



TOWN OF WARNER

PO Box 265
Warner, New Hampshire 03278-0265
Telephone: (603) 456-2298 ex. 7
Email: landuse@warnernh.gov

Approved Planning Board Meeting Minutes

March 3, 2025 7:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

I. OPEN MEETING: Chair Karen Coyne called the meeting to order at 7:02 PM.

ROLL CALL

Planning Board Member	Present	Absent
Karen Coyne, Chair	✓	
James Gaffney arrived at 7:04 PM	✓	
Pier D'Aprile	✓	
Barak Greene, Vice Chair	✓	
Ian Rogers	✓	
Harry Seidel – Select Board	✓	
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate		✓

II. PUBLIC COMMENT

David Bates spoke about the current housing shortage in New Hampshire and the inability of some of his acquaintances to afford housing in Warner..

Karen Coyne stated the review of minutes would be completed after the conceptual consultation.

IV. NEW BUSINESS

A. Conceptual Consultation – Applicant: Tom Fertado of Catch Housing;
Current Owner: Michael Quinn of Comet, LLC; Property: 35-4-3

Mr. Fertado explained that his company has been in business for 36 years and currently owns and operates 500 rental apartments in Merrimack County, in addition they manage approximately 1,200 apartments for other owners. He stated that Catch Housing develops affordable housing projects using the low-income housing tax credit programs. He explained that it is federally funded and then administered locally by the State of NH Housing Finance Authority. He stated that a strong application is required to receive the funding. He stated that the 48 units he hopes to propose to the Planning Board in the future will be a strong application and hopefully a very good likelihood of being funded.

Mr. Fertado outlined the proposal: the parcel is 13.8 acres, a single building of 48 units on the 2-acre buildable portion of the lot, three stories high from the street side and four stories high from the back side. He stated there will be 60 parking spaces. He acknowledged the 60 parking spaces are below what is required in Warner. He spoke about the requirement in Warner’s guidelines that 50% of the apartments would need to be 2 bedrooms or more. He explained that the proposal is for 60-70% of the units to have 2-3 bedrooms to meet the need.

Mr. Fertado explained the difference between affordable and workforce housing. He stated that his company would rent to individuals who made less than 50-60% of the area median income. He explained that a two-

1 person household would need to make between \$39,000 - \$55,260. Mr. Fertado explained that the minimum
2 income causes them to reject applicants who make less than \$39,000 because they cannot rent to someone if
3 their rent and utilities were more than 35% of their gross income. He stated that the rent would be \$1,554.
4 He stated that HUD determines the guidelines (rent and the area median income). Mr. Fertado stated that
5 when the low-income housing tax credit program through HUD is received there is a land use restriction
6 requiring that the units remain low income for a minimum of 60 years. James Gaffney asked if this
7 development is considered workforce housing pursuant to NH state statute. Mr. Fertado stated that this
8 development would be well within and significantly below the definition that NH Housing uses for
9 workforce housing. Bob Holmes asked if any of the units would be rented at market value rent. Mr. Fertado
10 stated the current proposal does not include units to be rented at market value rent.
11

12 Mr. Fertado asked for feedback regarding what the Planning Board would like to see regarding this parcel
13 and its development. Attorney Phil Hastings advised the Planning Board that they have reviewed the zoning
14 ordinance and previous project proposals denied by the Planning Board. He stated that their proposal meets
15 the Town's requirements of 100% workforce housing. He noted that they are amendable to meet the town's
16 needs, but their primary intent is to follow the ordinance. Karen noted that ordinance requires the
17 development to be in perpetuity as opposed to 60 years. Mr. Fertado stated that they would be agreeable to
18 meet the town's requirements.
19

20 Barak Greene spoke about the parking issue, explaining that Warner is a rural community, and many families
21 have more than one vehicle. He asked how many of the Catch Housing developments are in rural
22 communities. Mr. Fertado advised that they have developments in Franklin, Bow, Penacook, Kennebunk,
23 Rollinsford and Rochester. James Gaffney expressed his concern regarding the design of the building
24 providing limited access to the side and front of building for fire and emergency personnel. Mr. Fertado
25 assured the Planning Board that they would work with the fire department to alleviate any concerns. He
26 stated that the entire building would have sprinklers. Karen Coyne clarified that they are looking for two
27 waivers for parking and setbacks. James Gaffney expressed concern related to the parking, and the flat roof
28 design given the amount of snow Warner receives. Mr. Fertado assured the Planning Board that the building
29 would be designed and engineered to the latest building codes.
30

