



Zoning Board of Adjustment

Wednesday, April 8, 2026 7:00 PM

Town Hall Lower Meeting Room

TOWN OF WARNER
P.O. Box 265, 5 East Main Street
Warner, New Hampshire 03278-0059
Land Use Office: (603)456-2298 ex. 7

I. OPEN MEETING and ROLL CALL

The Chair Barb Marty called the meeting to order at 7:00 PM.

Board Member	Present	Absent
Sam Carr (Alternate)	✓	
Jan Gugliotti	✓	
Beverley Howe	✓	
Barbara Marty (Chair)	✓	
Lucinda McQueen	✓	
Derek Narducci (Vice Chair)	✓	
James Zablocki (Alternate)	✓	

Chair Barb Marty announced that the ZBA has a new alternate member, Ian Rogers.

II. NEW BUSINESS:

A. Elect Board Officers

Lucinda McQueen nominated Barb Marty as Chair. Jan Gugliotti seconded the nomination. Motion passed unanimously.

Jan Gugliotti nominated Derek Narducci as Vice Chair. Bev Howe seconded the nomination. Motion passed unanimously.

III. REVIEW MINUTES – October 30, 2025

Page 1 lines 46 & 47 The Chair explained *INSERT to the applicant* that once a motion for rehearing is denied the *INSERT only available* next step for the applicant is to take it to the Superior Court.

Bev Howe made a motion seconded by Jan Gugliotti to approve the ZBA minutes from October 30, 2025 as amended. Motion passed unanimously.

IV. COMMUNICATIONS

Chair Barb Marty explained that an application was submitted but later withdrawn. She stated that she questioned what specifically caused the building department to deny the application for a building permit.

Chair Barb Marty announced that the court overturned the CATCH decision. Bev Howe stated that she wanted to discuss the court decision. She expressed her disappointment and surprise that the court overturned the ZBA decision. Barb Marty stated that pursuant to Warner's ordinances the only permitted area where workforce housing of four or more units can be built is in the business district. She stated that hurt the Town's case. Jan Gugliotti stated that it seemed that the court doubted the credibility of the town survey. She feels that if there was a town vote there would have been more weight given to the desire of the town.

V. ADJOURN

Bev Howe made a motion seconded by Jan Gugliotti to adjourn the meeting. Motion passed unanimously.

The meeting adjourned at 7:15 PM.

Respectfully submitted by Tracy Doherty. The minutes were transcribed by audio only no video available.