



TOWN OF WARNER

P.O. Box 269, 5 East Main Street
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Zoning Board of Adjustment NOTICE OF DECISION

Date of Decision: October 9, 2024

Application for a Special Exception

Case: 2024-7

Applicant: Diana & Eric Tucker

Owner: Krista & Dustin Chamberlain

Address: 9 West Main St.

Parcel: Map: 31 Lot:11

District: B-1

Details of Request: Application to develop a 20-unit residential assisted living facility for the elderly.

You are hereby notified that on October 9, 2024 the Zoning Board of Adjustment voted to **GRANT** the Special Exception to the terms of the Warner Zoning Ordinance under Table 1-Use Regulations, Retail and Services, #23 Adult Sheltered Care facility, as defined by NH Code of Administrative Rules, Chapter He-P 804 and RSA 151:2

Summary: Following a public hearing on October 9, 2024 the Warner Zoning Board of Adjustment granted the Special Exception by a vote of 5-to-0.

The Board found that the use is identified in the Zoning Ordinance as one which may be approved by the Zoning Board of Adjustment in the B1 district in Table 1-Use Regulations under Retail and Services #23.

The Board found that granting the special exception for a 20-unit assisted living facility for the elderly would be beneficial and desirable. The need for a variety of housing options for an aging population is desirable. This facility will offer an additional option to what is currently available in Warner.

The Board found that preserving the appearance of the iconic home at 9 West Main St. and giving it new purpose as a residential facility for the elderly will be in keeping with the character of the Village District. The added burden on Warner's Emergency Services should be minimal considering the mobility of the residents and services provided at the facility. The property has adequate space behind the building to create on-site parking to avoid burdening the limited street parking.

Barbara Marty, ZBA Chair

10-17-2024

Date

Warner Zoning Board of Adjustment Note: The New Hampshire RSA 677:2: provides that the Board of Selectmen, any party to the action, or any person directly affected has a right to appeal this decision within 30 days after the date of the decision. This notice has been placed on file and made available for public inspection in the records of the ZBA.