



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
Warner, New Hampshire 03278-0059
Land Use Office: (603)456-2298 ex. 7
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Planning Board Meeting I Work Session **AGENDA**

Monday, October 07, 2024
Town Hall Lower Meeting Room
6:30 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:** July 15, August 5, August 19, 2024, September 9.

IV. **NEW BUSINESS**

A. **Michael Smith, Selectboard** to discuss potential lot sales

B. **Conceptual Consultation**

Applicant: Warner Aggregates LLC

Owners: Warner Aggregates LLC

Agent:

Address: Route 103

Map/Lot: Map 3, Lot 84-10-A

District: C-1

Description: Parking RV/campers only. No building. Storage only for seasonal use. No new landscape/pavement.

C. **Conceptual Consultation**

Applicant: Diana & Eric Tucker

Owners: Dustin & Krista Chamberlain

Agent: Eric and Diana Tucket

Address: 9 West Main St, Warner NH 03278

Map/Lot: Map 31, Lot 11

District: B-1

Description: Residential assisted living facility home for the elderly.

D. **Site Plan Review**

Applicant: Encore Renewable Energy

Owners: O. Fred Hill 2007 Revocable Trust

Agent: VHB

Address: Near 201-299 Poverty Plains Road

Map/Lot: Map 7, Lot 64

District: R-2, OC-1

Description: Site plan review for solar array.

V. UNFINISHED BUSINESS

A. Conceptual Consultation

Applicant: Roman Catholic Bishop of Manchester

Owners: Catholic Order of Foresters

Agent: Devine Milimet & Branch, Professional

Address: 511 Kearsarge Mountain Road, Warner, NH 03278

Map/Lot: Map 18, Lot 37

District: R-3 and OC-1

Description: Church and other religious purposes including, but not limited to meetings/retreats, mass services, religious gift shop, Knights of Columbus meetings, Cursillo; youth retreats. Catholic school professional days, priests retreats and seminars, Life Teen, NH; Catholic formation events, adult marriage; rectory, residency for religious order(s); diocesan ministry offices.

B. Feedback from Town Counsel

- Lot line adjustment

C. Housing Advisory Committee

- HAC delivered MP Housing recommendation in packet
- Decommissioning of HAC

D. PB Application Sub-Committee Discussion

VI. 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. Housing Advisory Committee - Ian Rogers

G. Regional Transportation Advisory Committee -

VII. COMMUNICATIONS

VIII. PUBLIC COMMENT

IX. 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