

Comet LLC's Proposal

Bruce Cudney <wa2tdc@gmail.com>

Sat 8/27/2022 9:21 AM

To: Janice Loz - Landuse <landuse@warnernh.gov>

Dear Members of the Warner Planning Board,

Please take into account the following criteria when considering Comet LLC's proposal before the Warner Planning Board.

The Town of Warner zoning ordinance **Article XI-A**, which relates to development in the Warner Intervale Overlay District, is the most important and meaningful guide we have for development of this area. The Article states that Warner's leaders, which include the Planning Board, must take into consideration the following factors when reviewing a proposal for development in this area:

- * Must be compatible with Warner's character as an historic New England town
- * Must provide an appropriate entrance to the village
- * Development in this area must reflect the historic character of our town
- * Must include elements of architecture, scale, landscaping features that encourage non vehicular traffic
- * Development is intended to serve as a commercial and social hub of the community

I urge you to reject this proposal as it fails to meet the criteria stated in ordinance.

Bruce H. Cudney
757 Kearsarge Mountain Road
Warner, NH 03278

No to housing development at exit 9

Mary Mead <marymead57@yahoo.com>

Sat 8/27/2022 10:54 AM

To: Landuse <landuse@warner.nh.us>

August 27, 2022

To Members of the Planning Board,

I wish to express my utter dismay, disgust at the rushed time line, and total lack of support for the housing development proposed for exit 9. In 2022 it is absolutely stunning to me that “affordable housing” looks like a section 8 block right out of the 1960’s. This design fails to take into consideration Warner’s small town New England appearance, a huge attraction for those of us who currently live here, and those wishing to live here. I have read and listened to conversations about it and have remained in disbelief.

There appears to have been a total lack of consideration for a creative model solution – no doubt a result of a rushed process - intergenerational housing, for example, targeted specifically to encourage community and understanding between generations. We do have housing needs, but a more thoughtful solution surely exists. This will be a monumental visual and aesthetic change as people come into town. It would not be a positive.

I ask also, how do you evict tenants who fail the income requirements? If they are in need of such housing, where will they go? How can this work?

Further it is prime commercial real estate where it has always been thought would house commercial establishment growth, not residential housing. The town for years shot down a hotel proposal. How can it turn around and say yes to this?

Please explain how the potential of 24 families with children will not put pressure on our school tax – already the highest in the district.

Warner must convene a study group. This is not a workable solution to our housing needs.

Please stop this from moving forward.

Mary Mead

461 Pumpkin Hill Road

Warner, NH 03278

603-748-0992

Mary

Mary Mead

SUMMIT HOUSE PRESS

C. 603-748-0992

<http://www.summithousepress.com>

Comet LLC housing proposal

spt360 <spt360@gmail.com>

Sat 8/27/2022 11:04 AM

To: Janice Loz - Landuse <landuse@warnernh.gov>

Dear Warner Planning Board Members,

We are surprised and disappointed by how quickly the proposal for apartments that are so out of character with our small, New England town is being rushed through the approval process. This apartment project will not only change the ambience of the town but will also likely have a significant impact on school and town services. This lack of oversight is out of keeping with Warner's usual careful consideration of the implications of any development. We will have family visiting on the Planning Board meeting date, so may not be able to attend the meeting.

Please consider the following when considering Comet LLC's proposal before the Warner Planning Board.

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- Must provide an appropriate entrance to the village
- Development in this area must reflect the historic character of our town
- Must include elements of architecture, scale, landscaping features that encourage non vehicular traffic
- Supposed to serve as a commercial and social hub of the community

I urge you to reject this proposal as it fails to meet the criteria stated in the zoning ordinance.

Sincerely,
Steve and Pam Trostorff

Comments: APARTMENT COMPLEX exit 9

Mitchell, Patricia <pmitchell2@baystatefinancial.com>

Sat 8/27/2022 1:59 PM

To: Janice Loz - Landuse <landuse@warnernh.gov>

The Town of Warner did a limited survey in which some of our citizens indicated they would like to see more affordable housing. The developers have used that limited survey to indicate a majority of Warner residents want more affordable housing, which is not necessarily the case. And, the survey responders did not say they want a 24 unit complex RUSHED for approval at exit 9 in our commercial district.

The developers are looking to have the State of NH provide substantial subsidies but they need the Town's planning board approval by early September. They are apparently hoping our Planning Board will waive all due diligence.

This is a large project with a lot of ramifications. If the citizens of Warner wish to consider such a development, we need more time to look at vehicle traffic, foot traffic, water, fire, school capacity, and whether we really want to use our precious and prime commercial space for housing.

We recommend the Town does its normal thoughtful, detailed, deliberate studies before voting to approve 24 units of workforce housing on the fly.

