



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
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Planning Board Notice of Decision

Date of Decision: Monday, June 19, 2023

Subdivision Application – Major Subdivision (4+ Lots)

Applicant: Peacock Hill, LLC.
Owners: Joseph Anthony
Agent: Anthony Costello (A.C. Engineering & Consulting)
Address: Vacant Lot on NH Route 103 across from Annis Loop
Map/Lot: Map 7, Lot 39
District: R-2 & R-3
Description: Residential - Multi-family

At its meeting on June 19, 2023, the Warner Planning Board voted not to accept the above-cited application for a major subdivision, finding it incomplete for the following reasons:

1. The plan was drawn with reference to use of the four lots for single family residences, including 4,000 square foot contiguous areas on each lot for effluent disposal areas (EDAs) (septic system leach fields) while the plan clearly stated that the intended use of each of the lots was for four-unit structures, which would require larger EDAs per NH Env-Wq 1005.02(b)(3).
2. The subdivision application should have been submitted simultaneously with a complete application for site plan review, given that a completed site plan would have significantly impacted various aspects of the subdivision plan, including lot grading associated with the construction of the common driveway.
3. The application was made and plans were drawn without consideration of the requirements of Warner Zoning Ordinance Article XIV, Open Space Development.
4. Subdivision application checklist page 11 was entirely ignored, including requirements for an erosion plan and extent of land disturbance.
5. Lot numbering was not approved by Town Assessing Office.
6. The proposed common driveway was not designed to meet the standards of the Subdivision Regulations for a town road, and no waivers were requested.

The Planning Board's decision may be appealed to superior court pursuant to RSA 677:15 or, if it has jurisdiction, to the Housing Appeals Board pursuant to RSA Ch. 679.

Benjamin D. Frost
Planning Board Chairman