

James & Christel Dudley

15 Dimond Lane
Warner, NH 03278

July 31, 2025

Warner Planning Board
Town of Warner
5 East Main Street
Warner, NH 03278

Re: Site Plan Review for Charlebois Holdings – 652 Route 103 East

Dear Members of the Planning Board,

We are writing to you in regard to the upcoming Planning Board meeting scheduled for August 8, 2025, during which the site plan review for “Charlebois Holdings” at 652 Route 103 East is set to be discussed. Unfortunately, my wife and I are unable to attend the meeting in person, but we wanted to take this opportunity to formally submit our concerns for your consideration.

While we fully support thoughtful local development and welcome new businesses to Warner, we believe it is essential to ensure that all growth remains consistent with the character and values of our town. Though we are located just off Exit 7 and not within the village district, we still consider this area to be a vital part of Warner. If development around Exit 7 is not carefully guided, we are concerned it may become overly commercial in appearance—especially with existing businesses such as Madgetech, Cyr Lumber, and multiple storage facilities already contributing to that trend.

We live very close to the Charlebois property, across the street at 15 Dimond Lane, and although we are not direct abutters, the changes already made to the site have had a noticeable impact on our neighborhood. We were deeply disappointed to see the complete clear-cutting of the property, with no foliage or buffer left along the roadway. This has significantly altered the visual appeal of the area and, in our opinion, detracted from the natural beauty that Warner is known for.

Additionally, the site work appears to have already introduced drainage issues. During recent heavy rains, we observed flooding across the new parking area, suggesting that the removal of the forested landscape and leveling of the land has disrupted natural water flow patterns. We believe this warrants careful attention as the project moves forward.

Looking ahead, we respectfully request that the Planning Board give close scrutiny to any future development on this site to ensure that it aligns with the aesthetics and rural character of Warner. Specifically, we are strongly opposed to the installation of brightly lit signs or overhead lighting in the parking areas, which would be inconsistent with the visual environment of this section of town.

We are also concerned about the potential for increased noise and lighting from truck activity, particularly during nighttime or after-business hours. The sounds of truck engines and backup alarms—especially in the evening—would negatively affect the quiet enjoyment of our home and those of our neighbors.

Thank you for taking the time to consider our input. We trust that the Planning Board will carefully evaluate the long-term impact of this project on the community and take the necessary steps to preserve the character and quality of life that make Warner such a special place to live.

Sincerely,

James & Christel Dudley

15 Dimond Lane

Warner, NH 03278