Thank you,

Trish and Nick Mitchell

Broker for Foremost, A Farmers Insurance Company

Broker for Commonwealth Property and Casualty



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PATRICIA G MITCHELL

Financial Services Representative

360 Rte 101A Unit 2

Bedford NH 03110

Phone: 603-314-1131

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pmitchell2@baystatefinancial.com

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Comet LLC's proposal

Rhonda Rood <househunter@tds.net>

Sun 8/28/2022 7:47 AM

To: Janice Loz - Landuse <landuse@warnernh.gov>

Dear members of the Warner Planning Board,

Please consider the following when considering Comet LLC's proposal before the Warner Planning Board.

The Town of Warner zoning ordinance Article XI-A, which relates to development in the Warner Intervale Overlay District, is the most important and meaningful guide we have for development of this area. It states that Warner's leaders, which include the Planning Board must take into consideration the following factors when reviewing a proposal for development in this area:

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- Supposed to serve as a commercial and social hub of the community

I urge you to reject this proposal as it fails to meet the criteria stated in the zoning ordinance.

Your name

Rhonda Rood
27 School St
Warner, NH

Further concerns about the Comet LLC proposal

Rhonda Rood <househunter@tds.net>

Sun 8/28/2022 8:03 AM

To: Janice Loz - Landuse <landuse@warnernh.gov>

Dear Warner Planning Board:

I am writing to express my concern about this 24 unit apartment building proposed for the Intervale. I was on the Planning Board when we developed and struggled to make a comprehensive structure that would benefit the Warner community. I feel that this apartment building is being pushed through too quickly and overriding the townspeople vote on the existing Intervale Plan.

I am also concerned on the massive amount of traffic that will be pushed through the one existing entrance and exit causing bottle necks and dangerous traffic situations.

I am also concerned about where the children will play and exercise in the commercial district: in the parking lots? In the wet lands? The side walks were voted down so the families cannot walk to our school playgrounds or athletic fields.

I urge you to take the time to plan where a three story apartment building should be located in our town that would best fit the needs of the tenants and the town. Many of us have worked hard to preserve the character of our town.

Please postpone making a decision until studies can be done on all the impacts of such a large project affecting all of us who live here and those who will join our community.

Respectfully,

Rhonda Rood
27 School St
Warner, NH

Letter to Warner Planning Board & proposal by Comet LLC

Faith Minton <minton.faith@gmail.com>

Sun 8/28/2022 1:58 PM

To: landuse@warner.nh.us <landuse@warner.nh.us>

Dear members of Warner Planning Board,

We are writing to urge you to reject the proposal before the Planning Board for a 24 unit apartment building submitted by Comet LLC for Map #35 in Lot #4-3. We are concerned that this proposal seems to be moving at a rapid pace, that does not allow enough consideration to be taken for several factors.

When looking at the Warner zoning ordinance, Article XI-A for the Intervale area, any project in this district must conform to certain requirements. The three story structure that has been proposed, does not look compatible with Warner's character as an historic town, nor does it provide an appropriate entrance to the village. As the ordinance states "Must include elements of architecture, scale, landscaping features that encourage non vehicular traffic". This plan does not show these features. My opinion of non - vehicular traffic means walkways with landscape features that would blend more naturally into the Warner River flood plain area. This plan does not include those.

The criteria from the zoning ordinance are not met with this proposal and are reason enough to reject this proposal. But please also consider the following. Is the Warner fire department capable of dealing with a three story unit? If there are residential units at the Intervale, is the design safe for pedestrians and children? How about water from Warner's town wells? These and other questions must be considered.

We urge you to reject this proposal as it fails to meet the criteria stated in the zoning ordinance.

It seems that it would be worthwhile to understand what number of rental units are available in Warner and determine what the current and future need might be. Creating a committee of interested community members has been suggested in the past. This suggestion has not been acted on and perhaps this is a good time. It would be wise to proactively plan what works for Warner rather than be in a reactionary position.

Thank you,

Faith and David Minton
125 Old Denny Hill Rd.
Warner, NH

Warner Exit Nine Housing Proposal

True Kelley <trueadelaide@gmail.com>

Sun 8/28/2022 4:00 PM

To: Janice Loz - Landuse <landuse@warnernh.gov>

Dear Planning Board,

We are opposed to this plan as presented.

This has great impact on Warner now and as a precedent.

This building is unattractive, poorly located and does not fit with the character of Warner. Yes, we want worker housing, but we can do much better for worker tenants if we proceed slowly and carefully and not be as rushed and manipulated by outside forces.

Furthermore, this project does not meet stipulations on the zoning ordinance and in the master plan.

With careful planning we can encourage a better project and better proposals from developers that can provide more pleasant apartment living for people.

