarding the  
20 financial feasibility and Board decisions on adopting verbatim minutes. It is decided that the  
21 importance of accuracy and clarity in meeting minutes is at the utmost importance, regardless of  
22 whether they are verbatim or summarized. The meeting transitions into reviewing and amending the  
23 minutes of a previous session, emphasizing accuracy and clarity in documenting the proceedings.

24 The Board engaged in thorough review, proposing amendments to specific entries in the meeting  
25 minutes. Amendments include capitalization corrections and clarification of terms to enhance the  
26 readability and accuracy of the minutes.

27 **Ian Rogers made a motion to approve the minutes as amended for February 5, 2024. Harry**  
28 **Seidel seconded the motion. Discussion:** None. **Vote Tally:** 7 – 0 in favor of approval of the  
29 minutes as amended.

30 **Ian Rogers made a motion to approve the minutes as amended for March 4, 2024. Harry Seidel**  
31 **seconded the motion. Discussion:** None. **Vote Tally:** 7 to 0 in favor of approval of the minutes as  
32 amended.

33 **Harry Seidel made a motion to approve the minutes as amended for April 1, 2024. Ian Rogers**  
34 **seconded the motion. Discussion:** None. **Vote Tally:** 7 to 0 in favor of approval of the minutes as  
35 amended.

36 **IV. NEW BUSINESS** (None)

37 **V. UNFINISHED BUSINESS**

38 **A. Subdivision Application**

39 **Applicant:** Sydney Elizabeth Boyer

40 **Owners:** Sydney Elizabeth Boyer

41 **Agent:** Jon Rokeh – Rokeh Consulting, LLC.

42 **Address:** Kearsarge Mountain Road, Warner, NH 03278

43 **Map/Lot:** Map 33, Lot 18

44 **District:** R2

45 **Description:** An existing 10.60 acre lot is proposed to be subdivided into four lots with a new  
46 subdivision road connecting to Kearsarge Mtn. Road.

47 **Action to be taken:** Motion to continue application to a specified date. To allow time for third  
48 party consultant (Aries Engineering) to review the plans.

49 The Board conferred on an application related to a right-of-way width and drainage concerns.  
50 Questions arose regarding responses from relevant departments such as the police, fire, and  
51 water district. The Board emphasized the need to gather all responses before proceeding with a  
52 continuance to ensure comprehensive review and discussion at the next meeting. They agreed  
53 to compile all questions in writing to ensure clarity and avoid miscommunication during the review  
54 process by the third-party engineer. The Board contemplates extending the review period for the  
55 application pending consultant feedback, with ongoing discussions on financial arrangements and  
56 review timelines. Regarding the delivery of mylars, the applicant was granted the option either to  
57 deliver the mylars directly or to compensate the town for handling and mailing them.

58 Harry Seidel made a motion to continue the application regarding property on Kearsarge Mountain  
59 Road to July 1, 2024. Ian Rogers seconded the motion. Discussion: None. Vote Tally: 7 – 0 the  
60 motion was approved.

61 **VI. REPORTS**

62 **A. Chair's Report** – Chair, Karen Coyne – None.

63 **B. Selectboard** – Harry Seidel

64 Harry discussed development on building permit applications and issues related to floodplain  
65 mapping for compliance with the National Flood Insurance Program. There was a discussion on  
66 the requirements and responsibilities outlined in the Floodplain Ordinance already adopted by the  
67 Town, emphasizing the need for adherence to ensure safety and compliance with regulations.

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

69 James requested that Janice to request a report from Derek or Ben.

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

71 The Acting Chair queries the committee's current status and membership, stating recent changes  
72 and the potential impact of the closure of Magdalene College on local economic development.  
73 There is a suggestion to revitalize the EDAC to attract businesses and enhance economic  
74 opportunities in Warner. The committee's past successes, such as attracting Mentis Science to  
75 the area, are noted as positive examples of its potential role in economic growth. The discussion  
76 also touches upon the importance of childcare facilities in community centers to support local  
77 families and attract new residents.

78 **E. Agricultural Commission – James Gaffney - None**

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

80 The discussion shifts to the Town's Floodplain Ordinance, particularly focusing on the  
81 responsibilities allocated to various stakeholders. The acting Chair seeks clarity on who in the  
82 town will enforce regulations related to the National Flood Insurance Program (NFIP). He  
83 mentioned that during his previous experience owning a property in a floodplain, compliance with  
84 NFIP requirements was managed independently between him and his lender, without direct  
85 municipal involvement. He suggested that the town ordinance ensures compliance for residents  
86 to be eligible for flood insurance. The conversation highlights the importance of these regulations  
87 in maintaining eligibility and the need for enforcement to align with national standards.

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

89 Ian provided an update for the Housing Advisory Committee on upcoming meetings and ongoing  
90 projects. They discussed plans for community engagement, including reports from Housing  
91 Forums and collaborations with local businesses. Central Regional New Hampshire Planning  
92 (Central Regional Planning) Commission commitment to assisting with the Town's Master Plan  
93 without charge is highlighted, relieving previous funding concerns. Ian said the committee  
94 expressed readiness to continue collaborating with Central Regional Planning on long-term  
95 planning initiatives.

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

97 The meeting continues with administrative updates from the Transportation Advisory Committee  
98 (TAC), including recent meeting minutes and upcoming sessions. The Acting Chair encouraged  
99 all Board members to review recent emails containing these updates.

100 **VII. COMMUNICATIONS**

101 Board members exchanged information about accessing resources from the New Hampshire  
102 Municipal Association and ensuring all new members receive necessary emails. Additionally, there is  
103 a mention of a potential solar array project on Fred Hill's property, prompting a discussion on whether  
104 it qualifies as a commercial entity requiring a site plan. It was decided that the project should undergo  
105 a Conceptual Consultation due to its potential commercial nature and implications for zoning  
106 regulations. The focus shifted to upcoming agenda items for the next meeting, including a solar array  
107 guide for conservation, continuation of discussions on bylaws, and the review of a minor subdivision  
108 application from Peter Bean. There is an emphasis on ensuring that each agenda item is thoroughly  
109 addressed, particularly concerning zoning ordinances and recent changes in state laws affecting  
110 regulations. The need for clarity in ordinance updates and their implications on local policies is  
111 highlighted. The meeting wraps up with planning for an upcoming work session. Discussions center  
112 on topics such as Short-Term Rentals (STRs) and the Capital Improvement Plan (CIP). The members  
113 agree to review recent legislative changes and their impact on existing regulations, stressing the  
114 importance of aligning local ordinances with state mandates. A detailed review of proposed ordinance

115 changes is planned, with a focus on providing clear explanations and references to existing regulations  
116 to aid understanding among members.

117 The discussion moved into focusing on scheduling the Annual Town Meeting, specifically affirming  
118 that it would continue to be held in April without postponement to May. This decision aligns with  
119 established rules and procedures outlined in the Town's governance framework. Financial matters  
120 pertaining to the subdivision application were also addressed, including the establishment of an  
121 escrow account to cover third-party consultant fees. The applicant had submitted an escrow check,  
122 which was in the process of being finalized to facilitate the review by the consulting firm. Details  
123 regarding the estimated costs for third-party consulting services were disclosed during the meeting.  
124 The Board received an estimated budget of \$2,500 for the comprehensive review of the subdivision  
125 plans from the consulting firm. This financial arrangement underscores the Town's commitment to  
126 rigorous evaluation and adherence to regulatory standards in all development projects.

127 **VIII. PUBLIC COMMENT**

128 **IX. ADJOURN**

129 Adjourned at 8:40pm