



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, May 5th, 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. NEW BUSINESS

A. Public Hearing – Subdivision

Applicant: Peacock Hill Rd LLC

Owners: Peacock Hill Rd LLC

Agent: Keach-Nordstrom Associates

Surveyor: Jacques E. Belanger Land Surveying PLLC

Address: Map 07 Lot 039 Route 103 East, Warner, NH

District: R-2 R-3

Description: Proposing a subdivision into three lots (all more than five acres) to be used as multi-family and single-family housing.

B. Public Hearing – Site Plan

Applicant: Peacock Hill Rd LLC

Owners: Peacock Hill Rd LLC

Agent: Keach-Nordstrom Associates

Surveyor: Jacques E. Belanger Land Surveying PLLC

Address: Map 07 Lot 039 and 39-1 Route 103 East, Warner, NH

District: R-2 and R-3

Description: Two buildings with four units each to be used as multi-family housing

C. Public Hearing – Subdivision

Applicant: Peter & Denise R. Smith

Owners: Peter & Denise R. Smith

Agent: Patrick T. Dombroski

Surveyor: T. Dombroski

Address: 89 Mink Hill Lane, Warner, NH 03278

District: OC-1

Description: Proposing a two-lot subdivision of Map 09 Lot 011 into: Lot 11, a 26.14-acre lot, and Lot 11-1, a 6.06-acre lot.

IV. Michael Smith Selectboard – Discuss potential lot sales

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

V. MINUTES: April 7, April 21

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.