31 Barak Greene asked for clarification on the income range, what happens if after you are accepted and your
32 income goes up to exceed the maximum. Mr. Fertado explained that eligibility is considered at the time of
33 application, residents are not disqualified later if their income goes up or below the range. James Gaffney
34 stressed that the Town needs to come up with a plan because according to state statute if workforce housing
35 comes to Town the Select Board is required to manage it. Pier D'Aprile pointed out that the proposed
36 development is using HUD income guidelines of 35% and the Town's is 30%. Mr. Fertado explained that if
37 he wants to use the Housing Tax Credit Program for funding, he has to use the HUD income guidelines.
38 James Gaffney stated that a deviation from the ordinance would require a variance. Pier D'Aprile spoke
39 about the recent housing survey that illustrated that a significant number of residents in Warner do not want a
40 large apartment building. Attorney Hastings questioned the need for a waiver relating to the setback
41 requirements. James Gaffney has concerns about the height of the building because Warner does not have a
42 ladder fire truck. He is concerned that there is no access to one end of the building, the increase in traffic and
43 the parking issue. Harry Seidel acknowledged that the residents will not welcome a big box style building.
44 He suggested that if the residents knew the building was energy efficient, reducing their carbon footprint
45 they might warm up to the proposal.
46

47 Mike Smith via Zoom asked if there would be single units. Mr. Fertado explained that one-bedroom units
48 will be included. Mike Smith asked if there would be any security personnel provided. Mr. Fertado stated
49 that security personnel is not a consideration. Ian Rogers asked about landscaping. Mr. Fertado assured the

1 Planning Board that a landscaping architect would determine the best landscape design. Mr. Fertado thanked
2 the Planning Board for their feedback and questions.

3 **III. MINUTES: February 3, 2025 / February 17, 2025**

4 **Barak Greene made a motion seconded by James Gaffney to approve the February 3, 2025, Planning**
5 **Board meeting minutes as amended. Motion passed unanimously.**

6
7 **Barak Greene made a motion seconded by Ian Rogers to approve the February 17, 2025, Planning**
8 **Board meeting minutes as presented. Motion passed unanimously.**

9
10 B. Michael Smith Select Board – Discuss Potential lot sales
11 None

12 C. Housing Chapter Correspondence – Bob Holmes edits
13 The Planning Board agreed to accept Bob Holmes edits relating to manufactured housing on page 4-13.

14
15 **V. UNFINISHED BUSINESS**

16 A. Housing Chapter Master Plan Draft –review/discussion – 4.10 and 4.11 (V5) Board discussions on
17 new Master Plan Draft

18 The Planning Board reviewed the housing chapters 4.10 and 4.11. The Planning Board reviewed edits that
19 are intended to replace section 4.10 by a show of thumbs up. They agreed to replace section 4.10 with the
20 new edits from Ian Rogers and Harry Seidel. The Planning Board agreed to move the first paragraph of 4.10
21 to 4.11. The Planning Board reviewed section 4.11. By a show of thumbs up/thumbs down they agreed to
22 delete recommendation #1. The Planning Board by a show of thumbs up/down agreed to keep #14. The
23 Planning Board agreed to delete #6. James Gaffney suggested deleting #10 and rewriting 11, by a show of
24 thumbs up/down the Planning Board agreed to delete #10 and rewrite #11. Harry Seidel would like in the
25 near future to discuss the workforce housing ordinance.
26

27 **VI. REPORTS**

28 **Chair's Report- Chair, Karen Coyne**

29 A lot line adjustment will be brought to the Planning Board soon.

30 **Select Board - Harry Seidel**

31 He will talk to the Select Board to see if they have edits for the housing chapter.

32 **Regional Planning Commission - Ben Frost, Barb Marty**

33 Meeting in April 2025

34 **Economic Development Advisory Committee – James Sherman**

35 None

36 **Agricultural Commission - James Gaffney**

37 None

38 **Regional Transportation Advisory Committee – Tim Blagden**

39 None
40

41 **VII. COMMUNICATIONS**

42 None
43

44 **VII. PUBLIC COMMENT**

45 Pier D’Aprile spoke about the importance of decorum and not making disagreements public. He reminded
46 the Planning Board to keep their differences within the group and not publicly bash one another. John
47 Leavitt stated that he has been asked to run for Select Board and the reason he has not is because he does not
48 want to be in the position of contradicting the Select Board in public.
49

50 **IX. ADJOURN**

- 1 The Planning Board meeting adjourned at 9:14 PM.
- 2 Respectfully submitted by Tracy Doherty