

August 26, 2020

Dear Town of Warner Zoning Board,

May I start with just one simple question.

Why would the Town of Warner, which supports community first, even consider destroying our residential neighborhood with a commercial building? Aren't there zoning rules in place to protect people like myself, property owners and taxpayers from living in a commercialized area?

Furthermore. Please explain how this is even possible.

I personally attended the ZBA meeting on August 12, 2020 and it appears there is serious confusion around prior subdivision of this lot and if a variance is needed. It is clear to me a variance is not needed, as we are not talking subdivision at all.

This lot is in the R-2 district. The R-2 district is for residential use only. Doesn't that end the conversation right there and protect us neighbors?

What does even the thought of a potential commercial build mean to residents in the area of Poverty Plains Road and Route 127? Everything.

Our young family moved to this area of town three years ago, with the desire to live in a rural section of a small town, yet close to interstate conveniences. We have grown to know our wonderful surrounding neighbors and our children feel safe. Although we are not situated in a traditional neighborhood, but rather where a country road meets a bustling state road intersection, we stand together when something just doesn't feel or look right.

The proposal of a commercial building, which looks like a proposed beautiful build of a home with respect to blending in our rural neighborhood landscape, does not feel right.

It does not feel right as we have children, pets and many of us are retired or work from home. My family has been working in the construction business for years. I can tell you the noise from turning on and off heavy equipment becomes quite annoying. Furthermore, it destroys the peace and quiet we somewhat have these days.

Have you seen this lot or even know what has gone on in the past year? The land has been leveled. One beautiful home has been constructed and to me, this lot deserves another beautiful family home. This is a residential area.

I urge each board member to drive our neck of the woods. Put yourselves in our shoes for a few minutes. Would you want this type of business near your home?

Placing a commercial building, beautiful or not, among our houses, within an already busy interaction is just not the right thing to do.

We as neighbors want to keep the remaining peace surrounding our homes, for years to come. Sure, we could talk mitigation of noise or mitigation of a stop light or four way stop intersection. We could fight to keep the traffic down. Sure, we could ask the commercial business owner to relocate his driveway

from Poverty Plains Road to Route 127. Sure, we could petition the state to lower the speed limit. However, one thing remains the same. There are many residents opposed to proceed with this application.

If by chance there is even consideration of this application, the ZBA in my mind sets a precedence that is probably not desired by most in this town. I would also like to know why the question of if the applicant's application was complete is even on the table? Applications should be given to landowners who first and foremost meet the use of land criteria. The use of this land is in the R-2 district; residential, correct?

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To the current property and business owner, who I understand is the same person, please consider purchasing commercial property for your commercial business elsewhere and placing this land back on the highly desirable real estate market for the development of a neighborhood family home. You could probably make double profit off the land. Disrupting our small town neighborhood with the needs of inexpensive raw land for the use of an office building, parking lot and storage of heavy construction equipment, green certified or not, is just not the right thing to do. Would you want to ruin the beauty of our area, where we live and raise our children, knowing your surrounding neighbors are opposed? To me, a special exception should be asked elsewhere. In an area that is not surrounded by family homes.

Regards,

Christine Allen

Route 127, Warner NH