



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, August 18th, 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 / Pledge of Allegiance**

II. **ROLL CALL**

III. **PUBLIC COMMENT**

IV. **NEW BUSINESS**

A. **Conceptual Consultation**

Applicant: Carl Nickerson

Owner: Carl Nickerson

Address: Map 17, Lot 011, 39 Morse Lane

District: R-2

Proposed Use: Modular Home

Details: Applicant would like to build concrete pad to accommodate modular home and to create the concrete pad on dense fill held in place by mortarless lock tight concrete blocks to create added height for the proper plumbing pitch for black tank. Would like to know if a basement is permitted.

V. **UNFINISHED BUSINESS**

A. Resident Concern: 07-043-1

B. Site Plan Amendment Proposal from 07-21-2025

C. Bonds Conversation from 07-21-2025

D. Input for the Central NH Regional Plan

1. What are the key local issues to address in the plan?

2. What are the most important planning, housing, transportation, natural resource, and land use issues for the Town?

VI. **REVIEW MINUTES:** July 21, August 4th

VII. **COMMUNICATIONS**

VIII. **REPORTS**

Chair's Report- Chair, Karen Coyne

Select Board – Michael Smith

Regional Planning Commission – Barbara Marty, Ben Frost
Economic Development Advisory Committee – James Sherman
Agricultural Commission - James Gaffney
Regional Transportation Advisory Committee – Tim Blagden

IX. **PUBLIC COMMENT**

- X. **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.