



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
Warner, New Hampshire 03278
Land Use Office: (603) 456-2298 ex. 7
Email: landuse@warnernh.gov

Planning Board Meeting

AGENDA

Monday, September 14, 2026

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

Address comments submitted since the August 17th meeting.

IV. UNFINISHED BUSINESS

a) Public Hearing Continued - Site Plan Review

Applicant: Comet LLC

Owners: Comet LLC – Michael Quinn

Agent: Benjamin Osgood, Jr., P.E., Ranger Engineering Group

Address: Rt 103 West, near Rt 89 exit 9

Map/Lot: Map 35, Lot 4-1

District: C1 Intervale

Description: Site plan review for commercial building to be occupied by a Dollar General

b) Public Hearing Continued – Site Plan Review

Applicant: Tom Frutado, CATCH Neighborhood Housing

Owners: Comet, LLC – Adam Quinn

Agent: Benjamin Osgood, P.E., Ranger Engineering Group, Inc.

Address: Route 103 West, near Rt. 89 exit 9

Map/Lot: Map 35, Lot 4-3

District: C1 Intervale

Description: Site plan review for 34-unit workforce housing

- (c) **Public Hearing** - Changes to the Site Plan Review Regulations resulting from the updates to the Flood Plan Development Ordinance approved by the Selectboard on August 25, 2026.

IV. MINUTES - August 3, 2026, and August 17, 2026

V. NEW BUSINESS

- a) **Application submitted for Lot Line Adjustment**
Applicant – Michael & Liberte Dragon, Map 10, Lots 19-1 and 20
- b) **Application submitted for Minor 2-lot Subdivision**
Applicant – Robert Leahy, Map 9, Lot 13
- c) **Application submitted for Site Plan Review**
Applicant – Ron King, Natural Playgrounds Shop Properties, Map 3, Lot 40

VI. COMMUNICATIONS

VII. REPORTS

Chair's Report- Chair, Karen Coyne
Select Board – Michael Smith
Regional Planning Commission – Barbara Marty
Economic Development Advisory Committee – Micah Thompson
Agricultural Commission - James Gaffney
Regional Transportation Advisory Committee – Tim Blagden
HOP II Update – Robert Holmes

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

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