Sincerely,

True Kelley and Steven Lindblom

Workforce Housing issue

nataliejdel@aol.com <nataliejdel@aol.com>

Sun 8/28/2022 10:21 PM

To: Janice Loz - Landuse <landuse@warnernh.gov>

To Members of the Planning Board:

As a citizen of Warner and a taxpayer of Warner, I am writing against the request for the "workforce housing" application.

We have turned down several businesses over the years who wanted to establish themselves in our town, provide jobs for local people and create a great tax revenue for the town. The shooting range is just one that comes to mind. What does this town do? It turns down businesses that would have created jobs and taxes.

Warner not only lost a pharmacy, but people lost their jobs.

I do not see our rural town of Warner as needing to provide workforce housing when we cannot even keep stores afloat and people employed. Concord-Manchester yes, Warner no.

Sincerely,

Natalie Wells

Hello,

LilacWoods Farm <lilacwoodsfarm@gmail.com>

Mon 8/29/2022 9:23 AM

To: landuse@warner.nh.us <landuse@warner.nh.us>

In regards to the upcoming meeting about the proposed housing development, I am all for affordable housing, but the location concerns me greatly. If we put in a housing unit directly on the main road, I worry we are altering the future of Warner in a less productive way.

Keeping those slots which seem obviously commercial open for business to come in for the future seems rather important to me. I realize there are many factors to consider and I know only a small fraction of what it will look like and how it might impact potential inhabitants etc., but please consider carefully that to the ordinary resident this seems improperly placed. Please consider another location convenient to walking. Perhaps North Rd. or Chemical Lane, a property set back on the Main Rd perhaps.

Thank you for listening,

Diana Abarca

24 Burnt Hill Court

Warner, NH

617 797 0573

application of Comet LLC for a 24-unit workforce housing

Sherry Gould <sherrygould@tds.net>

Mon 8/29/2022 9:28 AM

To: Janice Loz - Landuse <landuse@warnernh.gov>

To whom it may concern,

I am writing in support of the project, We need workforce housing and this site seems to be a good one for that purpose. I skimmed the plans and like the overall look of the exterior of the building. The Board seems to be doing a great job of going over everything and addressing concerns. I didn't see any discussion of the possibility of Abenaki artifacts on the site and if I understand the materials I reviewed properly, and my memory serves, this development would be on previously undisturbed land? I see it is some distance from the River, however it seems a location that could have been used prior to colonization and I would want to know that this factor has been considered and provisions made in the event that artifacts are indeed found. I am also very focused on the health of the River, as I'm sure you are. I didn't see any conversation to that effect, but I didn't read every document, so I thought I'd mention that here.

The trash in the drainage ditches around both McD's and DD's this spring was appalling, though eventually I did see that it appeared to be cleaned up. It is my hope that adding to the potential increased trash impact to drainage areas so close to the River would be addressed by the management company of the unit. We could hope that humans would not be so dirty and uncaring, but obviously from the adjoining sites, we collectively are.

Wliwni, Thank you for all you do,
Sherry L. Gould

Proposed 24 Unit Apartment

michael amaral <tdsmichael@gmail.com>

Mon 8/29/2022 9:59 AM

To: Janice Loz - Landuse <landuse@warnernh.gov>

Dear Planning Board Members:

Thank you for your volunteer service to our town. With respect to the proposed workforce housing apartment, I ask that careful consideration be given to the following:

- that to the extent practicable, the design of the exterior be consistent with the rural, historic character of Warner.
- that impermeable surfaces be minimized to allow percolation of rain rather than sheet flow/runoff.
- that runoff from impermeable surfaces be filtered before entering groundwater, the Warner River and wetlands.
- that existing mature trees be retained during construction if possible and that native trees and shrubs be used in post-construction landscaping.
- that exterior lighting be minimized and directed downward to avoid unnecessary light pollution.
- that measures are required to avoid litter and trash, particularly plastics, from leaving the property and entering the river.
- that you consider measures to reduce the human impact on wildlife of ~ 50+ new residents immediately adjacent to the Warner River.

Thank you for your consideration.

Michael Amaral

5 Gould Road

Warner

Comet LLC's Proposal

Marge Cudney <mcudney@mcttelecom.com>

Mon 8/29/2022 11:23 AM

To: Janice Loz - Landuse <landuse@warnernh.gov>

Dear Members of the Warner Planning Board,

Please take into account the following criteria when considering Comet LLC's proposal before the Warner Planning Board.

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Other issues and questions:

- Wetlands -- very close to this building and is an environment for turtles and other small creatures necessary to protect.
- If another driveway is required, then will sidewalks and a speed bump be required?
- Will there be a sprinkler system and if so, where will the back-up water be stored?
- Assuming no basement due to this site, then where are the mechanicals?
- If this is a "real" plan, where are Americans With Disability Act (ADA) apartments? They are very specific and this does not only mean a parking space and main entry door to the complex, but individual units that meet the requirements. Don't "assume" that only one bedroom units should be ADA but also two bedroom apartments.
- Please explain to your audience what "workforce Housing" means and what the requirements are. In other words, income requirements? Average cost of units? Etc.

