



## TOWN OF WARNER

P.O. Box 265, 5 East Main Street  
Warner, New Hampshire 03278-0059  
Land Use Office: (603)456-2298 ex. 7  
Email: [landuse@warnernh.gov](mailto:landuse@warnernh.gov)

### **Planning Board Meeting / Work Session AGENDA**

Monday, July 15, 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 continued to 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.



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# ABUTTER'S / NOTICE OF PUBLIC HEARING Planning Board Meeting

Town Hall Lower Meeting Room and via Zoom

**July 15, 2024**

7:00 PM

The Town of Warner Planning Board cancelled the July 1, 2024 hearing on the Peter Bean Subdivision. **The meeting has been re-scheduled for Monday, July 15, 2024.** Notification of this hearing is being made to abutters as defined in the application. The hearing will give you the opportunity to look at the proposal, ask questions and make comments. The application will be available the Thursday before the meeting, online at <https://warnernh.gov> on the Planning Board web page, accessible under the "Cases" icon.

Written comments will be made a part of the record of the meeting and must be *received by 12:00 PM noon on the day of the meeting Monday, July 15, 2024*, mailed, emailed or delivered to the address above.

### Subdivision Application

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**Owners:** Peter Bean  
**Agent:** Jon Buschbaum  
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