



TOWN OF WARNER

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DRAFT Planning Board Meeting Minutes

October 5, 2026 at 7:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

OPEN MEETING: Chair Karen Coyne called the meeting to order at 7:02 PM.
The Pledge of Allegiance was recited.

II. ROLL CALL

Planning Board Member	Present	Absent
Karen Coyne, Chair	✓	
James Gaffney	✓	
Pier D'Aprile	✓	
Barak Greene, Vice Chair	✓	
Bob Holmes	✓	
Mike Smith – Select Board	✓	
John Leavitt	✓	
Micah Thompson– Alternate		✓
Vacant – Alternate		

III. PUBLIC COMMENT

Ed Mical stated that he has the new flood insurance study and maps. He will distribute to the Land Use and Assessing Departments. He noted that all the towns in Merrimack County are included in the study. He stated that electronic copies are available for download. He requested the CIP be posted on the Town's website.

IV. UNFINISHED BUSINESS

a. **Public Hearing Continued** – Site Plan Review CATCH Neighborhood Housing
Tabled until October 19, 2026

b. **Public Hearing Continued** – Site Plan Review Regulations. Board member to sign authorization page.
Karen Coyne opened the public hearing. The site plan review regulations was distributed around the meeting table for the Planning Board members to sign.

James Gaffney stated that he would this board to have a discussion regarding ensuring that all Planning Board documents include headers, footer, date, page numbers and document versions. Barak Greene stated that would be consistent with what is currently online. Peg Barstien noted that currently document reversion numbers are not included. James Gaffney would like that to start, Barak Greene concurred.

John Leavitt stated that he is not signing the document because he does not know what changes were made. Karen Coyne explained that previously the proposed changes were distributed to the Board. Barak Greene explained that the changes pertain to the changes made to the flood zone incorporating language to match what the state recommended. John Leavitt explained that he understands the intent but he does not know what the specific changes are. James Gaffney stated that the Board is signing the final document, Barak

Greene noted that the Board previously approved the changes. Bob Holmes agreed with John Leavitt that it would have been helpful for the Board to have both documents, Peg Barstien reiterated that was done by email. Bob Holmes acknowledged that the document was previously sent to the Board, however it would have been nice to have both documents for tonight's discussion. John Leavitt agreed, noting that would give the Board the ability to confirm that the changes were made. Bob Holmes stated that he is comfortable that the changes have been made.

Karen Coyne reminded the Board that they held a previous hearing and the edited copy was reviewed and the Board voted as a Board that the changes were made. John Leavitt explained that he intended to mention it at the last meeting but the item was tabled. Bob Holmes trusts that the changes have been made. John Leavitt explained that even though this is a final document he believes the changes should be in italic. Barak Greene stated that is done in the proposed document. Karen Coyne explained that the Board did receive an email with both copies and the Board at any point in time had the opportunity to compare the documents.

Karen Coyne closed the public hearing for the Site Plan Review Regulation Floodplain changes.

V. MINUTES – September 14, 2026 and September 28, 2026

Bob Holmes made a motion seconded by James Gaffney to table the Planning Board meeting minutes. Motion passed

Karen Coyne cautioned the Board that when they propose edits to meeting minutes the changes cannot be to reflect what was intended, it must be what is actually said.

VI. NEW BUSINESS

None

VII. COMMUNICATIONS

None

VIII. REPORTS

Chair's Report- Karen Coyne None

Select Board – Michael Smith None

Regional Planning Commission – Barbara Marty

Karen Coyne explained that Barb Marty informed her that there will be a CNHRPC meeting on October 8th to discuss the Stream Crossing Capacity Pilot Project Program (SCCPPP). She stated that Barb Marty asked if the Board has any questions that they would like her to present. Barak Greene looked up the SCCPPP and advised the Board that it is defined as a multi-benefit stated and federal initiative with the New Hampshire Department of Environmental Services Coastal Program. Karen Coyne explained that Polly Perkins from the NHDES Watershed Management will provide an overview of the SCCPPP that is funded by the National Fish and Wildlife Foundation. James Gaffney would like to know if the funding comes from tax payers or private donations.

Economic Development Advisory Committee – Micah Thompson, no report

Agricultural Commission - James Gaffney, no report

Regional Transportation Advisory Committee – Tim Blagden, no report

HOP II Update – Robert Holmes

Bob Holmes stated that the HOP II committee held a meeting on September 30th. He stated that the turnout was less than what they hoped for, 12 – 15 attendees; a lot of representatives, he estimated it was 1/3 from the state, 1/3 from housing and 1/3 from the general public. Bob Holmes stated that it was interesting to hear from the public. He stated that one individual was very outspoken against affordable housing. James Gaffney explained that this discussion about affordable housing has been had before and the major drivers

1 are all federal in nature and Warner does not have the toolbox to address it such as inflation and interest
2 rates. Bob Holmes stated that he had a list of 19 major drivers are considered to be local zoning. Barak
3 Greene explained that if there is a demand for housing in the range \$250,000, there would be more \$250,000
4 homes. He stressed that there has to be the demand. James Gaffney explained that the demand is there but the
5 supply is not. Pier D'Aprile stated that homes cannot be built for \$250,000, Barak Greene stated it can be
6 done. James Gaffney and Pier D'Aprile disagreed. Bob Holmes suggested tabling this discussion. He
7 explained that the 19 major drivers that he previously mentioned came from the attendees at the September
8 30th meeting. James Gaffney stressed that interest rates are one of largest costs of the affordability spectrum
9 second only to inflation.

10
11 Barak Greene explained that the economy will be affected by the labor market in the next 10 years because
12 20% of the work force is 55-65 years old and the majority is blue collar jobs. James Gaffney stated that
13 automation is one of the biggest sectors of the economy.

14
15 Karen Coyne distributed information on the CATCH project from Holly Riley. Bob Holmes does not believe
16 this should be addressed without CATCH present. Karen Coyne explained that CATCH chose not to attend
17 and Holly Riley is present (via Zoom). Barak Greene asked if a private right of way is out of the Board's
18 jurisdiction. James Gaffney stated that it would be a consideration and he recommended that Holly Riley
19 confirm that the right of way is recorded at the registry of deed.

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21 **IX. PUBLIC COMMENT**

22 None

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24 **X. ADJOURN**

25 The meeting adjourned at 7:37 PM.

26
27 Respectfully submitted by Tracy Doherty