



Outlook

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## Opposition to CATCH Housing Project Applications (Case 2025-1 & 2025-2)

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From halfmoonblooms@yahoo.com <halfmoonblooms@yahoo.com>

Date Tue 5/13/2025 9:12 AM

To Landuse Secretary <landuse@warnernh.gov>

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Dear Members of the Warner Zoning Board of Adjustment,

I am writing to formally express my opposition to the proposed housing project by the Concord Area Trust for Community Housing (CATCH), specifically regarding Case 2025-1 (Special Exception) and Case 2025-2 (Variance), as detailed in the upcoming meeting agenda for May 14, 2025.

My opposition is based on concerns regarding the density of the proposed development, the potential strain on existing infrastructure, and the likely increase in the tax burden for Warner residents.

The application for a Special Exception (Case 2025-1) to construct a 48-unit multi-family housing development raises significant questions about the impact of such density on the C-1, Intervale district. I am concerned that this level of development may overstretch our current infrastructure, including roads, water, and sewer systems, and could negatively alter the character of the area.

Similarly, the request for a Variance (Case 2025-2) to reduce the setback from the public right-of-way from 40' to 20', when combined with the scale of the proposed housing, gives me pause. While I understand the need for flexibility, such deviations from zoning regulations, especially in a large-scale project, could have long-term implications for our town's planning and safety.

Finally, I am worried about the potential for this development to increase the financial burden on current Warner taxpayers due to the increased demand for town services that often accompanies projects of this size.

I respectfully request that the Zoning Board carefully weigh these potential negative consequences as you consider these applications. It is my firm belief that any new development should be thoughtfully considered in the context of its impact on the entire Warner community.

Thank you for your attention to these important matters.

Sincerely,

Stephen Blevens

901 KMR

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