



TOWN OF WARNER

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Planning Board Notice of Decision

Date of Decision: Monday, August 4th, 2025

Lot Line Adjustment Application

Applicant: Charlebois Holdings LLC
Owners: Ronald Charlebois
Address: 652 Route 103 East
Map/Lot: Map 03, Lot 028
District: Commercial
Description: Parking Lot / Sales Lot

On August 4th, 2025, the Warner Planning Board voted to **APPROVE** a Site Plan Review application for Charlebois Holdings LLC for Map 03, Lot 028, under the following conditions:

1. That the applicant submits an engineer or surveyor's drawing of the property as it is now, indicating whether the current parking lot occupies more than 70% of the overall lot.
2. That no fuel is stored on the property and the diesel tank currently on the property is removed.
3. That business hours are between 7AM to 7PM and regular activity should take place during those business hours.
4. That the applicant submits a lighting plan that shows no lighting is directed at the residential properties to minimize direct impact on them.

The vote tally was 7 to 0 in favor of approving the Site Plan Review. 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.

Karen Coyne
Planning Board Chair