



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

Planning Board Meeting AGENDA

Monday, February 3rd, 2025
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: January 20
- IV. NEW BUSINESS

A. Michael Smith Selectboard – Discuss Potential lot sales

<https://warnernh.gov/departments/assessing/>

B. Second Public Hearing – Flood Plain Ordinance change as necessary to comply with National Flood Insurance Program requirements – “Are you in favor of the adoption of Amendment No. ___ as proposed by the Planning Board for the Town’s Floodplain Development Ordinance as follows: amend Item I Definitions, Item IV Permits Required, Item VI Development Standards, and Item VII Flood Elevation Determination, Flood-proofing Standards?”

C. Analysis and Presentation on the Impact of Various Cost Factors on Housing –

<https://www.nhhfa.org/wp-content/uploads/2022/05/Workforce-Housing-Purchase-Rent-Limits.pdf>

D. Presentation and Discussion on Housing and Interest Rates – [Mortgage rates aren't likely to fall any time soon — here's why](#)

E. Housing Chapter Correspondence - Library edits, Harry’s edits, Bob Holmes’ edit

V. UNFINISHED BUSINESS

A. Housing Chapter Master Plan Draft - *Review/Discussion* – Board discussions on new Master Plan Draft. (Fifth discussion.) The public is invited and encouraged to attend.

https://warnernh.gov/tow/downloads/masterplan_2011/MasterPlan_Chap4_Housing-Draft.pdf

VI. COMMUNICATIONS

VII. REPORTS

A. Chair's Report- Chair, Karen Coyne

B. Select Board - Harry Seidel

C. Regional Planning Commission - Ben Frost, Barbara Marty

D. Economic Development Advisory Committee – James Sherman

Audio of meeting available the day after the meeting via email: landuse@warnernh.gov

- E. Agricultural Commission** - James Gaffney
- F. Regional Transportation Advisory Committee** – Tim Blagden

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.