



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
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Planning Board Work Session AGENDA

Monday, July 1, 2024
Town Hall Lower Meeting Room
7:00 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/87061407427> Meeting ID: 870 6140 7427 Passcode: 1234

I. OPEN MEETING and ROLL CALL

II. PUBLIC COMMENT

III. MINUTES: April 15, May 6, June 3 and June 24, 2024.

IV. NEW BUSINESS

A. Subdivision Application

Applicant: Peter Bean

Owners: Peter Bean

Agent: Jon Buschbaum

Address: 306 Newmarket Road, Warner, NH 03278

Map/Lot: Map 12, Lot 21

District: R3 – OC-1

Description: Minor subdivision into two residential lots, a 43.6295 acre lot and a 44.91 acre lot.

B. Conceptual Consultation Application

Applicant: Poverty Plains Solar, LLC., Encore Renewable Energy

Owners: Fred Hill

Agent: Eric Grande (VHB, Director of Land Development)

Address: No address. 242 acres abutting I-89 on the west and Poverty Plains Road to the east. Warner, NH 03278

Map/Lot: Map 7, Lot 64

District: R25 & OC-1

Description: A 5+/- MW Solar Array to be primarily located within a portion of the parcel that was previously excavated and utilized as a gravel pit. The landowner will retain a portion of the property to continue gravel pit operations.

V. UNFINISHED BUSINESS

A. Subdivision Application - Continued

Applicant: Sydney Elizabeth Boyer

Owners: Sydney Elizabeth Boyer

Agent: Jon Rokeh – Rokeh Consulting, LLC.

Address: Kearsarge Mountain Road, Warner, NH 03278

Map/Lot: Map 33, Lot 18

District: R2

Description: An existing 10.60 acre lot is proposed to be subdivided into four lots with a new subdivision road connecting to Kearsarge Mtn. Road.

Action taken: The hearing was continue application to a specified July 1, pending establishment of an escrow account. The account has been established. Waiting report from Aries Engineering.

VI. VOTING FOR VACANT VICE CHAIR POSITION

- A.** Vice Chair position – Members state their desire to be Vice Chair. Nomination(s). Second(s). If multiple members are nominated and seconded, vote on each nomination separately. Show of hands vote. Tally.

VII. REPORTS

- A. Chair's Report** – Chair, Karen Coyne
- B. Select Board** – Harry Seidel
- C. Regional Planning Commission** – Derek Narducci, Ben Frost
- D. Economic Development Advisory Committee** –
- E. Agricultural Commission** – James Gaffney
- F. Groundwater Protection Committee** – Andy Bodnarik
- G. Housing Advisory Committee** – Ian Rogers
- H. Regional Transportation Advisory Committee** –

VIII. COMMUNICATIONS

IX. PUBLIC COMMENT

X. ADJOURN

Note: Planning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.