



## 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*** **AGENDA**

Monday, April 21st, 2025

Town Hall Lower Meeting Room  
7:00 PM

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

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#### **I. OPEN MEETING and ROLL CALL**

#### **II. PUBLIC COMMENT**

#### **III. MINUTES: April 7**

#### **IV. NEW BUSINESS**

##### **A. Conceptual Consultation**

Applicant: Sam Dube – Charlebois Inc.

Address: 652 Route 103 East, Warner, NH 03278

Map/Lot: 03-028

District: C-1

Details: Question regarding whether change of use is needed

Documents: <https://WarnerNH.gov/meetings/mtgdocs/plan/20250421/Dube03-028.pdf>

##### **B. Public Hearing – Lot Line Adjustment**

Applicant: Russell T. Nolan

Owners: Pleasant Valley Living Trust

Address: 285 Pleasant Pond Road Hopkinton, NH 03229

Map/Lot: Map 3, Lot 22

District: R-2 and OR-1

Description: Proposing a Lot Line Adjustment of 4.32 acres to create Map 3, Lot 22-1

Documents: <https://WarnerNH.gov/meetings/mtgdocs/plan/20250421/Nolan03-022.pdf>

##### **C. Michael Smith Selectboard – Discuss potential lot sales**

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

##### **D. Planning Board Business**

1. Decorum
2. Rules
3. 91-A Feedback from Counsel
4. Visiting Town Hall Guidelines

5. Compliance Officer
6. Yearly Plan for 2025
  - Planning Board basics
  - Learning RSAs (Including tips and tricks)
  - Housing Chapter Completion
  - New Senate and House Bill Analysis Plan

## **V. UNFINISHED BUSINESS**

- A. Housing Chapter Master Plan Draft - *Review/Discussion*** – 4.11 (V7) Board discussions on new Master Plan Draft. Public invited and encouraged to attend.  
[https://warnernh.gov/tow/downloads/masterplan\\_2011/MasterPlan\\_Chap4\\_Housing-Draft.pdf](https://warnernh.gov/tow/downloads/masterplan_2011/MasterPlan_Chap4_Housing-Draft.pdf)

## **VI. REPORTS**

- A. Chair's Report-** Chair, Karen Coyne
- B. Select Board** - Harry Seidel
- C. Regional Planning Commission** – Barbara Marty, Ben Frost
- D. Economic Development Advisory Committee** – James Sherman
- E. Agricultural Commission** - James Gaffney
- F. Regional Transportation Advisory Committee** – Tim Blagden

## **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.