



TOWN OF WARNER

P.O. Box 269, 5 East Main Street

Warner, New Hampshire 03278-0059

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Zoning Board of Adjustment NOTICE OF DECISION

Date of Decision: June 25, 2025

Application for a Special Exception

Case: 2025-5

Applicant: Concord Area Trust for Community Housing (CATCH)

Owner: Comet, LLC

Address: Route 103

Parcel: Map: 35 Lot: 4-3

District: C-1, Intervale

Details of Request: Application to construct a 34-unit multi-family workforce housing development in the C-1, Intervale district.

Article XIV-A and TABLE-1 Use Regulations RESIDENTIAL #6

You are hereby notified that on June 25, 2025 the Zoning Board of Adjustment voted to **DENY** the special exception to the terms of the Warner Zoning Ordinance.

Summary: Following a public hearing the special exception was denied by a vote of 3-to-2.

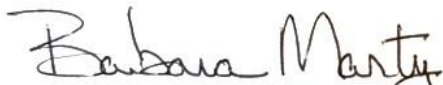
The Board found that the proposed development is not essential or desirable to the public convenience or welfare:

1. This proposed development is in the commercial zone. Warner's two commercial zones, at highway exit 7 and 9, were excluded from the Workforce Housing Overlay in order to encourage revenue generating commercial activity, which the town desperately needs.
2. The Warner Housing Survey specifically identified large apartment buildings as the least desirable option for housing in Warner.
3. The above average number of existing reasonably priced rental properties in Warner makes this large 34-unit development unnecessary to meet Warner's needs.
4. The applicant failed to show that a development of this size would not result in a negative economic impact on the town of Warner.

The Board found that the requested use will impair the integrity or character of the district or adjoining district, and be detrimental to the health, morals or welfare:

1. The character of the Town will be negatively impacted by placing a large and boxy 34-unit apartment building prominently at the entrance to the village in a small town that promotes rural character and its natural environment.

2. The large footprint of the building and parking lot creates an undesirable runoff issue for the abutting wetland and river. The Warner River is a state designated river that supports several at-risk and rare species in that area.
3. The welfare of the potential residents would be compromised by being sandwiched between a wetland and a state highway.


Barbara Marty, ZBA Chair

6-30-2025

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.