



## 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 AGENDA

Monday, June 2nd, 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 / Pledge of Allegiance**

**II. ROLL CALL**

**III. NON-PUBLIC SESSION**

**IV. PUBLIC COMMENT**

**III. NEW BUSINESS**

**A. Continuation of 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.

**B. Peacock Subdivision** [SubdivisionDecision](#) / [Site Plan Notes](#)

**C. Continuation of 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

**D. CIP Discussion**

**IV. UNFINISHED BUSINESS**

**A. Housing Chapter Master Plan Draft - Review/Discussion** – 1. [Pier's Edit](#), 2. [James' Edit](#).

The public is 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)

V. **REVIEW MINUTES:** [April 7](#), [April 21](#), [May 5](#)

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.