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**Land use 48 unit, 4 story building set back exception**

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From Paul Iverson <piversonnh@gmail.com>

Date Wed 5/14/2025 12:03 PM

To Landuse Secretary <landuse@warnernh.gov>

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We are writing to express our strong opposition to the exception proposed by Comet LLC, Inc (CATCH) for construction of a 48 unit, 4 story building at the location on RT 103. While we understand the need for affordable housing in our town, we believe that this project would have a detrimental impact on our community.

Our deep concerns are many;

One of our major concerns is allowing a change of the zoning from 40' frontage to 20' frontage for the purpose of suiting the Property Developers without consideration of our town's rural character. A recent Town survey expressed a strong desire by the majority to maintain our rural nature. This is the largest development ever proposed in Warner affecting over 4% of living quarters. This development is precisely why there is a 40 ft setback requirement, the existing rules must be respected. If this is allowed it will lead to additional exemptions and ruin the rural identity of our town!

Warner doesn't have adequate fire protection for a four story building. It was mentioned Hopkinton does, has Hopkinton legally agreed to maintain and provide adequate fire protection into the future for this development? Without this, the Warner Fire Department is required to be responsible for protection. Comet LLC/CATCH should fund additional fire equipment and facilities.

The Warner River is protected as part of New Hampshire's Rivers Management and Protection Program. There is inadequate consideration for site runoff water treatment. During high hydrostatic water pressure events common to this flood site the proposed deep catch basins will fill with water during and cause runoff to go directly into the river. This project can not proceed until after the Turtle protection plan has been completed. Run-off from this large complex will surely impact the water quality of the Warner River and the animals living in the immediate area.

I strongly urge you to maintain the 40 foot setback requirement for this proposed housing development, simply put, it is not the right fit for our neighborhood.

Thank you for your consideration to this matter,

Barbara and Paul Iverson

160 Couchtown Road

Warner