I urge you to reject this proposal as it fails to meet the criteria stated in ordinance.

Marjorie Cudney
757 Kearsarge Mountain Road
Warner, NH 03278

width= Virus-free.www.avg.com

To: Warner Planning Board
From: Barbara Marty
RE: Condition suggestions
Date: August 29, 2022

In a prior meeting Mr. Osgood stated that the developer plans to fence off the conservation land and leave it in its current vegetative state. (Incidentally, the Easement prohibits fencing unless it is 'commonly necessary' to achieve the purposes of the easement.) However, there is bound to be future pressure to develop that parcel for recreational use, so I would like to suggest the following condition to help ensure that there is coordination with the appropriate parties:

Condition:

Any development of 11.2 acres of property protected by the conservation easement requires additional site plan review and consultation with the Warner Conservation Commission, the Warner River Local Advisory Committee and any additional experts that they deem necessary. Objectives of scenic enjoyment, recreation and education be in harmony with, but secondary to, the ecological concerns stated in the easement including:

- The protection of natural habitats of plants and animal species, including wood turtles, a species of concern and native to New Hampshire.
- The protection of water quality in the Warner River by providing a natural, vegetated buffer.
- The preservation and conservation of open spaces, particularly the conservation of the 11.2 acres of floodplain and productive wetland of which the Property consists and the long-term protection of the Property's capacity to provide wildlife habitat.

In the Easement section titled Reserved Rights section A. states *The Grantor reserves the right to post the property against motorized wheeled vehicles.* Perhaps it would be more direct to make that reserved right a condition to read:

- No motorized vehicles are allowed on the 11.2 acres of property in the conservation easement, with the exception of motorized wheel chairs if paths are designed to accommodate them.

Thank you for considering my suggestion.

Warner Exit 9 housing proposal

David M. Carroll <david@davidmcarroll.com>

Mon 8/29/2022 11:47 AM

To: Janice Loz - Landuse <landuse@warnernh.gov>

To the Planning Board,

While the entrance to Warner at exit 9 is already a model of Everytown, U.S.A., everywhere there is an easy on and off associated with an interstate highway, and hardly puts forth a distinguishing uniqueness or character, it could be worse. I shudder to contemplate what sort of vision awaits for that beautiful forested cliff and hill landscape across the highway from the existing developed commercial acreage.

It is disturbing, and deeply aggravating, that a proposal such as this is even being given consideration. The construction of a three story, 24 housing unit (residential in commercial?) on a 3.16 acre (if I recall correctly) filled-in sector of a floodplain would establish precedent of locus and density monumentally counter to any human and natural environment, ecological, landscape design, and esthetic perspective that I could support.

How much more intervalle, I believe floodplain, acreage would be impacted, lost, to waste water treatment, parking, other human needs on a scale to support the population of 24 housing units?

In strongest terms I ask the Planning Board to deny this ill-conceived proposal and seek to find something far more suitable, far less invasive.

I appreciate your time and consideration,

David M. Carroll
237 East Main Street
Warner
603-456-3947

Comet LLC Apartment Development Proposal

Michael Simon <mssimon109@gmail.com>

Mon 8/29/2022 1:43 PM

To: landuse@warner.nh.us <landuse@warner.nh.us>

Dear Ms. Loz:

I have concerns about aspects of the Comet proposal for a 24 unit apartment building in the Intervale Zone.

During the past two years workforce housing has been discussed in town as an area needing attention. I agree. It concerns me that the Planning Board might give preliminary approvals to this project based on incomplete information and before the town has defined how it sees workforce housing best integrated into our community.

Several years ago this original property near Exit 9 was subdivided into three parcels. I hope that decisions on these parcels balance the overall impact on this area rather than looking narrowly at each one.

The citizens of Warner have the right to expect our Planning Board to have complete information before making decisions. I have read the comments from CNHRPC and WRLAC. These bodies devote considerable time and expertise to provide the town with specific and technical information so that our officials can make decisions that meet the needs of Warner now and into the future. We should heed their recommendations.

I served on the Warner River Nomination Committee during the two year process that developed the plan that balances the interests of the public and of private land owners within the Designated Warner River Corridor. The members of the WRLAC volunteer a considerable amount of time to insure that development within this corridor is carried out in a manner that preserves this very high-quality waterway.

Decisions made on this proposal will have great impact on future development in Warner and on how we meet housing needs. Decisions of this impact must be given the time needed to make sure they are made with the best information.

Respectfully,
Michael S. Simon
109 Duck Pond Lane

Sent from my iPhone